



# Planning Future Cornwall: Cornwall Local Plan Strategic Policies 2010 - 2030

Addendum to Sustainability  
Appraisal to accompany  
proposed changes (Sept 2014)  
to the Cornwall Local Plan  
Strategic Policies – Proposed  
Submission Document (March  
2014)

August 2014  
Cornwall Council

**CONTENTS**

1. Introduction	3
2. Methodology	3
3. Limitations	3
4. Policy Evolution and Sustainability Appraisal (SA) Implications	4
5. Sustainability Appraisal – Summary	32
4. Spatial and Temporal, Permanent or Temporary and Secondary and Indirect Effects	32
5. Significant Effects	33
Appendix 1. SA of new policy 22a	35
Appendix 2. SA Assessment of Total Plan Impacts	39

## **1. Introduction**

This document (Sustainability Appraisal, addendum to address proposed changes to the Cornwall Local Plan Strategic Policies – Proposed Submission Document March 2014) has been prepared in August 2014. It forms the 4th addendum Sustainability Appraisal (SA) report published and supersedes the previous Addendum Sustainability Appraisal Reports prepared by Cornwall Council (January, February and December 2013).

The purpose of this particular SA report (August 2014 SA) is to assess and highlight any significant changes to the sustainability appraisal arising from changes to the Local Plan that have been made following the consultation on the Cornwall Local Plan Strategic Policies Proposed Submission Document which ran from 17<sup>th</sup> March to 28<sup>th</sup> April 2014 and from discussion with Council Members on the consultation responses.

This SA document will be reported to Full Council along with the Local Plan in December 2014. Any policy amendments that are required by Full Council will be re-assessed and reported as a further addendum.

This report should also be read in conjunction with the Planning Future Cornwall: Local plan Strategic Policies Sustainability Appraisal pre Submission Document report January 2013 and three additional SA addendum reports (January 2013, February 2013 and March 2014) and the Sustainability Appraisal Scoping Report which was published in June 2010 and updated in May 2012.

## **2. Methodology**

This Sustainability Appraisal Addendum Report was carried out by Sustainability and Climate Change Policy Officers in direct liaison with Planning Officers through July and August 2014.

## **3. Limitations**

There are vast amounts of social, environmental and economic information available however, this SA attempts to present that which is either influenced or affected by the Local Plan and therefore some SA criteria have been scoped out of the assessment.

The information presented in this report is the result of a desk top review and no formal requests for records have been made.

## 4. Policy Evolution and Sustainability Appraisal Implications

Since publication of the most recent SA Addendum report (March 2014) a number of changes have been made to the Local Plan. These changes are summarised in the following table along with a narrative assessment of the likely implications arising for the Sustainability Appraisal as result of the changes and recommendations for mitigation.

The proposed changes set out below relate to the Cornwall Local Plan Strategic Policies Proposed Submission Document (March 2014)

Table 1: Policy Changes which have been added or significantly amended since the earlier appraisal.

Local Plan policy / context changes (page / para)		Proposed change	Justification	Implication of change (significant effects) and recommendations
5	1.3	That the statement preceding paragraph 1.3 be amended to read:  "The policies avoid repetition so it is important they are read together. <u>All policies will be considered together in decision making.</u> The policies are the strategic policies for the purpose of providing context for Neighbourhood Plans."	To further explain that the Local Plan should be read as a whole	Change reviewed. No action required.
5	1.6	Figure 1: Hierarchy of Planning Documents be inserted after paragraph 1.6	To illustrate the hierarchy of planning documents	Change reviewed. No action required.

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

5	1.6	That a diagram: How it all fits together be inserted after paragraph 1.6	To provide additional clarification	Change reviewed. No action required.
6	1.1 5	<p>New paragraph after 1.15 to read:</p> <p>“The announcement, in 2014, of the formal recognition of the Cornish as an ethnic minority reinforces the distinctive character of Cornwall both as a place and a cultural identity. The designation also brings with it responsibilities under the framework charter for the protection of national minorities.</p> <p>The Local Plan in providing a land use framework for Cornwall seeks to manage change in a positive way. In doing this the plan attempts to provide for the future needs of the community. The plan supports sustainable economic growth and provides policies to support the delivery of housing to meet needs. The policies of the Local Plan provide a particular priority on the support for affordable housing and as part of that a focus upon supporting the delivery of housing to meet local needs with restrictions via a local connection.”</p>	To clarify that the needs of Cornish people are met as part of meeting the needs of the wider housing market.	Change reviewed. No action required.
9	1.2 2	<p>That paragraph 1.22 be amended to read:</p> <p>“Underpinning all this is the</p>	Provide clear emphasis that development must respond in a positive manner to	Change reviewed. No action required.

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

		<p>need to protect the quality <u>and natural beauty</u>, including its <u>landscape ,ecology and historic character</u> of our environment, for its own sake but also as an economic driver <u>and to build and maintain resilience to climate change</u>. <u>To achieve this will require a positive approach to managing new development</u>. In some cases <u>adaptations to accommodate the likely impacts of climate change will be required for development to proceed</u>.</p>	<p>climate change.</p>	
10	Policy 2 (5) (b)	<p>Policy 2 (5) (b) be amended to read:</p> <p>“the protection and enhancement of environmental <u>and historic</u> assets, including mitigation of unavoidable adverse effects, appropriate and proportional to their value; and.”</p>	<p>To set a positive strategy and clarify that environmental assets include historic assets.</p>	<p>Change reviewed. The change further strengthens the policy. No action required.</p>
10	Policy 2 (5) (b)	<p>In policy 2 (5) (b) insert “<u>and historic</u>” after “environmental.”</p>	<p>To clarify that environmental assets include historic assets.</p>	<p>Change reviewed. No action required.</p>
10	Policy 2(6)	<p>In policy 2 (6) insert “<u>urban and rural</u>” before “landscapes” and “<u>both designated and undesignated</u>” after “recognising all landscapes.”</p>	<p>To clarify that landscapes include both designated and undesignated landscapes and both rural and urban.</p>	<p>Change reviewed. No action required.</p>
10	Policy 2(6)	<p>That Policy 2(6) (a) be amended to read “Promote, and enhance the special qualities <u>and special features</u> that make up the <u>diverse and</u></p>	<p>To ensure the policy refers to special features within the</p>	<p>Change reviewed. No action required.</p>

