

**Stoke Climsland Neighbourhood Plan
SEA and HRA Screening Report**

Stoke Climsland NDP (June 2025)

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

July 2025

Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

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1. Introduction

1.1 This screening report is designed to determine whether or not Stoke Climsland Neighbourhood Plan (the NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also considers whether Habitats Regulations Assessment is required under Article 6 or 7 of the Habitats Directive.

1.2 The NDP sets out a spatial vision, objectives, and planning policies for the Parish for the period 2025–2030. The NDP includes policies on:

- Climate change and renewable energy
- Heritage and landscape protection
- Housing and rural exception sites
- Biodiversity and green infrastructure
- Community facilities and infrastructure
- Employment and tourism

1.3 The NDP does not allocate specific sites for housing development. Instead, it supports a modest level of housing growth through a combination of small-scale infill, rounding-off and rural exception sites. Notably, the majority of new housing—anticipated to be up to 30 of the 45 dwellings forecast for the plan period—is expected to come forward through rural exception sites. These are small sites adjacent to existing settlements, brought forward specifically to meet local affordable housing needs. All such development is subject to strict criteria on location, scale, design, and environmental impact, ensuring that it remains proportionate to the character of the Parish and avoids harm to sensitive landscapes, heritage assets, and biodiversity. This approach aligns with the Cornwall Local Plan and the Cornwall Climate Emergency Development Plan Document (CEDPD) and is designed to ensure that housing growth is sustainable and environmentally responsible.

1.4 The four settlements of Stoke Climsland, Venterdon, Lockett, and Downgate are identified as the most appropriate locations for housing growth and settlement development boundaries have been defined to guide the scale and location of development in a way that respects local character and infrastructure capacity. This strategy also responds to the revised National Planning Policy Framework (2024), which introduced a higher housing requirement for Cornwall. Although the Parish had already exceeded its minimum target under the previous Local Plan, the NDP proactively plans for additional housing to ensure continued general conformity with national policy and to address local affordable housing needs

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

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2. Legislative Background

Strategic Environmental Assessment

2.1 The basis for Strategic Environmental Assessments legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)

2.2 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.

3. However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. In SEA terms, neighbourhood plans are treated as components of Local Plans. National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. The Localism Act 2011 also requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive

2.4 Figure 2 shows the SEA screening process, and Box 4.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.

2.5 National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Potential triggers may be:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan

Habitats Regulation Assessment

2.6 Habitats Regulation Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the

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conservation management of a European site's qualifying features. This process also requires screening as a first step to ascertain whether a plan is likely to have significant adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs.).

2.7 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. The table in section 3 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

Sustainability Appraisal

2.8 The NPPG explains that there is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal may be a useful approach for doing this.

2.9 This report therefore includes screening for HRA and SEA . Section 3 sets out the HRA screening. Section 4 shows the SEA screening process (fig 2), and Box 4.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.

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3. Habitats Regulation Assessment

3.1 Habitats Regulation Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the conservation management of a European site's qualifying features. This also requires screening as a first step to ascertain whether a plan is likely to have significant adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs.).

3.2 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. The table below lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

3.3 HRA screening: Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites? The table(s) below appraises the effect of allocations or policies within the NDP which have the potential to significantly affect European sites within or with a pathway of impact from the NDP. The precautionary principle must be used when assessing whether adverse effects are significant.

European Site	Designated features	Threats/pressures	Pathways of Impact (arising from development relating to the NDP)	Likely significant effects (including in combination)	Screen in or out
Plymouth Sound and Estuaries SAC	<ul style="list-style-type: none"> • Atlantic salt meadows • Estuaries • Large shallow inlets and bays • Mudflats and sandflats not covered by seawater at low tide • Reefs • Sandbanks which are slightly covered 	<ul style="list-style-type: none"> • Coastal Squeeze • Inappropriate weirs, dams and other structures • Planning permission – general • Water pollution • Public access • Invasive species • Direct land take • Fisheries: commercial marine and estuarine 	<p>The plan area is within the zone of influence for the SAC.</p> <p>Relevant threats /pressures include:</p> <ul style="list-style-type: none"> • Public access <p>Planning permission - general</p>	Yes	In

