



**STOKE CLIMSLAND PARISH  
NEIGHBOURHOOD DEVELOPMENT PLAN  
2026 – 2030**

**BASIC CONDITIONS STATEMENT APRIL 2026**





## Contents

Introduction.....	3
Statement of general legal compliance .....	3
Legal requirements.....	3
Meeting the legal requirements .....	4
Figure 1: Compliance of Stoke Climsland Parish Neighbourhood Development Plan with Legal Requirements.....	4
Compliance with basic conditions .....	6
Conformity with National Policies and Advice .....	7
Figure 2: How Stoke Climsland Parish Neighbourhood Development Plan Objectives Relate to the NPPF .....	8
Figure 3: How The Intentions of the Stoke Climsland Parish Development Plan Policies Help to Achieve Sustainable Development. ....	11
General Conformity with the Strategic Policies Contained in the Development Plan.....	17
Figure 4: How Stoke Climsland Parish Neighbourhood Development Plan Policies are in General Conformity with the Development Plan .....	17
Compatibility with EU Obligations .....	23
Prescribed Conditions and Prescribed Matters.....	23
Comprehensive Impact Assessment Implications.....	24
Conclusion .....	24
Appendix 1 – Neighbourhood Area Decision .....	26
Appendix 2 – Designation Map.....	28
Appendix 3 – SEA/HRA Screening Opinion.....	29

## Introduction

1. As part of the formal submission of the Stoke Climsland Parish Neighbourhood Development Plan for examination there is a need for the Stoke Climsland Parish Council, as the 'qualifying body' to demonstrate that it has complied with a series of 'basic conditions' as set out in the Town and Country Planning Act 1990 (as amended). This basic conditions statement accompanies the submission to Cornwall Council, of the Stoke Climsland Parish Neighbourhood Development Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the Regulations'). Regulation 15 requires a submission neighbourhood plan to be submitted with a statement explaining how the proposed Neighbourhood Development Plan meets the requirements of paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).
2. This statement has been submitted to confirm compliance with these basic conditions as follows:
  - Section 2 identifies the legislative requirements for the basic conditions;
  - Section 3 identifies the policies and advice that the examiner must consider and confirms how the Stoke Climsland Parish Neighbourhood Development Plan meets them;
  - Sections 4 confirms that the Stoke Climsland Parish Neighbourhood Development Plan is compatible with the Convention Rights.
3. It is considered that the Stoke Climsland Parish Neighbourhood Development Plan complies with the requirements of the basic conditions set out in paragraph 8 of Schedule 4B of Town and Country Planning Act 1990 (as amended).

### Statement of general legal compliance

4. This draft neighbourhood plan is submitted by Stoke Climsland Parish Council, which, as a qualifying body, is entitled to submit a neighbourhood plan for its own parish. The neighbourhood plan has been prepared by the Stoke Climsland Parish Council with the support of Stoke Climsland Parish Neighbourhood Development Plan (NDP) Steering Group.
5. The whole parish of Stoke Climsland Parish has been formally designated as a Neighbourhood Area through an application made on 6<sup>th</sup> March 2014 under the Neighbourhood Planning Regulations 2012 (as amended) and approved by Cornwall Council on 16th July 2014. A copy of the formal notice of designation is included at Appendix 1.
6. The draft neighbourhood plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning Regulations 2012 (as amended) and the Neighbourhood Planning Act 2017.
7. The draft neighbourhood plan identifies the period to which it relates as 2026 to 2030. The draft neighbourhood plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
8. The draft neighbourhood plan relates only to the parish of Stoke Climsland Parish as shown on the map in Appendix 2. It does not relate to more than one neighbourhood area. There are no other Neighbourhood Development Plans in place within the neighbourhood area.

### Legal requirements

9. Paragraph 8(1) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies the basic conditions that the Stoke Climsland Parish Neighbourhood Development Plan must comply with.

10. Paragraph 8(1) states that the examiner must consider:

- (a) whether the draft Neighbourhood Development Plan meets the basic conditions (see sub-paragraph (2)),
- (b) whether the draft Neighbourhood Development Plan complies with the provisions made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act,
- (c) whether any period specified under section 38B of the Planning and Compulsory Purchase Act is appropriate,
- (d) whether the area for any referendum should extend beyond the neighbourhood plan area to which the draft neighbourhood plan relates, and
- (e) such other matters as may be prescribed.

11. Paragraph 8(2) sets out the basic conditions and requires that a draft Neighbourhood Development Plan :

- a. Has regard to national policies and advice
- b. Contributes to sustainable development
- c. Is in general conformity with the strategic policies in the relevant Development Plan
- d. Is not in breach and is otherwise compatible with EU obligations and Human Rights requirements.

12. In addition, all neighbourhood plans must meet the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. This means that they must either produce an environmental assessment report in accordance with the regulations or, where a plan is unlikely to have significant environmental effects, a statement that sets out the reasons for that decision.

13. Paragraph 15(1)(e) of The Neighbourhood Planning (General) Regulations 2013 (as amended) states that the Stoke Climsland Parish neighbourhood plan must include-

- (e)(i) an environmental report prepared in accordance with paragraphs (2) and (3) of Regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or
- (ii) where it has been determined under Regulation 9(1) of those Regulations that the plan proposal or the modification proposal is unlikely to have significant environmental effects (and accordingly does not require an environmental assessment), a statement of reasons for the determination.

## Meeting the legal requirements

14. Compliance with the individual elements of the legal requirements is set out below. Figure 1 below includes only the relevant parts of the legislation that apply to this NDP.

Figure 1: Compliance of Stoke Climsland Parish Neighbourhood Development Plan with Legal Requirements

Requirement	Interpretation	Stoke Climsland Parish response
4B8(1)(a) Whether the draft neighbourhood plan meets the basic conditions	This requires Stoke Climsland Parish to prove compliance with paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended).	This is considered in detail in later sections of this statement.