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

	(a)	locally distinctive landscape of Cornwall."	landscape as well as its special qualities. This provides consistency of wording with Policy 23.	
10	Policy 2 (6) (d)	That Policy 2 (6) (d) be amended to read " <u>Conserve and enhance</u> Protect the natural beauty of the AONB and undeveloped coast., <u>and the outstanding universal value of the World Heritage Site</u> "	To better reflect the guidance in the National Planning Policy Framework	Change reviewed. No action required.
12	1.30	That paragraph 1.30 be amended to read:  "There is a distinction between (i) 'infill sites in the built-up area of towns and large villages, <u>that could accommodate a higher number of dwellings</u> , and (ii) sites <u>commonly for</u> of one-two housing units in smaller villages and hamlets."	To provide a clearer definition of infill development to include definition for towns and larger villages.	Change reviewed. No action required.
12	1.31	That paragraph 1.31 be amended to read:  "For the purposes of this policy, the 'infilling' of one-two housing units in smaller villages and hamlets is defined as (i) the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the village, hamlet or smaller settlement into the open countryside (ii) the redevelopment of an existing previously developed site within or adjoining the settlement or (iii) the rounding off of a settlement where its	To provide a clearer definition of infill development to include definition for towns and larger villages.	Change reviewed. No action required.

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

		edge is defined by a physical feature such as a road.”		
16	2.3	<p>That paragraph 2.3 be amended to read:</p> <p>“In particular this plan provides policies to support the <u>Council and Cornwall and IOS LEP</u>, of which the council is a key member, as it <u>we</u> delivers its <u>our shared</u> strategies for economic growth in Cornwall <u>by improving productivity and structural change and better quality jobs rather than through increased levels of migration that would be inappropriate</u>. In relation to <u>housing, the emphasis of the strategy is to ensure the right homes in the right places to help support skills mobility and access to employment</u>. In <u>addition the Plan</u> It also underwrites Plymouth’s significant role in relation to <u>South East Cornwall</u>, particularly in terms of employment and retail provision.”</p>	To highlight the link between housing targets & LEP strategy.	Change reviewed. No action required.
18	2.10	That Table 2: Employment Floorspace Requirements be inserted after paragraph 2.10	To provide an up to date position on the supply of employment land to meet requirements	Change reviewed. No action required.
22	2.28	That the map of the value zones be inserted after paragraph 2.28	To identify the zones referred to in Policy 8	Change reviewed. No action required.

22	2.2 9	<p>That paragraph 2.29 be amended to read:</p> <p>“Given the relatively small size and characteristics of most housing proposals in Cornwall and the high level of housing need, we will seek an element of affordable housing from most housing proposals. <u>In all instances the layout and design of development should be tenure blind ensuring affordable units are indistinguishable from open market units.</u> However we recognise that there are specific challenges and constraints on smaller sites. For this reason, the Council will apply affordable housing requirements more flexibly on these.”</p>	To reflect a desire that layout and design should be tenure blind and to prevent the distinction between physical appearance or standards of affordable and market housing.	Change reviewed. No action required.
25	Policy 9	<p>That bullet point iv) of Policy 9 be amended to read:</p> <p>“Market housing does not represent more than 50% of the homes or <del>60%</del> <u>50%</u> of the land take, excluding infrastructure and services”</p>	To ensure affordable housing led schemes are focussed upon the provision of affordable housing.	Change reviewed. No action required.
26	2.4 1	<p>Amend paragraph to read;</p> <p>“Cornwall has a shortage of approved and authorised sites</p>	To better reflect current needs assessment.	Change reviewed. No action required.

		and a high number of sites without planning permission.”		
26	2.4 4	Amend paragraph to read;  “The residential pitch requirements are based on <u>an update of the 2014 needs assessment</u> , part of the Strategic Housing Market Needs Assessment <u>that used 2012 data</u> (SHMNA 2014). The update <u>uses 2014 caravan counts</u> . Transit and showpeople requirements are based on the best available data which is provided by the Draft Revised Regional Spatial Strategy <u>for the South West</u> (RSS) 2008 (incorporating the Secretary of State’s <u>proposed changes</u> ). ”	For clarity on evidence base used.	Change reviewed. No action required.
27	Poli cy 12	Amend requirement table in policy to read;  “Pitch type Pitch Requirement Plan period  Residential 105 <u>20</u> 2013-2027*”	To reflect most recent assessments and national guidance.	Change reviewed. No action required.
28	Poli cy 13	Amend wording to read:  “The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments	To clarify the importance of natural and historic character.	Change reviewed. The change further strengthens the policy. No action

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

		<p>buildings and places across Cornwall and ensuring its distinctive <u>natural and historic</u> character is maintained and enhanced retained.</p> <p>Development proposals must show high quality design and layout of buildings and places demonstrating a process that has clearly considered the existing context, and contributes to social, economic and environmental sustainability."</p>		required.
28	Policy 13 (1) (b).	Propose insertion of " <u>and historic</u> " after "natural" in policy 13(1) (b).	To clarify historic environment is important in design.	Change reviewed. The change further strengthens the policy. No action required.
29	2.5 2	<p>That paragraph 2.52 be amended to read:</p> <p>"It is essential that new schemes are built to appropriate design and layout standards. This will protect and enhance the quality and value of the built environment <u>and ensure provision is made for surface water management</u>. Suitable treatment of natural assets and amenity on and around the development site <u>and the development/enhancement of green infrastructure</u> will also support our health and wellbeing agenda through better access to open space and opportunity for exercise."</p>	To make reference to surface water management and to reflect the contribution of green infrastructure to health and wellbeing.	Change reviewed. No action required.
30	2.5	Amend paragraph to replace	To clarify that	Change