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	<p>by sea water all the time.</p> <ul style="list-style-type: none"> • Allis shad <i>Alosa alosa</i> • Shore dock <i>Rumex rupestris</i> 	<ul style="list-style-type: none"> • Air pollution 			
Tamar Estuaries Complex SPA	<ul style="list-style-type: none"> • <i>Egretta Garzetta</i> • <i>Recurvirostra avocetta</i> 	<ul style="list-style-type: none"> • Coastal Squeeze • Inappropriate weirs, dams and other structures • Planning permission – general • Water pollution • Public access • Invasive species • Direct land take • Fisheries: commercial marine and estuarine • Air pollution 	The HRA for the Local Plan did not allocate a ZOI for the SPA.	No	Out

Appropriate Assessment

The NDP:

- does not allocate land for development
- supports development that is small-scale and subject to environmental safeguards
- includes policies that protect biodiversity, water quality and landscape character
- is within the 'Zone of Influence' (ZOI) for the Plymouth Sound and Estuaries SAC

The HRA of the Cornwall Local Plan revealed the potential for Likely Significant Effects (LSE) on the features of the Plymouth Sound and Estuaries SAC to a possible increase in recreation and in combination effects. Policy 22 of the Local Plan puts in place a strategic solution for the mitigation of recreational impacts. Surveys were carried out over the period of a year to establish the ZOI for recreational impact. Stoke Climsland parish lies within the ZOI for the Plymouth Sound and Estuaries SAC and therefore a financial contribution is taken from new development to fund mitigation measures.

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Recommendation – Include reference to the need for development to provide strategic mitigation in line with Policy 22 of the Local Plan within Policy H1, Policy H3 and Policy H4.

It is important to note that although the NDP goes beyond the housing figures in the CLP, it is being developed in the context of the new much higher growth figures set by national government and aims to respond to that and the housing crisis in a positive way. The plan identifies the most appropriate locations for housing growth that will come forward under the Local Plan and revised housing targets. The NDP is supported by a comprehensive evidence base structured around SEA themes, including climate change, biodiversity, landscape, heritage, water, and population.

It is concluded that subject to the policy amendments to reference the strategic mitigation in place through the Cornwall Local Plan, no LSE are anticipated as a result of the Stoke Climsland NDP.