Requirement	Interpretation	Stoke Climsland Parish response
4B8(1)(b) Whether the neighbourhood plan complies with Sections 38A & 38B of the Compulsory Purchase Act 2004 (as amended)	This requires the Stoke Climsland Parish draft Neighbourhood Development Plan to comply with Sections 38A & 38B of the Planning and Compulsory Purchase Act 2004 (as amended). Section 38A sets out the meaning of “Neighbourhood Development Plan ”.	Compliance with Sections 38A and 38B is demonstrated in the following rows.
	<p>Section 38A</p> <p>(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a Neighbourhood Development Plan .</p>	The Stoke Climsland Parish neighbourhood plan has been submitted by Stoke Climsland Parish Council, the qualifying body (as defined in the Localism Act 2011).
	<p>(2) A “Neighbourhood Development Plan ” is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or of any part of a particular neighbourhood area specified in the plan.</p>	The Stoke Climsland Parish neighbourhood plan sets out policies that relate to the development and use of land for the neighbourhood plan area covering the Parish of Stoke Climsland Parish, as designated by Cornwall Council on 16th July 2014. The boundary of the neighbourhood area is in Map 1 in the Stoke Climsland Parish Neighbourhood Development Plan
	<p>Section 38B</p> <p>(1)(a) A neighbourhood plan must specify the period for which it is to have effect.</p>	The plan period of Stoke Climsland Parish neighbourhood plan is from 2026 – 2030
	<p>(b) may not include provision about development that is excluded development.</p>	The Stoke Climsland Parish Neighbourhood Development Plan does not contain policies relating to excluded development as defined in Section 61K - of the Planning and Compulsory Purchase Act 2004 (as amended).
	<p>(c) may not relate to more than one neighbourhood area.</p>	The Stoke Climsland Parish Neighbourhood Development Plan does not relate to more than one neighbourhood area; it relates to the neighbourhood plan area as designated by Cornwall Council on 16th July 2014.
	<p>(2) Only one Neighbourhood Development Plan may be made for each neighbourhood area.</p>	There are currently no other neighbourhood plans in place in this area.
	<p>(3) If to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.</p>	There are no identified conflicts within the Stoke Climsland Parish Neighbourhood Development Plan
	<p>(d) The making of the Stoke Climsland Parish neighbourhood plan would not have the effect of preventing</p>	The Plan does not reduce, de-allocate, or restrict any housing targets or delivery

Requirement	Interpretation	Stoke Climsland Parish response
	development from taking place which is proposed in the development plan for Cornwall if the neighbourhood plan were to be made. Note: this replaces the former basic condition that the neighbourhood plan be in general conformity with the strategic policies contained in the development plan for the area.	mechanisms set out within the strategic policies of the Cornwall Local Plan.
	(4)(a) Regulations made by the Secretary of State may make provision- restricting the provision that may be included in the Neighbourhood Development Plan s about the use of land.  These Regulations are set out in The Neighbourhood Planning (General) Regulations 2012 (as amended).	The Neighbourhood Planning (General) Regulations 2012 (as amended) have been used to inform the preparation of the Stoke Climsland Parish Neighbourhood Development Plan
	(b) Regulations made by the Secretary of State may make provisions requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations.	
4B8(1)(d) Town and Country Planning Act 1990 (as amended) whether the area for any referendum should extend beyond the neighbourhood area to which the Neighbourhood Development Plan relates	This requires the examiner to consider whether the area for any referendum should extend beyond the neighbourhood area to which it relates.	The Stoke Climsland Parish Neighbourhood Development Plan relates to the land that falls within the Parish of Stoke Climsland Parish.
4B8(1)(e) such other matters as may be prescribed	This requires the examiner to consider any such other matters as may be prescribed.	There are no other prescribed matters.
Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018	These Regulations require an appropriate assessment of the neighbourhood plan to be carried out should the SEA and HRA screening opinion deem it necessary.	A screening opinion was carried out by Cornwall Council to determine whether a Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA) would be required in support of the Stoke Climsland Parish neighbourhood plan  The SEA and HRA screening opinion has concluded that an appropriate assessment of the plan is not required. See Appendix 2.

## Compliance with basic conditions

15. Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) sets out the basic conditions that must be met by a draft neighbourhood plan. Subsections (a)(d)(e)(f) and

(g) are of relevance to this statement. The Regulations state that the neighbourhood plan will have met the basic conditions if it:

1. Has regard to national policies and advice contained in guidance issued by the Secretary of State;
2. Contributes to the achievement of sustainable development;
3. Is in general conformity with the strategic policies contained in the development plan for the area; and
4. The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations, and human rights legislation.

### **Conformity with National Policies and Advice**

16. The British Government is a signatory to the United Nations 2030 Agenda for Sustainable Development and its 17 Sustainable Development Goals:

*Goal 1: End poverty in all its forms everywhere.*

*Goal 2: End hunger, achieve food security and improved nutrition and promote sustainable agriculture.*

*Goal 3: Ensure healthy lives and promote well-being for all at all ages.*

*Goal 4: Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.*

*Goal 5: Achieve gender equality and empower all women and girls.*

*Goal 6: Ensure availability and sustainable management of water and sanitation for all.*

*Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.*

*Goal 8: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.*

*Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.*

*Goal 10: Reduce inequality within and among countries.*

*Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.*

*Goal 12: Ensure sustainable consumption and production patterns.*

*Goal 13: Take urgent action to combat climate change and its impacts.*

*Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development.*

*Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, halt and reverse land degradation and halt biodiversity loss.*

*Goal 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.*

*Goal 17: Strengthen the means of implementation and revitalise the global partnership for sustainable development.*

*(Source: Transforming our world: the 2030 Agenda for Sustainable Development)*

17. Following on from this, the UK Government's National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The policies contained in the NPPF constitute the Government's view of what sustainable development means in practice for the planning system.

18. There are three overarching objectives to sustainable development set out in the NPPF, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
  - a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
  - an environmental objective** – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
19. Flowing from these objectives, the NPPF sets out the core principles of land-use to which the Stoke Climsland NDP must relate.
20. The Stoke Climsland Parish NDP’s conformity with guidance given in the NPPF and thereby its contribution to the achievement of sustainable development is framed within the local community’s desire that growth should meet current and future needs of the Parish in ways that contribute to tackling climate change, retain the distinctive rural and heritage characteristics of the Parish, protects and enhances the natural environment, and are socially equitable, as expressed in the overarching vision of the NDP which is: ***that Stoke Climsland Parish will be a well-designed, well-connected parish with a strong sense of place, that:***
- ***Leads on climate action and nature recovery, delivering energy efficient buildings, low carbon heat, well-sited small renewables, and sustainable drainage.***
  - ***Is a pleasant and tranquil place to live, work and visit. Celebrates and cares for its environment, heritage and landscape.***
  - ***Has a strong and distinct sense of local identity and supports a busy, active and dynamic community with a strong community spirit.***
  - ***Meets the needs and aspirations of all sections of the community, offering an appropriate choice of homes, jobs and community facilities.’***
21. To achieve this Vision a number of ‘Objectives’ are set which are supported by policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn community aspirations into reality.
22. All of the policies in this Neighbourhood Development Plan have been drafted with consideration of the Core Principles set out in the NPPF and associated advice.
23. The detailed consideration of all policies in the Stoke Climsland Parish Neighbourhood Development Plan policies in Figure 2 below demonstrate how each is in conformity with the NPPF and associated advice.