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

	9	"and 23" with <u>"", 23 and 24".</u>	the Historic Environment Policy 24 is relevant as well as Policies 14, 15 and 23. This is consistent with wording in Policy 23.	reviewed. No action required.
30	2.60	That paragraph 2.60 4 <sup>th</sup> Bullet point be amended to read:  "Maintain <u>Conserve and Enhance</u> the natural beauty of the Area of Outstanding Natural Beauty."	To better reflect the guidance in the National Planning Policy Framework	Change reviewed. No action required.
31	Policy 15(1)	Insert a new clause (d) to read:  " <u>In the case of solar development glint and glare is mitigated adequately.</u> "	To protect amenity	Change reviewed. The change further strengthens the policy. No action required.
31	Policy 15(5)	That Policy 15(5) be amended to read:  "When assessing <u>considering</u> proposals for wind turbines on the outskirts of <u>within the setting of the Area of Outstanding Natural Beauty and/or the World Heritage Site</u> , the status of the Area of Outstanding Natural Beauty <u>these designations</u> shall be taken into account when assessing landscape impact."	To ensure the setting of the AONB is protected and also reflects the status of the WHS status.	Change reviewed. The change further strengthens the policy. No action required.

32	Table 2	<p>Amend table 2 to read:</p> <table border="1" data-bbox="432 365 906 1093"> <thead> <tr> <th data-bbox="432 365 699 432">Mineral Group</th> <th data-bbox="699 365 906 432">Year</th> </tr> </thead> <tbody> <tr> <td data-bbox="432 432 699 678">Primary aggregate</td> <td data-bbox="699 432 906 678">2012 <del>2013</del>  <u>10 year average production</u></td> </tr> <tr> <td data-bbox="432 678 699 779">Secondary aggregate</td> <td data-bbox="699 678 906 779">2012 <del>2013</del></td> </tr> <tr> <td data-bbox="432 779 699 880">China clay<sup>1</sup></td> <td data-bbox="699 779 906 880">2011 <del>2012</del></td> </tr> <tr> <td data-bbox="432 880 699 992">Building stone</td> <td data-bbox="699 880 906 992">2012 <del>2013</del></td> </tr> <tr> <td data-bbox="432 992 699 1093">Metal</td> <td data-bbox="699 992 906 1093">Unable to rep commercial c</td> </tr> </tbody> </table>	Mineral Group	Year	Primary aggregate	2012 <del>2013</del>  <u>10 year average production</u>	Secondary aggregate	2012 <del>2013</del>	China clay <sup>1</sup>	2011 <del>2012</del>	Building stone	2012 <del>2013</del>	Metal	Unable to rep commercial c	To provide updated information on mineral production.	Change reviewed. No action required.
Mineral Group	Year															
Primary aggregate	2012 <del>2013</del>  <u>10 year average production</u>															
Secondary aggregate	2012 <del>2013</del>															
China clay <sup>1</sup>	2011 <del>2012</del>															
Building stone	2012 <del>2013</del>															
Metal	Unable to rep commercial c															
33	2.70	<p>That the following is added to the end of paragraph 2.70:</p> <p><u>“Devon, Somerset and Cornwall are committed to make provision for 0.9 million tonnes per annum of primary sand and gravel, it is agreed that, due to its lack of primary sand and gravel, Cornwall is unable to contribute to this shared sub-regional apportionment.”</u></p>	To clearly state the expectations of Cornwall in the supply of sand and gravel.	Change reviewed. No action required.												
34	2.73	That a new paragraph be inserted after paragraph 2.73 as follows:	To ensure the need for progressive reclamation is recognised.	Change reviewed. No action required.												

<sup>1</sup> China clay production figure is for the UK as a whole due to commercial confidentiality and is published by BGS (<https://www.bgs.ac.uk/mineralsuk/statistics/UKStatistics.html>)

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

		<p><u>"Progressive reclamation, which includes restoration and aftercare, will be required on all sites at the earliest opportunity for appropriate and beneficial after uses."</u></p>		
35	2.79	<p>It is proposed that the second sentence in paragraph 2.79 is amended to include the word 'energy' prior to recovery provision, to read:</p> <p>"There will be no additional requirement for new strategic recycling or <u>energy</u> recovery provision, because planning permission has been granted for the Cornwall Energy Recovery Centre (CERC) with sufficient capacity to meet the recovery needs of the municipal waste stream."</p>	<p>To clarify that over the Plan period there is unlikely to be a need for additional energy recovery provision for local authority collected waste.</p>	<p>Change reviewed. No action required.</p>
36	2.80	<p>Figure 2: Main facilities receiving Cornwall's municipal waste be inserted after paragraph 2.8</p>	<p>The figure was omitted in error from the proposed Submission document</p>	<p>Change reviewed. No action required.</p>
37	2.83	<p>Figure 3: Main facilities receiving Cornwall's commercial, construction and demolition waste, be inserted after paragraph 2.83</p>	<p>The figure was omitted in error from the proposed Submission document</p>	<p>Change reviewed. No action required.</p>
39	2.87	<p>That the second sentence of paragraph 2.87 be amended to read:</p> <p>"It will also strengthen a range</p>	<p>To clarify the focus of policy 22.</p>	<p>Change reviewed. No action required.</p>

		of objectives: the protection of our environment from flooding and through flood alleviation, the aim for self-sufficiency in energy and food export markets, support and increase biodiversity as well as the effective treatment of waste and the sustainable use of minerals."		
39	2.8 8	<p>That a new section Protection of the Countryside be inserted to include a new paragraph as follows:</p> <p><u>"The Cornwall Local Plan seeks to deliver a sustainable balance of development, meeting our communities' needs and seeking to protect and enhance our environment. The plan led system provides the best way of achieving this objective as set out in Policy 3 of this Plan. The Plan and the Allocations Document and Neighbourhood Plans that follow will identify sufficient land to meet those needs locally but also seeks to ensure a focus upon previously developed land and the protection of the countryside for its own sake.</u></p> <p><u>The countryside's importance ranges from its value as agricultural land, for its landscape value, its biodiversity and historic character. While significant areas of greenfield land will be required to meet future needs this will be provided in the</u></p>	To ensure the Countryside is protected for its own sake and to ensure a plan led approach to major development through allocations.	Change reviewed. No action required.