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4. SEA screening

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

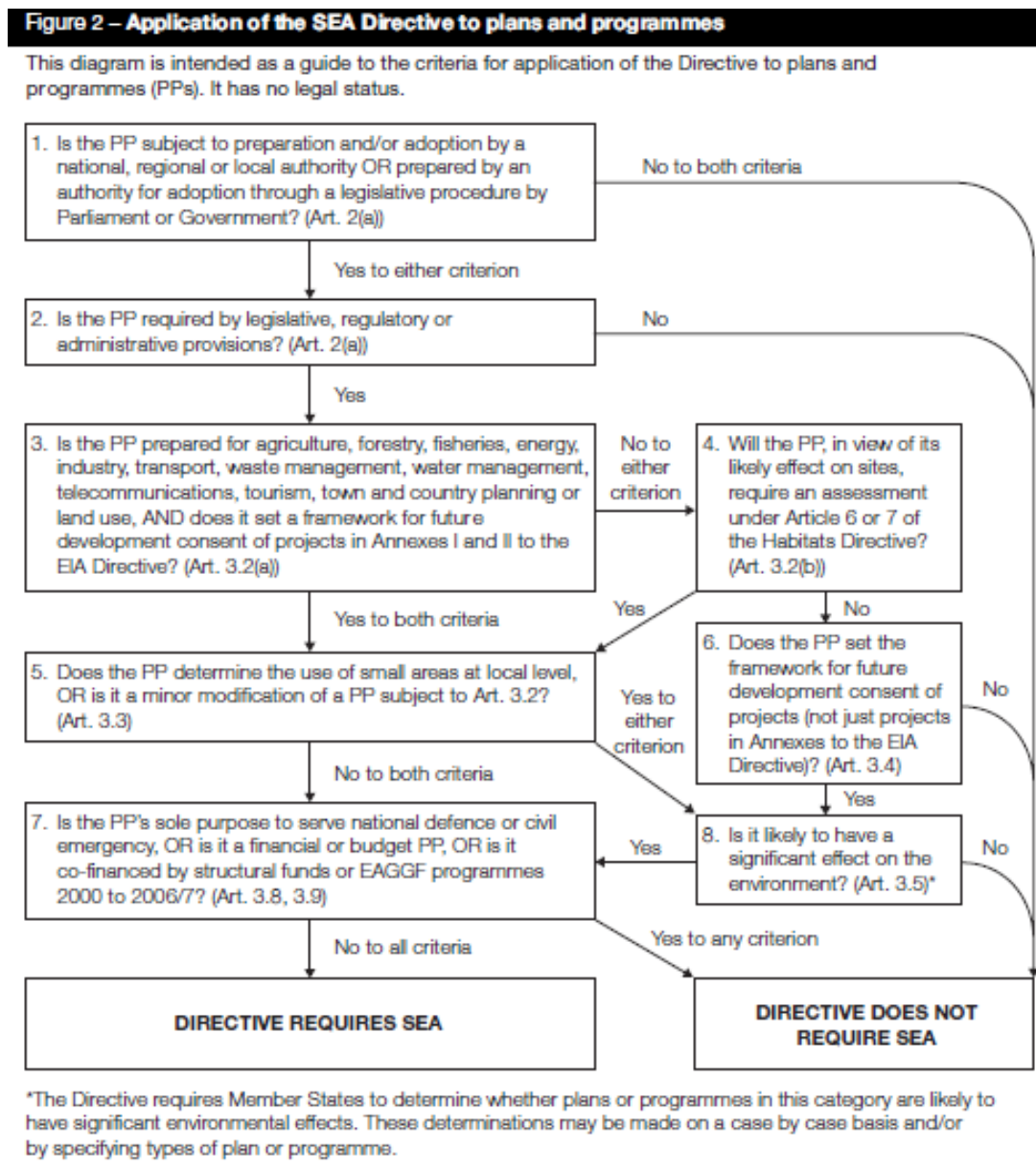
SCHEDULE 1 Regulations 9(2)(a) and 10(4)(a) CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT
<p>1. The characteristics of plans and programmes, having regard, in particular, to</p> <ul style="list-style-type: none"> - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources, - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy, - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development, - environmental problems relevant to the plan or programme, - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection). <p>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to</p> <ul style="list-style-type: none"> - the probability, duration, frequency and reversibility of the effects, - the cumulative nature of the effects, - the transboundary nature of the effects, - the risks to human health or the environment (e.g. due to accidents), - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected), - the value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> - special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use, - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC

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Figure 2 SEA screening flowchart

The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required¹.



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

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Table 4.1 Establishing the Need for SEA		
Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	Will be 'made' by Cornwall Council and used in decision making as part of the development plan.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Localism Act 2011
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	Annex I and II projects are (typically) large scale industrial and commercial processes – the plan does not deal with this scale of development.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b)) (See para 4.2 above)	Y	See Section 3 on Habitats Regulations Assessment
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Plan contains land use planning policies to guide development within the parish
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NDP will be 'made' and used as part of the development plan for determining planning applications in the Plan area
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	Y	See Table 4.2