Figure 2: How Stoke Climsland Parish Neighbourhood Development Plan Objectives Relate to the NPPF

NPPF Core Principle	Stoke Climsland Parish Neighbourhood Development Plan Objectives	Relevant Policies
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Delivering a sufficient supply of homes	<p>⇒ <i>Provide for an adequate amount of new housing to meet local needs and demand.</i></p> <p>⇒ <i>Support good quality locally distinctive homes for the elderly, young singles, couples and families.</i></p>	<p>H1 Infill, Rounding-Off and Brownfield Land Development</p> <p>H2 Open Areas of Local Significance</p> <p>H 3 Housing Mix</p> <p>H 4 Rural Exception Affordable Housing Sites</p> <p>H 5 Infill Within Hamlets and Small Groups of Dwellings.</p>
Building a strong, competitive economy	<p>⇒ <i>Support, strengthen and help diversify local businesses, particularly in agriculture, tourism, and light industry.</i></p> <p>⇒ <i>Support opportunities for local people to access local employment..</i></p>	<p>EE 1 New Commercial Space and Business Expansions</p> <p>EE 2 Rural Business Diversification</p> <p>EE 3 Rural Tourism Development</p> <p>EE 4 Working from Home- and Home-Based Businesses</p>
Ensuring the vitality of town centres	<p>⇒ <i>Support high quality, accessible and affordable community facilities to meet the changing needs of all parts of the local community.</i></p> <p>⇒ <i>To support measures to deliver healthcare locally where possible and meet the needs of elderly people for suitable housing.</i></p>	<p>CF 1 Protection and Enhancement of Community Facilities</p> <p>(For a rural parish this category primarily covers “community vitality”.)</p>
Promoting healthy and safe communities	<p>⇒ <i>Support high quality, accessible and affordable community facilities to meet the changing needs of all parts of the local community.</i></p> <p>⇒ <i>To support measures to deliver healthcare locally where possible and meet the needs of elderly people for suitable housing..</i></p>	<p>HCD3 General Design Principles</p> <p>CF 2 Local Green Spaces</p> <p>CF 3 Key Recreation Spaces and Sports Pitches</p> <p>NEL1 Green Infrastructure</p> <p>NEL2 Habitat and Biodiversity</p> <p>CF 7 Digital Infrastructure, Resilience and Investment</p> <p>CF 8 Mobile Signal Infrastructure</p>
Promoting sustainable transport Supporting high quality communications	<p>⇒ <i>Improve movement around Stoke Climsland Parish, reduce traffic conflict, and improve linkages to services, schools and leisure opportunities</i></p> <p>⇒ <i>To protect and encourage the enhancement of pedestrian links, rural footpaths and bridleways.</i></p>	<p>CF 4 Transport, Highways and Communications</p> <p>CF5 Development Layout, Parking and Links</p> <p>CF 6 Footpaths, and Bridle-Ways.</p> <p>CF 7 Digital Infrastructure, Resilience and Investment</p> <p>CF 8 Mobile Signal Infrastructure</p>
Making effective use of land	<p>⇒ <i>All objectives support this aim.</i></p>	<p>H1 Infill, Rounding-Off and Brownfield Land Development,</p> <p>H5 Infill Within Hamlets and Small Groups of Dwellings,</p>

		<p>EE1 New Commercial Space and Business Expansions,</p> <p>EE2 Rural Business Diversification,</p> <p>EE4 Working from Home and Home-Based Businesses,</p>
Achieving well-designed places	<p>⇒ <i>Improve the quality of design of all development and change within the plan area.</i></p>	<p>CF5 Development Layout, Parking and Links</p> <p>HCD1 The world Heritage Site</p> <p>HCD2 Heritage, Cornish Distinctiveness and Design</p> <p>HCD3 General Design Principles</p> <p>NEL2 Habitat and Biodiversity</p> <p>NEL3 Trees, Cornish Hedges and Hedgerows</p> <p>H2 Open Areas of Local Significance</p> <p>CF 2 Local Green Spaces</p> <p>CC6 Transition from Oil and Gas Heating</p> <p>CC7 Window Replacement</p>
Protecting Green Belt land	Not appropriate for Stoke Climsland Parish	None
Meeting the challenge of climate change, flooding and coastal change	<p>⇒ <i>Support local actions to tackle the causes and effects of climate change.</i></p> <p>⇒ <i>Encourage the retrofit of existing and new development to incorporate on site provision of renewable energy, low energy and low carbon heat technologies.</i></p> <p>⇒ <i>Encourage new development to incorporate on site provision of renewable energy, low energy and low carbon technologies.</i></p>	<p>CC1 Sustainable Design and Low Carbon Heat</p> <p>CC2 Local Energy Storage</p> <p>CC3 Community Led Renewable Energy</p> <p>CC4 Wind Energy</p> <p>CC5 Ground Mounted Solar PV</p> <p>CC 5A Renewable and Low Carbon Energy Diversification</p> <p>CC 5B: Carbon Sequestration through Agriculture and Land Management</p> <p>CC6 Transition from Oil and Gas Heating</p> <p>CC7 Window Replacement</p> <p>CC8 Sustainable Drainage</p> <p>CC9 Natural Flood Management Solutio</p>
Conserving and enhancing the natural environment	<p>⇒ <i>Reduce the environmental impact of development, protect and increase biodiversity, through sustainable design.</i></p> <p>⇒ <i>Protect and enhance the landscape character and setting for the Parish.</i></p>	<p>NEL1 Green Infrastructure</p> <p>NEL2 Habitat and Biodiversity</p> <p>NEL3 Trees, Cornish Hedges and Hedgerows</p> <p>NEL4 Landscape</p> <p>NEL5 Dark Skies</p> <p>CF 2 Local Green Spaces</p>

Conserving and enhancing the historic environment	⇒ <i>Protect and enhance the architectural and historic character of the area.</i>	HCD1 The world Heritage Site HCD2 Heritage, Cornish Distinctiveness and Design HCD3 General Design Principles CC6 Transition from Oil and Gas Heating CC7 Window Replacement
Facilitating the sustainable use of minerals	Not appropriate to Stoke Climsland Parish	None

24. Figure 3 below outlines the intention of the policies in the Stoke Climsland Parish neighbourhood plan match the purpose to achieve sustainable development as defined in the NPPF.