		<u>main towns by allocations. "</u>		
39	Policy 22A	<p><u>"Policy 22A: Protection of the Countryside</u></p> <p><u>In order to prevent the unnecessary loss of previously undeveloped countryside, proposals will only be permitted where they:</u></p> <ul style="list-style-type: none"> <li><u>_____ can show that existing urban capacity and allocated land cannot meet the identified local need; and/or</u></li> <li><u>_____ have no significant adverse impact upon biodiversity, its beauty, diversity of landscape and seascape, the character and setting of settlements, the wealth of its natural resources, agricultural, historic and recreational value."</u></li> </ul>	To ensure the Countryside is protected for its own sake and to ensure a plan led approach to major development through allocations.	This new policy is a significant change which has triggered a new assessment. See Appendix 1 and 2 for further details. It is recommended that the word 'seascape' is included to further strengthen this policy.
40	2.91	<p>That paragraph 2.91 be amended to read:</p> <p><u>"The quality of Cornwall's natural and historic environment is reflected in the many sites of international, national and local importance and the weight given to safeguarding them statutory responsibilities and duties to safeguard the environment through legislation."</u></p>	To provide additional clarity.	Change reviewed. No action required.

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

40	2.9 4	<p>That paragraph 2.94 be amended to read:</p> <p>"There are about 400 Cornwall <u>County Wildlife sites and Geological Sites of Significance</u> significant value covering approximately 10% of Cornwall's land area all of which contribute to environmental quality and sense of place."</p>	<p>To add reference to Geological sites of importance and use correct notation for County Wildlife Sites.</p>	<p>Change reviewed. No action required.</p>

40	2.9 6	<p>That paragraph 2.96 is amended to read:</p> <p><u>“Considerable guidance and evidence is available such as the; set out in the</u></p> <p><u>Landscape Character Assessment; Area of Outstanding Natural Beauty Management Plan;</u></p> <p><u>World Heritage Site Management Plan;</u></p> <p><u>Conservation Area Appraisals;</u></p> <p><u>Cornwall &amp; Isles of Scilly Urban Survey</u> and;</p> <p>the Historic Environment Record in particular.</p> <p>All of these provide important information and should be used alongside this document in making planning decisions. <u>The Tamar Valley AONB Management Plan 2014 – 2019, in particular, provides guidance on what constitutes ‘major’ development within an AONB stating that this will depend on the scale, location and type of development proposed.”</u></p>	To provide additional clarity.	Change reviewed. No action required.
41	Policy 23(1)	Insert <u>“of both designated &amp; un-designated landscapes”</u> after “which recognises and respects landscape character” in 1 <sup>st</sup> sentence of bullet point	To clarify that landscapes include both designated and	Change accepted. No action required.

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

		1.	undesigned landscapes	
42	2.98	Figure 4: South West Nature Map, be inserted after paragraph 2.98	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
42	2.99	That paragraph 2.99 is amended to read:  <p><u>"We recognise the historic environment is important as a non-renewable, outstanding and distinctive resource that contributes to Cornwall's economy, tourism, education, and culture and community identity. This should act as a catalyst for place making in Cornwall that can reinforce local identity and proposals for development should be informed by and respond positively to the historic environment."</u></p>	To provide additional clarity.	Change reviewed. No action required.
42	2.100	That paragraph 2.100 be amended to read:  <p><u>"National planning policy provides guidance on the identification, significance, and protection of heritage assets, these include Listed Buildings and Scheduled Ancient Monuments which are protected by legislation and English Heritage keep an up to date register of all listed buildings and scheduled ancient monuments and proposals which support those</u></p>	To provide additional clarity.	Change reviewed. No action required.

		<p>at risk <u>will be encouraged.</u> Alongside these exist a number of designated heritage assets including Registered Parks and Gardens, Conservation Areas and other areas of historic interest that are protected through the planning process. <u>National policy recognises the value of local heritage assets but expects that decisions are based on the nature, extent, and level of that heritage significance, in the determination of planning applications."</u></p>		
42	2.102	<p>That paragraph 2.102 be amended to read:</p> <p><u>"Cornwall's heritage assets are richly diverse and include: significant prehistoric archaeological landscapes of Bodmin Moor, West Penwith and The Lizard; patterns of prehistoric and medieval fields, networks of winding lanes and dispersed farming hamlets, agricultural buildings and medieval church towns; a rich ecclesiastical heritage with a distinctly Cornish character of medieval church buildings, urban townscapes, streetscapes and buildings from the medieval period to the present day; significant ports, harbours and quays and the maritime historic environment of coastal and inshore-waters; internationally significant post-medieval mining landscapes of the Cornwall and West Devon World Heritage Site; distinctive</u></p>	To provide additional clarity.	Change reviewed. No action required.