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Table 4.2 Likely significant effects on the environment	
SEA requirement	Comments
The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The Plan provides local criteria-based policies to control the quality of development within the parish. Taking into account various data and the revised government housing figures, the NDP proposes the delivery 45 homes to 2030. The strategy for delivery of development is anticipated to be primarily through rural exception sites, as well as infill and rounding off within the settlement boundaries.</p> <p>Policies include support for sustainable design and low-carbon energy, protection of heritage assets and Cornish distinctiveness, enhancement of green infrastructure and biodiversity, preservation of dark skies and valued landscapes, and promotion of natural flood management and water quality.</p> <p>The NDP is supported by a comprehensive evidence base structured around SEA themes, including climate change, biodiversity, landscape, heritage, water and population.</p>
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan. It does not influence other plans.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan which promote sustainable development. It will be examined against four basic conditions, one of which is whether the plan contributes to sustainable development.
4. environmental problems relevant to the plan or programme,	<p>The following environmental problems and sensitivities have been identified in the neighbourhood plan area:</p> <ul style="list-style-type: none"> • Within ZOI for Plymouth Sound Estuaries • Greenscombe Wood SSSI • County Wildlife Sites • BAP woodland and coastal and floodplain grazing marsh • Tamar Valley National Landscape • AGLV • WHS • 2 conservation areas • Scheduled monuments • Endsleigh Registered Park and Gardens • Flood zone 3a and 3b • Mineral safeguarding area • Historic Landfill
5. the relevance of the plan or	N/A

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programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	

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6. the probability, duration, frequency and reversibility of the effects,	<p>The plan period runs until 2030, to align with the Cornwall Local Plan. The Plan provides local criteria-based policies to control the quality of development within the parish. Taking into account various data and the revised government housing figures, the NDP proposes the delivery 45 homes to 2030. The strategy for delivery of development is anticipated to be primarily through rural exception sites, as well as infill and rounding off within the settlement boundaries.</p> <p>In addition to the housing policies, the plan includes support for sustainable design and low-carbon energy, protection of heritage assets and Cornish distinctiveness, enhancement of green infrastructure and biodiversity, preservation of dark skies and valued landscapes, and promotion of natural flood management and water quality</p>
7. the cumulative nature of the effects,	<p>The rural areas of the Launceston Network are on target to surpass the Cornwall Local Plan (2010–2030) minimum requirement of 500 dwellings. As a result, this NDP did not need to allocate any further housing in order to be considered in general conformity with the Local Plan, although it would still address local affordable housing needs and remain responsive to the local housing market.</p> <p>In December 2024, the National Planning Policy Framework (NPPF) was updated, introducing a new method for Local Planning Authorities to calculate their housing requirements. This revised approach means the Local Plan’s housing figures are now considered ‘out of date’. As a result, the NDP aims to provide 45 homes to align with housing need in the area and the governments increased housing growth figures.</p>
8. the transboundary nature of the effects,	N/A
9. the risks to human health or the environment (e.g. due to accidents)	N/A
10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	The recorded population as at the 2021 census was 1,657. The parish covers an area of approximately 3,500 hectares.
11. the value and vulnerability of the area likely to be affected due to: -special natural characteristics or	<p><i>Please refer to Appendix 1 for the full baseline review</i></p> <p>Biodiversity Designations</p> <p><u>Special Areas of Conservation (SAC)</u></p>

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<p>cultural heritage,</p> <ul style="list-style-type: none"> - exceeded environmental quality standards or limit values, - intensive land-use, 	<p>No SAC within the parish but the parish is entirely within the zone of influence for the Plymouth Sound and Estuaries SAC.</p> <p>Qualifying habitats and species include:</p> <ul style="list-style-type: none"> • Plymouth Sound and Estuaries, on the south-west coast of England, has been selected for its extensive areas of sublittoral sandbanks, which consist of a range of sandy sediments within the inlet and on the open coast. • Plymouth Sound and Estuaries is representative of ria estuaries in south-west England. The Rivers Tamar and Lynher are linked at their mouths. The upper parts of the Tamar and Lynher include a very well-developed estuarine salinity gradient. As a consequence, they exhibit one of the finest examples in the UK of changing estuarine communities with changing salinity regime. • Large Shallow Inlets and Bay - Plymouth Sound and Estuaries on the south-west coast of England includes the rias of the rivers Tavy, Tamar, Lynher and Yealm. • Reefs - Plymouth Sound in south-west England has a wide variety of intertidal and subtidal reef biotopes. • The well-developed salinity gradient supports Atlantic salt meadow together with natural transitions to brackish and freshwater communities, including reedbeds supporting the only UK population of triangular club-rush <i>Schoenoplectus triquetus</i>. • One of the chief rocky-shore strongholds for shore dock <i>Rumex rupestris</i> on the UK mainland, in 1999 comprising 15 colonies and 42 plants. The site also holds a sizeable area of additional suitable habitat <p>HRA Screening has been undertaken (section 3) and found there are potential pathways of impact. The NDP:</p> <ul style="list-style-type: none"> • does not allocate land for development • supports development that is small-scale and subject to environmental safeguards • includes policies that protect biodiversity, water quality and landscape character • is within the 'Zone of Influence' (ZOI) for the Plymouth Sound and Estuaries SAC <p>The HRA of the Cornwall Local Plan revealed the potential for Likely Significant Effects (LSE) on the features of the Plymouth Sound and Estuaries SAC to a possible increase in recreation and in</p>
<p>12. the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	