Figure 3: How The Intentions of the Stoke Climsland Parish Development Plan Policies Help to Achieve Sustainable Development.

Policy	Intention	Sustainable Development Outcomes
<b>CC 1 Sustainable Design and Low Carbon Heat</b>	To encourage high standards of design and sustainable development, including retrofitting of low carbon heating and cooling to existing buildings in line with the Cornwall’s Climate Emergency Plan.	<b>Environmental:</b> Lower carbon emissions, reduced energy and water use, less waste, and more climate-resilient buildings. <b>Social:</b> Healthier, more comfortable homes and workplaces with lower running costs and reduced fuel poverty. <b>Economic:</b> Lower lifetime utility costs and support for low-carbon construction, retrofit and local green investment.
<b>CC 2 Local Energy Storage</b>	To encourage battery storage for renewable energy generation and distribution that is not environmentally harmful.	<b>Environmental:</b> Better use of renewable generation, less wasted electricity, and support for decarbonisation without undue environmental harm. <b>Social:</b> Improved energy resilience and reliability, particularly in a rural parish with variable network strength. <b>Economic:</b> Greater energy security for homes, farms and businesses, helping manage costs and support future investment.
<b>CC 3 Community Led Renewable Energy</b>	To sit alongside Policy RE1 of the CEDPD and support community owned schemes which provide energy directly to domestic homes, business and other buildings in the Parish.	<b>Environmental:</b> More locally supported renewable energy generation and lower greenhouse gas emissions. <b>Social:</b> Greater community participation, local stewardship and shared benefits from energy projects. <b>Economic:</b> More value retained within the parish and potential income or direct energy benefits for community priorities.
<b>CC 4 Wind Energy</b>	To support Policy RE1 of the CEDPD and ensure it covers the safety of highways and public rights of way.	<b>Environmental:</b> Increased renewable electricity generation while limiting harm to landscape, heritage and ecological assets. <b>Social:</b> Cleaner energy supply with safeguards for public rights of way, highway safety and local amenity. <b>Economic:</b> Lower energy costs and stronger viability for farms and rural businesses through appropriately scaled turbines.
<b>CC 5 Ground Mounted Solar Panels</b>	To support Policy RE1 of the CEDPD and ensure it covers the safety of highways and public rights of way and allows for	<b>Environmental:</b> More renewable electricity generation, lower emissions and continued productive agricultural use where appropriate. <b>Social:</b> Cleaner local energy supply with

Policy	Intention	Sustainable Development Outcomes
	continued agricultural use wherever appropriate.	safeguards for residential amenity, rights of way and road safety. <b>Economic:</b> Greater farm and business resilience through diversified income and reduced exposure to energy costs.
<b>CC 5A Renewable and Low Carbon Energy Diversification</b>	To encourage innovation and diversification in renewable and low carbon energy, whilst ensuring that development remains sensitive to the environmental, historic, and landscape qualities that define Stoke Climstand Parish.	<b>Environmental:</b> Broader uptake of low-carbon technologies, reduced emissions and a more resilient energy mix. <b>Social:</b> More practical low-carbon options for households, farms, businesses and community facilities in a rural area. <b>Economic:</b> Encourages innovation, diversification and energy cost savings while supporting rural enterprise.
<b>CC 5B: Carbon Sequestration through Agriculture and Land Management</b>	To support land management and agricultural practices that help tackle climate change by storing carbon in trees, hedgerows, soils, wetlands and other natural systems, while also conserving and enhancing the distinctive natural, historic and landscape character of Stoke Climstand Parish.	<b>Environmental:</b> Increased carbon storage, improved habitats, healthier soils and water management, and stronger climate resilience. <b>Social:</b> Helps maintain an attractive, functioning countryside and supports long-term stewardship of the parish landscape. <b>Economic:</b> Supports land-based businesses through nature-based management approaches that can improve resilience and unlock funding opportunities.
<b>CC 6 Transition from Oil and Gas Heating</b>	To support CEDPD Policy SEC 1 by encouraging transition to low carbon heating.	<b>Environmental:</b> Reduced dependence on fossil fuels, lower carbon emissions and better local air quality. <b>Social:</b> More comfortable homes, improved energy performance and support for sensitive retrofit of traditional buildings. <b>Economic:</b> Lower long-term heating costs, reduced maintenance burden and greater energy security.
<b>CC 7 Window Replacement</b>	To support CEDPD Policy SEC 1 in ways that ensure that local character is preserved.	<b>Environmental:</b> Better energy efficiency where appropriate, with reduced heat loss and less wasteful replacement. <b>Social:</b> Protected local character and heritage value while improving comfort in traditional buildings. <b>Economic:</b> Preserved property value and supported repair-led investment in the historic building stock.
<b>CC 8 Sustainable Drainage</b>	To ensure that sustainable drainage arrangements are utilized wherever possible.	<b>Environmental:</b> Reduced surface water flood risk, cleaner water management, more habitat creation and better use of natural drainage. <b>Social:</b> Safer places, less flood disruption and more attractive, greener development. <b>Economic:</b> Lower long-term flood damage and maintenance costs, with more durable and adaptable site design.
<b>CC 9 Natural Flood Management Solutions</b>	To ensure that natural flood management arrangements are utilised wherever possible.	<b>Environmental:</b> Slower runoff, reduced flood risk, stronger biodiversity and healthier land and water systems. <b>Social:</b> Greater community resilience to heavy rainfall and nuisance flooding on roads, land and near properties. <b>Economic:</b> Reduced flood-related disruption