		<p><u>industrial character of Cornwall's metalliferous and china clay settlements; large ornamental gardens, estates and country houses of established families and mining entrepreneurs and; nationally important post-medieval military fortifications, defences and communications installations.</u></p> <p><u>Cornwall has over 56,000 Historic Environment Records, including details of the largest number of statutorily protected Heritage Assets in any Unitary Council area. The Council's own estate includes the largest number of statutorily protected Heritage Assets in the care of a local authority.</u></p> <p>The designation of the Devon and Cornwall Mining World Heritage Site is a strong reflection of the importance of our mining past. The National Planning Policy Framework (NPPF, 2012) states that loss of Outstanding Universal Value in a World Heritage Site is to be '...wholly exceptional...', however where development will result in loss, the council will seek appropriate and proportionate mitigation and/or compensation based on appropriate archaeological assessment."</p>		
42	Policy 24	<p>Amend section on Assessment and mitigation to read:</p> <p>"Development and</p>	To provide consistency and clarity with the NPPF.	Change reviewed. No action required.

		management proposals should be informed by proportionate historic environment assessments and evaluations. <u>In exceptional circumstances</u> <u>Where</u> the balance of a decision in favour of development results in loss or significant damage <u>harm</u> of a heritage asset, the council will seek require appropriate and proportionate mitigation by using planning conditions, management agreements and obligations."		
44	2.1 09	Add new text at end of para 2.109 to read:  <u>"The emerging 'Cornwall Local Flood Risk Management Strategy' sets out how the Council and partner organisations, such as the Environment Agency and South West Water, intend to work together to manage flood risk. A key aim of that work will be to prioritise resources for flood risk management projects, maximise funding and join resources in the most efficient and effective way. Potential funding opportunities identified through the Local Strategic Investment Plan, the Local Enterprise Partnership and a future Community Infrastructure Levy will be important in the context of managing flood risk"</u>	To provide clarity on roles in respect of flood risk management and highlight the need for a collaborative approach to funding associated infrastructure.	Change reviewed. No action required.
44	2.1 10	That paragraph 2.110 be amended to read:  <u>"Policies will seek to ensure</u>	To ensure areas at risk of flooding are avoided where	Change reviewed. No action required.

		development does not add to the flooding of existing communities and new development is located to <u>avoid areas of flood risk as a first principle to minimise its risk of flooding.</u> "	possible.	
44	Policy 26(2)(a)	That Policy 26(2)(a) be amended to read:  "Increases flood resilience of the area taking account of the area's vulnerability to the impacts of climate change and coastal change <u>"and the need to avoid areas of flood risk, where possible, in the first instance"</u>	To clarify that increasing flood resilience is likely to require avoiding areas of significant flood risk.	Change accepted. This change further strengthens the policy but hasn't triggered a re-assessment. No action required.
44	Policy 26	Point (f) and (g) be changed to point (e) and (f) respectively.	To rectify a typographical error	Change reviewed. No action required.
49	3.10	Community Network Areas Map, be inserted after paragraph 3.10	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
49	4.0	West Penwith Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
55	5.0	Hayle and St Ives Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
57	5.7	Amend • Transportation to	To provide greater	Change reviewed. No

		<p>read:</p> <p>"The enhancement and promotion of sustainable transport options forms the heart of Hayle's transportation strategy. It is also recognised that highway improvements will also be required e.g. at Loggans Moor, St Erth, Carwin Rise and Foundry Square. ,Tolroy and the Causeway. <u>To maintain two access points to Hayle requires mitigation measures to be implemented along the Causeway and beyond or provision of new A30 junction.</u> "</p>	<p>clarification on the transport strategy.</p>	<p>action required.</p>
58	5.1 2	<p>Amend • Transportation to read:</p> <p>"The enhancement and promotion of sustainable transport options including promotion of the West Cornwall Transport Interchange at St Erth, <u>local branch line and bus services and town wide pedestrian and walking provision.</u> Better signage and an improved parking strategy <u>will assist in reducing peak summer congestion.</u> It is also recognised that some minor highway improvements will also be required at certain key junctions <u>linked to developments.</u> "</p>	<p>To provide greater clarification on the transport strategy.</p>	<p>Change reviewed. No action required.</p>
60	6.0	<p>Helston and Lizard Community Network Area Map, to be</p>	<p>The figure was omitted in error from the</p>	<p>Change reviewed. No action</p>

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

		inserted after Key Facts.	proposed Submission document	required.
64	7.0	Camborne, Pool and Redruth Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
66	7.8	That para 7.8 second bullet be changed to:  “...in moving forward the offer should <u>be well coordinated, involving all existing and potential new operators</u> , to enable a <u>better</u> planned high quality retail offer that fits well within its setting	To more clearly express the intention.	Change reviewed. No action required.
68	8.1	Amend Objective 2 – Employment to read:  “Encourage employment opportunities, particularly in relation to <u>Falmouth University and Combined Universities of Cornwall at Tremough (CUC)</u> , the universities Falmouth Docks / Port of Falmouth and tourism.”	To clarify the objective on employment.	Change reviewed. No action required.
69	8.1	That Objective 7 be amended to read:  “Provide a strategic framework to balance economic development, maritime industries, access to the coast, <u>flood risk management</u> and protection of the environment, including respecting the	To address the flood risk issues in the area.	Change reviewed. No action required.

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

		natural environment within the towns and the rest of the community network area.”		
69	8.0	Falmouth and Penryn Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
71	8.1 3	That the final sentence of para 8.13 be amended to read:  “Economic ambitions for Falmouth and Cornwall as a whole relate to the universities at Tremough <u>Penryn</u> and Falmouth, as key economic drivers.”	To reflect the renaming of the Tremough site	Change reviewed. No action required.
72	Policy PP5 .1d	That Policy PP5.d be amended to read:  “The provision of, or safeguarding for, employment sites related to the maritime uses in waterside locations and the docks and the knowledge economy at the University College <u>universities</u> .”	To amend a misnomer.	Change reviewed. No action required.
72	Policy PP5 .1c	That Policy PP5.1c be amended to read:  “The provision of around 2,600 dwellings in Falmouth and Penryn in the period up to 2030 to be phased in relation to infrastructure requirements	To reflect the current pressure on student accommodation and its impact on housing stock	Change reviewed. No action required.