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combination effects. Policy 22 of the Local Plan puts in place a strategic solution for the mitigation of recreational impacts. Surveys were carried out over the period of a year to establish the ZOI for recreational impact. Stoke Climsland parish lies within the ZOI for the Plymouth Sound and Estuaries SAC and therefore a financial contribution is taken from new development to fund mitigation measures.

Recommendation – Include reference to the need for development to provide strategic mitigation in line with Policy 22 of the Local Plan within Policy H1, Policy H3 and Policy H4.

It is important to note that although the NDP goes beyond the housing figures in the CLP, it is being developed in the context of the new much higher growth figures set by national government and aims to respond to that and the housing crisis in a positive way. The plan identifies the most appropriate locations for housing growth that will come forward under the Local Plan and revised housing targets. The NDP is supported by a comprehensive evidence base structured around SEA themes, including climate change, biodiversity, landscape, heritage, water, and population.

It is concluded that subject to the policy amendments to reference the strategic mitigation in place through the Cornwall Local Plan, no LSE are anticipated as a result of the Stoke Climsland NDP

Special Protection Areas (SPA)

No SPAs within the parish. However, the Tamar Estuaries Complex is within 10km. No ZOI was drawn for the SPA in the Local Plan HRA.

Sites of Special Scientific Interest (SSSI)

There is one SSSI partially within the parish on the border with Calstock, this is Greenscoombe Wood.

The Impact Risk Zones (IRZ) covering the village of Stoke Climsland and Venterdon are concerned with the following development:

- Infrastructure: Airports, helipads and other aviation proposals.
- Air Pollution: Livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m² &

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	<p>manure stores > 3500 tonnes.</p> <ul style="list-style-type: none"> • Combustion: General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion. • Discharge: Any discharge of water or liquid waste of more than 20m³/day that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. <p>The IRZ covering Lockett and Downgate are concerned with the following:</p> <ul style="list-style-type: none"> • Infrastructure: Pipelines and underground cables, pylons and overhead cables (excluding upgrades and refurbishment of existing network). Any transport proposal including new or extended footways, cycleways, roads/car parks, railways and waterways (excluding routine maintenance). Airports, helipads and other aviation proposals. • Minerals, Oil and Gas: Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. • Rural Non-Residential: Large non-residential developments outside of existing settlements/urban areas where the footprint exceeds 1ha. • Rural Residential: Any residential development of 100 or more units outside existing settlements/urban areas. • Air Pollution: Any industrial/agricultural development that could cause AIR POLLUTION (including: industrial processes, livestock & poultry units with a floorspace > 500m², slurry lagoons > 200m² & manure stores > 250 tonnes). • Combustion: General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion. • Waste: Landfill. Including: inert landfill, non-hazardous landfill, hazardous landfill. • Compost: Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. • Discharge: Any discharge of water or liquid waste of more than 5m³/day that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. • Water Supply: Large infrastructure such as warehousing/industry where the total net additional gross internal floorspace following development is 1,000m² or more. <p>The type and scale of development likely to come forward under the NDP does not exceed any</p>
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	<p>thresholds.</p> <p><u>County Wildlife Sites</u></p> <p>In the northwest of the parish:</p> <ul style="list-style-type: none"> • Watergate Wood to Woodabridge • Call and Westholl woods <p>In the northeast of the parish:</p> <ul style="list-style-type: none"> • Bradford Wood <p>Towards the south of the parish:</p> <ul style="list-style-type: none"> • Deer Park Wood (this partly borders the settlement of Lockett) • Kit Hill (Close to the settlement of Downgate) <p><u>BAP Habitat</u></p> <p>Areas of woodland throughout the parish, including around Downgate, to the south of stoke Climsland village and around Lockett. There are also areas of coastal and floodplain grazing marsh in the east of the parish around the river Tamar.</p> <p><u>Biodiversity screening summary</u></p> <p>The NDP requires all new development to deliver a minimum 10% net gain in biodiversity. This is to be demonstrated through the submission of a Biodiversity Metric Gain Plan, in accordance with national guidance and Cornwall Council policy. The plan identifies a parish-wide Green Infrastructure Network, comprising woodlands, hedgerows, rivers, wildlife corridors, and other natural features. Development</p>
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proposals must not compromise the integrity of this network and are expected to contribute to its enhancement through appropriate landscaping, habitat connectivity, and ecological design. The plan includes specific policies to protect existing habitats and species, including Cornwall Biodiversity Action Plan (BAP) priority habitats and protected species. It also supports the retention and enhancement of trees, Cornish hedges, and hedgerows, which are recognised as important for both biodiversity and landscape character. Major developments are required to provide canopy coverage equal to at least 15% of the site area and to use native species of local provenance.