Policy	Intention	Sustainable Development Outcomes
		and support for land management measures that can attract external funding.
<b>HCD 1: The World Heritage Site</b>	To extend the principles of protection and positive enhancement across the whole of the WHS in the NDP designated area and protect undesignated building and structures within the WHS.	<p><b>Environmental:</b> Protected historic landscape and its wider setting from inappropriate change.</p> <p><b>Social:</b> Conserved globally important heritage resource for community identity, education, access and enjoyment.</p> <p><b>Economic:</b> Strengthened heritage offer that supports tourism, local distinctiveness and long-term place value.</p>
<b>HCD 2: Heritage, Cornish Distinctiveness and Design</b>	To ensure new development harmonises with the existing character and form of Stoke Climsland Parish, drawing inspiration from the local historic context, and seize opportunities to reverse any previous harm to the local character.	<p><b>Environmental:</b> Development better aligned with local character, materials and historic context, reducing cumulative harm.</p> <p><b>Social:</b> Reinforced sense of place, local identity and pride in the parish's distinct built environment.</p> <p><b>Economic:</b> Supported high-quality design and heritage-led placemaking that adds lasting value and attractiveness.</p>
<b>HCD 3 General Design Principles</b>	To ensure that new projects are safe, accessible, visually considerate, and supportive of community needs whilst addressing local concerns and conditions.	<p><b>Environmental:</b> More durable, climate-responsive and context-sensitive development with reduced visual harm.</p> <p><b>Social:</b> Safer, more inclusive and accessible places that support wellbeing, activity and everyday convenience.</p> <p><b>Economic:</b> Better quality design reducing long-term retrofit and management costs and supports more successful development.</p>
<b>NEL 1 Green Infrastructure</b>	Some of the 'green infrastructure network' is protected by landscape, biodiversity, and recreation designations and policies. However, it is essential that other natural assets, which are not so protected, should be recognised and supported, and that the entire system is perceived as a functioning network.	<p><b>Environmental:</b> Stronger habitat connectivity, biodiversity recovery and climate resilience across the parish network.</p> <p><b>Social:</b> Better access to green spaces and routes that support recreation, health and quality of life.</p> <p><b>Economic:</b> Maintained environmental assets that underpin local attractiveness, tourism and long-term resilience.</p>
<b>NEL 2 Habitat and Biodiversity</b>	To protect existing habitat and biodiversity by ensuring that new development is located on sites where it will have the least impact on biodiversity, safeguard Cornwall Biodiversity Action Plan Priority Habitats, and require biodiversity gain.	<p><b>Environmental:</b> Protected habitats and species and secures measurable biodiversity net gain from development.</p> <p><b>Social:</b> Healthier natural environment for residents' enjoyment, education and wellbeing.</p> <p><b>Economic:</b> Reduced environmental degradation and development directed toward more sustainable, lower-impact sites.</p>
<b>NEL 3 Trees, Cornish Hedges and Hedgerows</b>	To protect existing trees and supports the approach set out in the Cornwall Design Guide, which stresses the importance of retaining trees as part of good design and suggests that existing trees need to be carefully designed into the development.	<p><b>Environmental:</b> Protected key landscape features, habitats, canopy cover and climate resilience.</p> <p><b>Social:</b> Maintained enclosed rural character valued by the community and improves local amenity.</p> <p><b>Economic:</b> Long-term loss of natural assets avoided and high-quality landscaping that strengthens place value supported.</p>
<b>NEL 4 Landscape</b>	To ensure that all development proposals within Stoke Climsland Parish respect and safeguard the setting of the Cornwall	<b>Environmental:</b> Valued landscapes, important views and the settings of nationally and internationally significant designations

Policy	Intention	Sustainable Development Outcomes
	National Landscape (AONB) and the Cornwall and West Devon Mining Landscape World Heritage Site, and that proposals outside these areas draw design inspiration from local sources so that they sit comfortably within the existing landscape and topography in both character and form.	protected. <b>Social:</b> Rural character, tranquillity and the visual identity of the parish for residents and visitors maintained. <b>Economic:</b> Landscape quality that underpins tourism, local distinctiveness and property attractiveness safeguarded.
<b>NEL 5 Dark Skies</b>	To encourage design that will help to secure the tranquility and dark skies quality of the landscape for current and future generations.	<b>Environmental:</b> Reduced light pollution, energy waste and disturbance to wildlife and dark landscapes. <b>Social:</b> Protected tranquillity, night-time amenity and opportunities for stargazing and enjoyment of the rural environment. <b>Economic:</b> Efficient lighting design and helps conserve an environmental quality that supports visitor appeal.
<b>CF 1 Protection and Enhancement of Community Facilities</b>	To ensure that existing facilities are retained and enhanced to support the existing community and meet the needs of the community in the future.	<b>Environmental:</b> Local access to services, helping reduce the need to travel. <b>Social:</b> Valued community facilities that support cohesion, inclusion and everyday wellbeing retained and improved. <b>Economic:</b> Improved viability of local services, spending and activity within the parish.
<b>CF 2 Local Green Spaces</b>	To identify and protect the key green spaces that are of local significance in the Parish.	<b>Environmental:</b> Small but important green areas protected along with habitats and undeveloped breaks within settlements. <b>Social:</b> Safeguarded spaces valued for beauty, tranquillity, recreation, remembrance and local character. <b>Economic:</b> Environmental quality and attractiveness of the parish, supporting long-term place value, maintained.
<b>CF 3 Key Recreation Spaces and Sports Pitches</b>	To help to secure recreation and open space facilities for current and future residents and help to preserve their roles, identify the provision standards for the levels and types of facilities required in the future and help prioritise and manage public and private sector investment into new and existing provision.	<b>Environmental:</b> Protected open land and recreation areas from loss, with scope for greener and better-managed provision. <b>Social:</b> Sport, play, social interaction and healthy activity for all age groups, including older residents. <b>Economic:</b> Investment directed into facilities that sustain community use and long-term recreational value.
<b>CF 4 Transport and Highways</b>	To assist in delivering the Cornwall Transport Plan to 2030 and the South West Rural Mobility Strategy in ways that suit local conditions in parish of Stoke Climsland and sit alongside and work with CEDPD Policy T1.	<b>Environmental:</b> Active travel and public transport use encouraged, helping reduce car dependence and emissions where possible. <b>Social:</b> Safer, more inclusive movement around the parish, with better access to services and consideration of vulnerable users. <b>Economic:</b> Better connectivity supporting access to jobs, services and schools while helping manage transport impacts of development.
<b>CF5 Development Layout, Parking and Links</b>	To encourage sustainable forms of travel and integrate new residential developments into the connectivity network in the Parish without aggravating existing issues, whilst rectifying problems wherever reasonable.	<b>Environmental:</b> Walking, cycling and low-emission vehicle infrastructure within new development. <b>Social:</b> Improved accessibility, safety and ease of movement, including least restrictive access principles.