		<p><u>to support the appropriate provision of student accommodation to support growth of the University of Exeter and Falmouth University."</u></p>		
73	9.1	<p>That the following amendment is made to the first sentence of Objective 10:</p> <p>"Ensure future development utilises sustainable drainage technology <u>and seeks to improve connections to the natural floodplain to reduce the impact of surface water flooding and avoid additional flood risks</u> to ensure that additional flood risks are avoided."</p>	<p>To clearer convey what development is expected to achieve</p>	<p>Change reviewed. No action required.</p>
73	9.0	<p>Truro and Roseland Community Network Area Map, to be inserted after Key Facts.</p>	<p>The figure was omitted in error from the proposed Submission document</p>	<p>Change reviewed. No action required.</p>
76	Para 9.1.1 fourth bullet point	<p>That the following words are added to the end of the final sentence:</p> <p>"New and improved public open space and green links will help provide much needed recreational facilities in the south of the town <u>and relieve any additional recreational pressure on sensitive nature conservation sites.</u>"</p>	<p>To help alleviate any additional recreational pressure arising from new development</p>	<p>Change reviewed. No action required.</p>

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

78	10.0	St Agnes and Perranporth Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
79	Para 10.4	That the following addition is made to paragraph 10.4:  "Military sites remain an important element along the coastal zone <u>by virtue of their historic significance.</u> "	To clarify why these sites remain important.	Change reviewed. No action required.
81	11.1	Amend Objective 6 – Transport to read:  <u>"Deliver the Newquay Strategic Route and improve connections to trunk roads and Newquay Cornwall Airport in addition to improving capacity at key junctions in the town. Enhance public transport services and facilities and provide a comprehensive cycle and pedestrian network to facilitate sustainable trips. Improve Newquay train station and facilitate enhanced rail service provision. Resolve congestion through traffic management / parking initiatives and enhanced public transport provision. Deliver the Growth Area Strategic Link Road, enhance Newquay train station and improve connectivity between Newquay Cornwall Airport and the town. Integrate plans for a seasonal park and ride with town centre regeneration, improving the quality of the visitor experience. Introduce</u>	To clarify the objective on transport.	Change reviewed. No action required.

		measures to <u>mitigate the impact of</u> relieve traffic flows through Quintrell Downs and improve connections to trunk roads."		
81	11.1	That the following objectives be added for the Newquay area:  <u>"Objective 9 – Environment</u>  <u>Protect environmental assets, recognising their contribution to local people's quality of life and their role in underpinning the tourism economy, in particular the undeveloped coast.</u>  <u>Objective 10 – Delivery</u>  <u>Ensure development reflects the needs and aspirations of the local community; in housing and employment terms – a higher proportion of family housing and better paid jobs."</u>	These objectives were mistakenly not included in the March 2014 consultation version.	Change reviewed. No action required.
85	12.5	St Austell and Mevagissey Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
86	12.10	St Blazey, Fowey and Lostwithiel Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission	Change reviewed. No action required.

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

		See Appendix 1	document	
87	12.15	China Clay Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
90	12.35	That the statement entitled flooding at the end of paragraph 12.35 be amended to read:  "Develop a flood management strategy for the area taking into account surface, river and tidal flooding and coastal erosion. <u>Options for regeneration of St-Blazey/Par town centre and development at Par Docks and Mevagissey will need to address the potential impact of flooding and how this might be alleviated</u> "	To highlight flood risk in considering future development and regeneration in St Blazey/Par town centre, Par Docks and Mevagissey.	Change reviewed. No action required.
92	Policy PP9	Amend "West Carclaze/Baal Eco-community 1,700 <u>1,800</u> dwellings"	To rectify a typographical error and align with Table 1: Broad distribution of new dwellings.	Change reviewed. No action required.
92	13.0	Wadebridge and Padstow Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
95	14.0	Bodmin Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission	Change reviewed. No action required.

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

			document	
98	15.0	Camelford Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
99	15.10	Add new text at after para 15.10 to read:  <u>"Development in the River Allen catchment should be phased to allow for the completion of the River Allen investigations and any necessary STW improvements, to ensure the integrity of the River Camel SAC."</u>	To highlight the need for future investigations regarding water issues.	Change reviewed. No action required.
100	16.0	Bude Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
103	17.0	Launceston Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
106	18.0	Liskeard and Looe Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.
109	19.0	Caradon Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission	Change reviewed. No action required.

			document	
112	20.0	Cornwall Gateway Community Network Area Map, to be inserted after Key Facts.	The figure was omitted in error from the proposed Submission document	Change reviewed. No action required.

## 5. Sustainability Appraisal – Summary

This SA addendum report takes a whole plan approach as to how the plan performs socially, economically and environmentally and whether it achieves a balance between the three different components (environment, social, economic) that make up Sustainable Development.

Since the last appraisal the Local Plan has changed significantly in that a new policy has been added, Policy 22a, Protection of the Countryside. This change has triggered a new assessment (Appendix 1) and an addition of scores to the overall total impacts table (Appendix 2).

In conclusion when considering the impacts of the plan as a whole the plan performs positively overall as the negative effects are outweighed by the positive effects. However, there are still differences in how well the Local Plan performs in relation to the strands of sustainability as although this version of the Local Plan performs slightly better in terms of the environmental criteria, than reported in the previous SA Addendum report in overall terms it is still negative for the environment. It performs best in terms of meeting the sustainability appraisal objectives for social and economic criteria.

These changes have also been presented in a visual format and have been attached as Appendix 2.

## 4. Spatial and Temporal, Permanent or Temporary and Secondary and Indirect Effects

Having re-appraised policies where necessary, the re-assessment has not resulted in any particular significant changes to the previous SA assessment in terms of spatial, temporal, secondary, cumulative and synergistic impacts.

## **5. Significant Effects**

The changes to policies within the Cornwall Local Plan: Strategic Policies Proposed Submission Document (March 2014) are unlikely to result in any changes to the significant effects identified and contained within the Authority Monitoring Report.

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**Cornwall Council**

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

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## Appendix 1: SA of new policy 22a, Protection of the Countryside.