Designated ecological sites within the parish include a Site of Special Scientific Interest (SSSI), multiple Cornwall Wildlife Sites, and areas of ancient woodland. These are protected under national and local policy, and the NDP does not propose additional local policies for these sites, instead supporting their protection through existing statutory frameworks. The parish is also within the ZOI for the Plymouth Sound and Estuaries SAC. The HRA in section 3 concluded that subject to the policy amendments to reference the strategic mitigation in place through the Cornwall Local Plan, no LSE are anticipated as a result of the Stoke Climsland NDP

Overall, the plan strengthens environmental protection and does not introduce proposals likely to result in significant environmental effects.

Designated Landscapes

National Landscape

The eastern side of the parish is within the Tamar Valley National Landscape. This includes the settlements of Lockett and part of Downgate.

AGLV

The northwestern part of the parish is designated as AGLV.

Landscape screening summary

The Stoke Climsland NDP includes a dedicated landscape policy (NEL4) that aligns with national and

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local planning frameworks. The policy:

- Acknowledges and supports the protection of nationally and locally designated landscapes, including:
 - The Tamar Valley National Landscape (formerly AONB).
 - The Inny Valley & Lawhitton Area of Great Landscape Value (AGLV).
- Does not propose development that would trigger significant environmental effects within these designated areas.
- Reinforces existing protections by:
 - Encouraging development that respects local landscape character and topography.
 - Promoting design that preserves dark skies, tranquillity and key views.
 - Requiring landscape and visual impact assessments where appropriate.

The policy strengthens landscape protection and does not introduce proposals likely to result in significant environmental effects.

Heritage and the Historic Environment

World Heritage Site (WHS)

Much of the south of the parish is part of the WHS, including the settlement of Lucket.

Conservation Area

There are two conservation areas in the parish, Stoke Climsland Village and Lucket.

Scheduled monuments

There are a number of scheduled monuments in the parish, including New Consols mine covering much of the settlement of Lucket.

Also, Horsebridge on the boundary with Devon, Holmbush Mine, round barrows on Hingston Down and a folly on Kit Hill.