Policy	Intention	Sustainable Development Outcomes
		<b>Economic:</b> Better planned layouts and parking reduce conflict, congestion and later retrofit costs.
<b>CF 6 Footpaths, and Bridle-Ways</b>	To ensure that footpaths and bridleways are retained and not made less convenient or comfortable for users as a result of development.	<b>Environmental:</b> Protected green corridors and route design that works with landscape and wildlife encouraged. <b>Social:</b> Convenient, pleasant and accessible routes for walking, cycling and riding, supporting health and leisure. <b>Economic:</b> Tourism and everyday connectivity while avoiding the loss of valuable route infrastructure.
<b>CF 7 Digital Infrastructure, Resilience and Investment</b>	To enhance communication links, reducing needs to travel and associated environmental issues, preventing digital disadvantage and ensuring that communities in rural areas can access emergency support when required.	<b>Environmental:</b> Better digital connectivity can reduce the need to travel and associated emissions. <b>Social:</b> Reduced digital disadvantage and improved resilience, safety and access to services in emergencies. <b>Economic:</b> Increased home working, business productivity and future investment in a modern rural economy.
<b>CF8 Mobile Signal Infrastructure</b>	To enhance communication links, reducing needs to travel and associated environmental issues, whilst avoiding harm to the landscape and village character.	<b>Environmental:</b> Improved communications infrastructure while limiting harm to landscape character and views. <b>Social:</b> Better mobile coverage supports safety, connectivity and everyday access to information and services. <b>Economic:</b> Strengthened conditions for business activity, home working and digital inclusion across the parish.
<b>H1 Infill, Rounding-Off and Brownfield Land Development</b>	To ensure that any new housing development occurs at the most sustainable locations in a form which is appropriate to the settlement scale, facilities, and environment.	<b>Environmental:</b> Growth directed to the most sustainable and least harmful village locations, limiting unnecessary countryside impact. <b>Social:</b> Delivery of new homes in places better connected to facilities and community life. <b>Economic:</b> More efficient use of land and infrastructure while supporting settlement vitality.
<b>H2 Open Areas of Local Significance</b>	To identify landscape important to the setting of settlements and ensure that any development that does take place preserves the openness and landscape character that makes them important.	<b>Environmental:</b> Protected open land that contributes to settlement setting, biodiversity corridors and landscape character. <b>Social:</b> Preserved visual separation, local identity, attractive views and access to nearby countryside. <b>Economic:</b> Environmental quality and setting that support settlement attractiveness and place value safeguarded.
<b>H3 Housing Mix</b>	To help ensure that any new build development responds in terms of its size and layout to local needs in the parish, irrespective of whether	<b>Environmental:</b> Better matched, more efficient housing that can reduce under-occupation and support adaptable living. <b>Social:</b> Broader mix of homes for younger people, families, older residents and those with accessibility needs. <b>Economic:</b> Local affordability pressures addressed and a more balanced, resilient housing market.

Policy	Intention	Sustainable Development Outcomes
<b>H4 Rural Exception Affordable Housing Sites</b>	To help meet local housing need.	<p><b>Environmental:</b> More affordable housing in carefully controlled locations with safeguards for landscape and settlement character.</p> <p><b>Social:</b> Increased supply of affordable homes for people with local connections, including self-build options.</p> <p><b>Economic:</b> More local housing need met in perpetuity and supports a more sustainable local workforce and community.</p>
<b>H5 Infill Within Hamlets and Small Groups of Dwellings</b>	To ensure that residential development in the countryside and in hamlets and groups of dwellings is sustainable and of a scale and form suitable for their location.	<p><b>Environmental:</b> Countryside harm limited by restricting development to very small-scale infill in suitable rural groups.</p> <p><b>Social:</b> Modest housing opportunities without increasing isolation or undermining rural character.</p> <p><b>Economic:</b> Proportionate rural development while avoiding unsustainable infrastructure and transport pressures.</p>
<b>EE1 New Commercial Space and Business Expansions</b>	To ensure that new or expanding business developments are environmentally appropriate and support sustainable business activity. To support extensions to existing businesses where relocation is impractical and promote community projects that provide critical services.	<p><b>Environmental:</b> Well-designed business growth with controls on traffic, emissions and environmental impact.</p> <p><b>Social:</b> Increased local job opportunities and can reduce the need to commute long distances.</p> <p><b>Economic:</b> Adaptable commercial space, business expansion and stronger local service provision.</p>
<b>EE2 Rural Business Diversification</b>	To ensure that sustainable initiatives which allow farmers to diversify can be supported through the planning system without having an adverse effect on the local community and environment.	<p><b>Environmental:</b> Diversification that works with landscape, biodiversity and the carrying capacity of rural infrastructure.</p> <p><b>Social:</b> Sustained farming communities and the stewardship of local environmental and heritage assets.</p> <p><b>Economic:</b> Broadened farm income streams, improved resilience and rural enterprise.</p>
<b>EE3 Rural Tourism Development</b>	To support tourism development that makes best use of the area's assets whilst providing care for them and maximising accessibility for residents whilst offering protection to the special landscape and heritage character of the area.	<p><b>Environmental:</b> Tourism that protects landscape, heritage and biodiversity and encourages low-impact travel and operation.</p> <p><b>Social:</b> Improved access to attractions and facilities for residents and visitors, including more inclusive provision.</p> <p><b>Economic:</b> Strengthened tourism economy, extended visitor spending and local businesses better linked to place quality.</p>
<b>EE4 Working from Home [WHF] and Home Based Businesses</b>	To provide a criteria-based approach to impact assessment of planning applications, when they are required for working from home activity, to support a balanced consideration of the impacts that might occur in different situations.	<p><b>Environmental:</b> Reduced commuting demand and more efficient use of existing buildings and small-scale ancillary structures.</p> <p><b>Social:</b> Improved flexibility, independence and local work opportunities, including for those with limited mobility.</p> <p><b>Economic:</b> Entrepreneurship, home-based enterprise and a more resilient local economy.</p>

## General Conformity with the Strategic Policies Contained in the Development Plan

25. The Stoke Climsland Parish neighbourhood plan must show that it is in general conformity with the development plan for the local authority area concerned. The development plan currently in force in Cornwall comprises three local plan documents, prepared by Cornwall Council:

1. Cornwall Local Plan (2016)
2. Site Allocations DPD (2019)
3. Climate Emergency DPD (2023)

26. The Government's Planning Practice Guidance states:

*Strategic policies will be different in each local planning authority area. When reaching a view on whether a policy is a strategic policy the following are useful considerations:*

- *whether the policy sets out an overarching direction or objective*
- *whether the policy seeks to shape the broad characteristics of development*
- *the scale at which the policy is intended to operate*
- *whether the policy sets a framework for decisions on how competing priorities should be balanced*
- *whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan*
- *in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan*
- *whether the Local Plan identifies the policy as being strategic*

27. In Cornwall, all the policies in the Cornwall Local Plan and the Climate Emergency DPD are considered to be strategic policies.