SA Objectives	Policy appraisal narrative	Score
<b>ENVIRONMENT</b>		
<b>1. Climatic Factors</b> <ul style="list-style-type: none"> <li>To reduce contribution to climate change through a reduction in greenhouse gas emissions.</li> <li>To increase resilience to climate change and reduce vulnerability</li> </ul>	The policy advocates protection of biodiversity and soil which in turn helps carbon sequestration. The policy focusses on building upon previously developed land, which tends to be located in more built-up / urban areas, where there is potentially more existing infrastructure and public transport provision than greenfield sites (which tend to be on the outskirts of settlements). The use of existing infrastructure and public transport could help to reduce the overall amount of carbon emissions associated with new development.	+
<b>2. Waste</b> To minimise the generation of waste and encourage greater re-use and recycling of material in accordance with the waste hierarchy	Scoped out as too site specific.	N/A
<b>3. Minerals and Geodiversity</b> <ul style="list-style-type: none"> <li>To minimise the consumption of minerals resources and ensure the sustainable management of these resources.</li> <li>To conserve, enhance and restore the condition of geodiversity in the county.</li> </ul>	The policy focusses on providing a greater safeguard for undeveloped land which could subsequently ensure such sites are not precluded for mineral development . There is also less potential for mineral extraction in previously developed sites.	+
<b>4. Soil</b> <ul style="list-style-type: none"> <li>To minimise the use of undeveloped land and protect and enhance soil quality.</li> <li>To encourage and safeguard local food production.</li> </ul>	This policy minimises the use of undeveloped land and safeguards food production.	++

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

SA Objectives	Policy appraisal narrative	Score
<b>5. Air</b> To reduce pollution and ensure air quality continues to improve	Scoped out as too site specific.	N/A
<b>6. Water</b> <ul style="list-style-type: none"> <li>To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and coastal erosion.</li> <li>To maintain and enhance water quality and reduce consumption and increase efficiency of water use.</li> </ul>	By focussing building on previously developed land, this policy could potentially reduce surface water run-off (through reducing the overall amount of new development surfaces and infrastructure) which could subsequently reduce flood risk.	+
<b>7. Biodiversity</b> To conserve, enhance and restore the condition and extent of biodiversity in the county and allow it's adaptation to climate change.	The focus of this policy is to prevent development which will have any significant adverse impact upon biodiversity.	++
<b>8. Landscape</b> To protect and enhance the quality of the natural, historic and cultural landscape and seascape	The focus of this policy is to prevent development which will have any significant adverse impact upon nature's beauty, the diversity of landscape, the character and setting of settlements and historic value.  Note: This policy could be strengthened by the inclusion of the word 'seascape'.	++
<b>9. Maritime</b> <ul style="list-style-type: none"> <li>To encourage clean, healthy, productive and diverse waters;</li> <li>To protect coastal areas and ensure sustainable maritime environments</li> </ul>	This policy may indirectly protect coastal areas through preventing significant adverse impacts upon landscape.	Indirect
<b>10. Historic Environment</b> To protect and enhance the quality and local distinctiveness of the historic environment.	The focus of this policy is to prevent development which will have any significant adverse impact upon the character and setting of settlements and historic value. However, the policy focus on previously developed sites may have a negative impact on the local distinctiveness of the historic	+/-

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

SA Objectives	Policy appraisal narrative	Score
	environment, as it could increase the risk of development affecting the built environment in urban areas.	
<b>11. Design</b> To promote and achieve high quality design in development, sustainable land use and sustainable built development.	This policy promotes sustainable land-use by building on previously developed land.	+
<b>SOCIAL</b>		
<b>12. Social Inclusion</b> To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.	Scoped out.	N/A
<b>13. Crime &amp; Anti-Social Behaviour</b> To reduce crime, anti-social behaviour and fear of crime.	The focus of this policy is to build on previously developed land which could encourage the regeneration of areas and subsequently reduce crime.	+
<b>14. Housing</b> To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.	The focus of this policy is on making the best use of land which will provide housing in the right location to meet the needs of the local community.	+
<b>15. Health, Sport and Recreation</b> To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities	The focus of this policy is to safeguard undeveloped land which will safeguard access to open space and countryside for health, recreation and sport activities.	+
<b>ECONOMIC</b>		
<b>16. Economic Development, Regeneration and Tourism</b> To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of	Scoped out.	N/A

## Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

SA Objectives	Policy appraisal narrative	Score
quality employment opportunities.		
<b>17. Education &amp; Skills</b> To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.	Scoped out.	N/A
<b>18. Transport</b> <ul style="list-style-type: none"> <li>• To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices</li> <li>• To reduce traffic congestion and minimise transport related greenhouse gas emissions</li> </ul>	The policy focusses on building upon previously developed land, which tends to be located in more built-up / urban areas, where there is potentially more existing infrastructure and public transport provision than greenfield sites (which tend to be on the outskirts of settlements). This helps to improve access to key services and facilities by reducing the need to travel. The use of existing infrastructure and public transport could help to reduce the overall amount of transport related greenhouse gas emissions associated with new development.	++
<b>19. Energy</b> To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty	The focus of this policy is to provide a greater safeguard for undeveloped land which will subsequently ensure such sites are not precluded for renewable energy generation.	+

# Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

## Appendix 2: SA Assessment of Total Plan Impacts

Policies	SA Criteria																		
	Environment											Social				Economic			
	Climatic Factors	Waste	Minerals & Geodiversity	Soil	Air	Water	Biodiversity	Landscape	Maritime	Historic Environment	Design	Social Inclusion	Crime & Anti-Social Behaviour	Housing	Health, Sport & Recreation	Economic Development, Regeneration & Tourism	Education & Skills	Transport & Accessibility	Energy
Policy 1 - Presumption in Favour of Sustainable Development	-	-/+	-/+	--/+	-/+	-/+	-/+	+	-	-	+	+	+	+	+	+	-/+	-/+	
Policy 2 – Key Targets and Spatial Strategy	-	-	-	--/+	-	--	--	-/+	+/-	-/+	+/-	+/-	+	+	Ind	+	Ind	-	++/-
Policy 3 - Role and Function of Places	+	N/A	N/A	+/-	?	-	--/+	-/+	-	-/+	++/-	++	+	+	+/-	++	Ind	+	Ind
Policy 4 - Shopping, Services and Community Facilities	+	N/A	N/A	+/-	++/-	N/A	-	-	-	+/-	+/-	++	+	N/A	+	++/-	N/A	+	N/A
Policy 5 - Jobs and Skills	+/-	--	+/-	+/-	--	-	-	--/+	+/-	-/+	+/-	+	+	N/A	Ind	+/-	++/-	+/-	-/+
Policy 6 - Housing Mix	Ind	Ind	N/A	?	N/A	Ind	N/A	Ind	Ind	Ind	?	++	Ind	++	Ind	Ind	+/-	Ind	+/-
Policy 7 - Housing in the Countryside	-	+	0	+	+/-	-	?	+	Ind	+	+	+	N/A	+	Ind	Ind	N/A	+/-	+/-
Policy 8 - Affordable Housing	Ind	Ind	N/A	+/-	?	-	-	Ind	Ind	Ind	?	+	Ind	+	Ind	Ind	N/A	Ind	+/-
Policy 9 - Affordable Housing Led schemes supporting Housing for Local Need	-	Ind	N/A	-	-/+	-	?	-/+	-	-/+	?	++	N/A	+	Ind	Ind	N/A	+	+/-
Policy 11 - Managing Viability	-	Ind	N/A	-/+	-	-	N/A	-	-	-	?	+/-	N/A	+/-	Ind	Ind	N/A	Ind	+/-
Policy 12 - Gypsies, Travellers and Travelling Showpeople	Ind	Ind	-	-	N/A	-	N/A	-	N/A	Ind	?	+	Ind	++	Ind	Ind	+	+	+/-
Policy 13 - Design	-/+	N/A	-	N/A	?	-	+/-	+/-	+/-	+	+/-	+	+	+	+	N/A	N/A	+	N/A
Policy 14 - Development Standards	+/-	++/-	N/A	N/A	++/-	--	?	+/-	+	+/-	++/-	+	N/A	N/A	+	N/A	N/A	+/-	++
Policy 15 - Renewable and Low Carbon Energy	+/-	N/A	N/A	+/-	+	?	-	-	-/+	-	+	+	N/A	N/A	-/+	+	N/A	N/A	+
Policy 16 - Safeguarding Renewable Energy	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	--	N/A	N/A	N/A	N/A	N/A	Ind	N/A	N/A	++
Policy 17 - Health and Wellbeing	+	N/A	+	+	++	+	+	Ind	+/-	N/A	+	+	+	N/A	++	Ind	N/A	+	Ind

# Cornwall Council

Addendum to Sustainability Appraisal of Planning Future Cornwall: Cornwall Local Plan

Policies	SA Criteria																		
	Environment											Social				Economic			
	Climatic Factors	Waste	Minerals & Geodiversity	Soil	Air	Water	Biodiversity	Landscape	Maritime	Historic Environment	Design	Social Inclusion	Crime & Anti-Social Behaviour	Housing	Health, Sport & Recreation	Economic Development, Regeneration & Tourism	Education & Skills	Transport & Accessibility	Energy
Policy 18 - Minerals General Principles	--/+	--/+	++	--/+	-	-	+/-	-/+	+/-	+/-	+	N/A	N/A	Ind	+/-	++	N/A	+/-	-
Policy 19 - Minerals Safeguarding	N/A	N/A	++	N/A	N/A	Ind	+/-	N/A	+/-	+	+	N/A	N/A	Ind	N/A	Ind	N/A	+/-	-
Policy 20 - Strategic Waste Management Principles	-	-	-	-	-	+/-	+/-	-	N/A	N/A	?	N/A	N/A	N/A	Ind	+	N/A	-	+
Policy 21 - Managing the Provision of Waste Management Facilities	+	Ind	-	++/-	+	+/-	N/A	-	N/A	N/A	?	N/A	N/A	N/A	Ind	++	N/A	+	+
Policy 22 - Best Use of Land and Existing Buildings	+	N/A	+/-	+/-	N/A	+	+/-	+/-	N/A	+	+/-	N/A	Ind	+	Ind	+	N/A	N/A	N/A
Policy 22a - Protection of the Countryside	+	N/A	+	++	N/A	+	++	++	Ind	+/-	+	N/A	+	+	+	N/A	N/A	++	+
Policy 23 - Natural Environment	N/A	N/A	+	+	N/A	+	-/+	+/-	+	+	+/-	Ind	N/A	-	+/-	+/-	N/A	N/A	0
Policy 24 - Historic Environment	N/A	N/A	++/-	Ind	N/A	N/A	+	+	+	++	+/-	N/A	N/A	-	+/-	+	N/A	N/A	-
Policy 25 - Green Infrastructure	+	N/A	N/A	+	+	+	+	+	+	N/A	++	+	N/A	N/A	++	+	N/A	+	N/A
Policy 26 - Flood Risk Management and Coastal Change	++	N/A	-	+	N/A	++	+/-	?	+/-	?	+/-	+	N/A	Ind	+	Ind	N/A	Ind	N/A
Policy 27 - Transport and Accessibility	++	N/A	N/A	-/+	+/-	--	-	-	-	-	+	++	N/A	N/A	++	+	+	++	Ind
Policy 28 - Infrastructure	+/-	+	N/A	+/-	+/-	+/-	+/-	-	--/+	-	+	+/-	+/-	N/A	+/-	+	+	+/-	+

## Scoring

Very Negative Effect	Negative Effect	Positive and Negative Effects	Neutral	Uncertain Effects	Positive Effect	Very Positive Effect	Scoped Out	Indirect
--	-	+/-	0	?	+	++	N/A	Ind