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	<p><u>Registered Park and Garden</u></p> <p>To the NE of the parish there is Endsleigh Registered Park and Gardens.</p> <p><u>Historic Environment Record</u></p> <p>The parish have commissioned a thorough heritage evidence base. This has been reviewed, along with the plan by heritage professionals within Cornwall Council. Several recommendations have been suggested by our heritage and historic environment teams and this will be fed back to the group.</p> <p><u>Heritage screening summary</u></p> <p>The Stoke Climsland Neighbourhood Development Plan (2025–2030) covers a parish with a rich and complex historic environment. This includes the Cornwall and West Devon Mining Landscape World Heritage Site (WHS), two Conservation Areas (Stoke Climsland and Lockett), numerous listed buildings and scheduled monuments, and a wide range of non-designated heritage assets such as miners’ smallholdings, historic field patterns, Cornish hedges, and tramway remains.</p> <p>Cornwall Council’s Historic Environment team has reviewed the NDP and provided detailed feedback. The plan is commended for its strong evidence base and its commitment to heritage protection, including references to the emerging Stoke Climsland Retrofit Guidance for Heritage/Traditional Properties. However, several enhancements are recommended to strengthen the plan’s effectiveness in managing heritage impacts:</p> <ol style="list-style-type: none"> 1. Non-Designated Heritage Assets: These remain vulnerable due to the absence of statutory protection. The plan should include robust policy wording requiring proportionate Heritage Impact Assessments (HIAs) for development proposals affecting such assets. These assessments should demonstrate how significance has been assessed and conserved, with harm only supported where clearly outweighed by public benefit and accompanied by mitigation. 2. Mapping and Design Guidance: The plan would benefit from enhanced mapping tools that incorporate heritage sensitivity overlays to guide site selection and design. Area-specific design guidance is recommended for sensitive locations such as Lockett and Kit Hill, covering materials, scale, massing, and boundary treatments. 3. Conservation Area Management: The plan should acknowledge that both Conservation Areas have existing character statements but would benefit from updated Conservation Area Appraisals
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and Management Plans. A survey of locally significant buildings and a Buildings at Risk assessment are also recommended.

4. Design and Retrofit Policies: The plan's policies on window replacement and retrofitting are broadly supported. However, it is suggested that timber-framed double glazing be encouraged on visible elevations of non-designated heritage buildings, and that original timber doors and historic glass be retained where possible. Additional guidance is recommended on the use of quality materials, finishes, and ventilation in traditional buildings.
5. Cornish Distinctiveness: The plan should make stronger reference to the Cornish Distinctiveness Toolkit and Cornwall's Historic Environment Strategy (2022–2030). These resources can support applicants in demonstrating how local character has been considered. The Historic Environment Record (HER) should be formally referenced and consulted in all relevant planning applications.
6. Signage and Interpretation: Place names are recognised as indicators of historic significance. The plan could go further by recommending the retention and enhancement of traditional signage and considering a signage and interpretation strategy.
7. Renewable Energy Development: Additional criteria are recommended for assessing renewable energy proposals within or adjacent to the Luckett Conservation Area and Kit Hill, to ensure impacts on heritage significance and key views are fully considered.
8. Hedge Features: The plan should acknowledge the heritage value of hedge furniture, such as stone stiles, which may be at risk from accessibility improvements.

These recommendations are consistent with the NDP's existing policies, particularly HCD1–3 (Heritage and Design), and NEL3 (Trees, Cornish Hedges and Hedgerows). Whilst the plan is small in scale in terms, incorporating the recommendations would further ensure that the plan supports sustainable development while safeguarding the parish's historic environment.

Flooding and Drainage

The parish is rural and topographically varied, with several watercourses including the River Tamar, River Inny, and the Luckett Stream. These areas are susceptible to surface water flooding, groundwater emergence (e.g. from springs), and combined sewer overflow discharges during storm events. The plan acknowledges the need for investment in wastewater infrastructure and flood resilience.

Flood Zone 3a around the River Alren, Stoke Water to south of Stoke Climsland Village, and the River

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Tamar around Lockett, as well as to the north of the parish around the Lower River Inny (Flood Zone 3a = land assessed as having between a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of flooding from the sea in any year)

Flood Zone 3b around the River Alren, Stoke Water to south of Stoke Climsland Village, and the River Tamar around Lockett, as well as to the north of the parish around the Lower River Inny (Flood Zone 3b = Functional Floodplain comprises land where water has to flow or be stored in times of flood).

Flooding and drainage screening summary

The NDP addresses flood risk and drainage through a combination of policy measures and supporting text, aligned with the CEDPD and national planning policy.