28. We have assessed compatibility of the Stoke Climsland Parish neighbourhood policies against all policies that are relevant to Stoke Climsland Parish.

29. Figure 4 below demonstrates how the policies in the Stoke Climsland NDP relate to and are in general conformity with Development Plan strategic policies.

Figure 4: How Stoke Climsland Parish Neighbourhood Development Plan Policies are in General Conformity with the Development Plan

Local Plan strategic policy	Stoke Climsland Parish NDP policy	Comment / conformity summary
<b>Cornwall Local Plan</b>		
<b>Policy 1 Sustainable Development</b>	All Stoke Climsland Parish NDP policies	The Local Plan sets the overarching approach to sustainable development. The Neighbourhood Plan adds local details and evidence to support sustainable outcomes in the Parish.
<b>Policy 2 – Spatial Strategy</b>	H1 Infill, Rounding-Off and Brownfield Land Development, H4 Rural Exception Affordable Housing Sites, H5 Infill Within Hamlets and Small Groups of Dwellings, EE1 New Commercial Space and Business Expansions, EE2 Rural Business Diversification, EE3 Rural Tourism Development, EE4 Working from Home and Home-Based Businesses	The Neighbourhood Plan follows the Local Plan spatial strategy by directing most new housing and business development to the parish's most sustainable settlements, whilst applying stricter controls in the open countryside and smaller hamlets in accordance with NPPF and the Local Plan. It adds locally specific criteria on location, scale and form without undermining the strategic pattern of development set by the Local Plan.
<b>Policy 2a – Key Targets</b>	All Stoke Climsland Parish NDP policies	The Neighbourhood Plan does not set alternative strategic growth targets. It estimates local housing needs and sets a

Local Plan strategic policy	Stoke Climsland Parish NDP policy	Comment / conformity summary
		minimum expectation as to the number of dwellings that are required and provides locally specific criteria to help manage and shape development that comes forward within the wider Local Plan framework. The Plan supports delivery of strategic growth without conflicting with Local Plan targets or priorities.
<b>Policy 3 – Role and Function of Places</b>	H1 Infill, Rounding-Off and Brownfield Land Development, H3 Housing Mix, H4 Rural Exception Affordable Housing Sites, H5 Infill Within Hamlets and Small Groups of Dwellings, EE1 New Commercial Space and Business Expansions, EE2 Rural Business Diversification, EE3 Rural Tourism Development, EE4 Working from Home and Home-Based Businesses, CF1 to CF8	The Local Plan expects neighbourhood plans to add locally specific policy detail. The NDP supports the role and function of Stoke Climsland Parish’s settlements as locations for sustainable development through NDP Policy H1 ‘Infill, Rounding-Off and Brownfield Land Development’ manages housing development by supporting appropriate infill, rounding-off, brownfield opportunities, and rural exception housing as these are considered to be the most appropriate form of development that is commensurate with the scale, form and availability of local services. Other NDP policies on housing location and type, employment, tourism, community facilities, recreation, movement and digital connectivity also contribute, reflecting the local settlement pattern, services and economic activity in a way that is consistent with the Local Plan.
<b>Policy 4 – Shopping, Services and Community Facilities</b>	CF1 Protection and Enhancement of Community Facilities, CF2 Local Green Spaces, CF3 Key Recreation Spaces and Sports Pitches	These policies protect valued community facilities, local green spaces and recreation areas, and support their retention and enhancement where appropriate. The Neighbourhood Plan therefore supports the continued provision of local services and social infrastructure in a manner proportionate to the parish’s settlements.
<b>Policy 5 – Business and Tourism</b>	EE1 New Commercial Space and Business Expansions, EE2 Rural Business Diversification, EE3 Rural Tourism Development, EE4 Working from Home and Home-Based Businesses, CF7 Digital Infrastructure, Resilience and Investment, CF8 Mobile Signal Infrastructure	These policies safeguard and support rural employment, farm diversification, appropriate tourism development, home-based enterprise and improved digital connectivity. The Neighbourhood Plan supports rural economic resilience and sustainable business growth in general conformity with the Local Plan.
<b>Policy 6 – Housing Mix</b>	H3 Housing Mix	H3 seeks an appropriate mix of dwelling sizes, types and tenures aligned with evidenced local needs in the parish. The Neighbourhood Plan therefore supports the Local Plan objective of creating mixed and balanced communities through a locally responsive housing mix policy.
<b>Policy 7 – Housing in the Countryside</b>	H1 Infill, Rounding-Off and Brownfield Land Development, H4 Rural Exception Affordable Housing Sites, H5 Infill Within Hamlets and Small Groups of Dwellings	NDP Policy H1 ‘Infill, Rounding-Off and Brownfield Land Development’ manages housing development both at and outside the Parish’s settlements by supporting justified countryside cases that respect local character. Whilst other housing policies supplement the Local Plan’s restrictive approach to general housing in the countryside, by supporting justified exceptions and providing criteria for rural infill away from main settlements.
<b>Policy 8 – Affordable Housing</b>	H3 Housing Mix, H4 Rural Exception Affordable Housing Sites	The Plan does not restate the Local Plan’s strategic affordable housing thresholds or delivery mechanisms, but it supports affordable housing provision through locally responsive housing mix and rural exception site policies aimed at meeting identified local needs. It therefore complements, rather than duplicates, the Local Plan affordable housing framework.
<b>Policy 9 – Rural Exception Sites</b>	H4 Rural Exception Affordable Housing Sites	H4 supports affordable housing-led rural exception proposals where they are well related to settlement form, suitable in scale and design, and secured to meet local needs. The Neighbourhood Plan is therefore in direct general conformity with the Local Plan’s support for rural exception housing.