Policy CC8: Sustainable Drainage - This policy requires that all new development incorporate Sustainable Drainage Systems (SuDS) wherever possible. Preferred SuDS features include:

- Natural infiltration systems (e.g. swales, rain gardens, ponds)
- Permeable surfaces
- Rainwater harvesting and water efficiency measures
- Wildlife-friendly maintenance and integration with site topography

SuDS must be designed for ease of maintenance and to deliver ecological and amenity benefits. Underground tanks and soakaways are considered a last resort.

Policy CC9: Natural Flood Management - The NDP supports the use of natural flood management techniques, particularly in rural and agricultural areas. These include:

- Tree planting
- Wetlands and woody dams
- Land management practices that reduce runoff and enhance biodiversity

The Environment Agency and Cornwall Council mapping tools are referenced to guide site-specific opportunities. The plan notes that some areas may require groundwater risk assessments.

Policy NEL7: Water Quality - To protect the water environment, development must include drainage measures that prevent pollution and runoff into the Tamar, Inny, and Lockett catchments. Measures include:

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- Grease traps and separate stormwater systems
- Rainwater harvesting and greywater reuse
- Septic tanks and sewage treatment systems compliant with DEFRA's Binding Rules
- Avoidance of surface water discharge to foul sewers unless no alternatives exist

The NDP's approach to flooding and drainage is precautionary and integrated. It promotes nature-based solutions, aligns with higher-tier policy, and does not allocate development in high-risk areas. Therefore, it is unlikely to result in significant environmental effects related to flood risk or water quality.

Historic Landfill

Historic Landfill near Kellyhoe farm, not near any of the settlement boundaries

Agricultural Land

Predominantly grade 3, including around the 4 main settlements listed in the plan

Mineral Safeguarding

There are mineral safeguarding areas covering the village of Luckett and elsewhere in the parish, including Kit Hill and towards the boundary with Callington.

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5. SEA Screening Outcome

- 5.1 HRA screening: The assessment in section 3 shows that there is a potential for significant effects on the Plymouth Sound and Estuaries SAC, through recreational disturbance. An Appropriate Assessment has been carried out and strategic mitigation is in place through Policy 22 of the Cornwall Local Plan. Amendments to policies are suggested help ensure that there will be no significant effects on the features of the SAC. It is therefore possible to conclude that, in combination with the Local Plan Policy, there will be no impact on the integrity of the European site.
- 5.2 SEA screening: Regulation 5(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 (“the SEA Regulations”) provides that an environmental assessment (an SEA) must be carried out in a number of circumstances, including where the plan or programme, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (i.e. appropriate assessment by way of an HRA).
- 5.3 However, this requirement is subject to an exception contained in Regulation 5(6) which provides that an environmental assessment need not be carried out for a plan or programme “which determines the use of a small area at local level” unless the plan has been determined to be likely to have significant environmental effects. Whether the plan is likely to have significant environmental effects needs to be determined by reference to the criteria in Schedule 1 of the 2004 Regulations. These criteria are set out in a series of questions in section 4.3 of this report.
- 5.4 The Stoke Climsland NDP takes a robust, evidence-led approach grounded in extensive community engagement and underpinned by strategic alignment with the Cornwall Local Plan, the CEDPD and the National Planning Policy Framework (NPPF 2024). It sets out locally tailored planning policies across themes such as housing, climate change, heritage, and the rural economy, all supported by a comprehensive suite of thematic evidence reports. The NDP ensures that development is sustainable, proportionate, and responsive to local needs while protecting the parish’s distinctive character, landscape, and biodiversity.
- 5.5 Heritage professionals at Cornwall Council have highlighted the need to strengthen certain policies—specifically around non-designated heritage assets, design guidance for Lockett and Kit Hill, and renewable energy development in these areas. This policy feedback will be shared with the parish. However, these matters can be addressed through policy amendments and do not trigger the requirement for a SEA.
- 5.6 The assessment in section 4 does not reveal any significant effects on the environment resulting from the Stoke Climsland Parish NDP, subject to policy amendments. The policy framework exists in Cornwall Local Plan policies 23 and 24 and in the emerging NDP to ensure the protection of the environment. SEA is therefore not required.