Local Plan strategic policy	Stoke Climsland Parish NDP policy	Comment / conformity summary
<b>Policy 12 – Design</b>	HCD1 The World Heritage Site, HCD2 Heritage, Cornish Distinctiveness and Design, HCD3 General Design Principles, NEL4 Landscape, NEL5 Dark Skies, CC7 Window Replacement	These policies add parish-specific design principles, landscape and heritage context, protection for dark skies, and guidance on local distinctiveness and traditional building character. The Neighbourhood Plan provides locally distinctive design detail that complements the strategic design requirements of the Local Plan.
<b>Policy 16 – Health and Wellbeing</b>	CF1 Protection and Enhancement of Community Facilities, CF2 Local Green Spaces, CF3 Key Recreation Spaces and Sports Pitches, CF4 Transport and Highways, CF5 Development Layout, Parking and Links, CF6 Footpaths and Bridle-Ways	These policies protect and improve community facilities, open space, recreation opportunities, active travel links and safer local movement. The Neighbourhood Plan supports healthier lifestyles, access to recreation and wider community wellbeing in general conformity with the Local Plan.
<b>Policy 21 – Best use of land and buildings</b>	H1 Infill, Rounding-Off and Brownfield Land Development, H5 Infill Within Hamlets and Small Groups of Dwellings, EE1 New Commercial Space and Business Expansions, EE2 Rural Business Diversification, EE4 Working from Home and Home-Based Businesses, CC7 Window Replacement	These policies encourage development in sustainable locations, support the reuse and adaptation of land and buildings, enable home-based working, and allow appropriate business expansion where impacts are acceptable. The Neighbourhood Plan supports efficient and flexible use of land and buildings in a way that reflects local circumstances and accords with the Local Plan.
<b>Policy 22 – European Protected Sites</b>	No specific Stoke Climsland Parish NDP policy, but reference in H1 Infill, Rounding-Off and Brownfield Land Development, H3 Housing Mix, and H4 Rural Exception Affordable Housing Sites.	European site requirements are addressed through the Local Plan framework, Habitats Regulations Assessment and statutory assessment processes. The Neighbourhood Plan does not add a separate policy in this area, and does not undermine the Local Plan approach. In accordance with the HRA Appropriate Assessment advice, policies H1, H3 and H4 refer to CLP Policy 22.
<b>Policy 23 – Natural Environment</b>	NEL1 Green Infrastructure, NEL2 Habitat and Biodiversity, NEL3 Trees, Cornish Hedges and Hedgerows, NEL4 Landscape, NEL5 Dark Skies, CC5B Carbon Sequestration through Agriculture and Land Management, CC8 Sustainable Drainage, CC9 Natural Flood Management Solutions	These policies protect landscape character, biodiversity, green infrastructure, trees, Cornish hedges, hedgerows and dark skies, and support ecological improvement and land management measures that strengthen environmental resilience. The Neighbourhood Plan adds locally specific natural environment protections and enhancement measures consistent with the Local Plan.
<b>Policy 24 – Historic Environment</b>	HCD1 The World Heritage Site, HCD2 Heritage, Cornish Distinctiveness and Design, CC7 Window Replacement	These policies protect local historic character, heritage assets and their settings, including the Cornwall and West Devon Mining Landscape World Heritage Site, and require development to respond positively to Stoke Climsland’s Cornish distinctiveness. The Neighbourhood Plan therefore adds parish-level heritage detail in general conformity with the Local Plan historic environment strategy.
<b>Policy 25 – Green Infrastructure</b>	NEL1 Green Infrastructure, CF2 Local Green Spaces, CF3 Key Recreation Spaces and Sports Pitches, CF4 Transport and Highways, CF5 Development Layout, Parking and Links, CF6 Footpaths and Bridle-Ways	These policies recognise and protect the parish green infrastructure network, valued open spaces, recreation assets and connected walking and riding routes. The Neighbourhood Plan strengthens the local green infrastructure network for people and nature, complementing the Local Plan.
<b>Policy 26 – Flood Risk Management and Coastal Change</b>	CC8 Sustainable Drainage, CC9 Natural Flood Management Solutions	These policies support sustainable drainage and natural flood management measures to improve resilience to surface water, runoff and local flooding. The Neighbourhood Plan complements the Local Plan’s flood risk management approach with locally specific measures suited to this inland rural parish.

Local Plan strategic policy	Stoke Climsland Parish NDP policy	Comment / conformity summary
<b>Policy 27 – Transport and Accessibility</b>	CF4 Transport and Highways, CF5 Development Layout, Parking and Links, CF6 Footpaths and Bridle-Ways, CF7 Digital Infrastructure, Resilience and Investment, CF8 Mobile Signal Infrastructure	These policies support safer movement, better walking, cycling and equestrian connectivity, improved rights of way, and better digital and communications infrastructure to reduce disadvantage in a rural area. The Neighbourhood Plan supports more sustainable and accessible movement and connectivity patterns in general conformity with the Local Plan.
<b>Policy 28 – Infrastructure</b>	CC1 Sustainable Design and Low Carbon Heat, CC8 Sustainable Drainage, CF4 Transport and Highways, CF7 Digital Infrastructure, Resilience and Investment, CF8 Mobile Signal Infrastructure	The NDP reinforces the need for infrastructure and mitigation alongside development, including sustainable design measures, drainage, transport and digital connectivity. The Neighbourhood Plan complements the Local Plan by linking development to the timely provision and improvement of essential infrastructure.
<b>Policies not generally included in neighbourhood plans</b>	<b>No specific Stoke Climsland Parish NDP policy</b>	<b>The policies below are strategic or otherwise not generally addressed through neighbourhood plans.</b>
<b>Policy 10 - Viability</b>	No specific NDP policies apply	This is a strategic, county-level or otherwise non-neighbourhood planning matter and is not addressed by a specific Stoke Climsland NDP policy. It is not applicable to the Neighbourhood Plan as a separate local conformity matter.
<b>Policy 11 – Gypsies and Travellers</b>	No specific NDP policies apply	This is a strategic, county-level or otherwise non-neighbourhood planning matter and is not addressed by a specific Stoke Climsland NDP policy. It is not applicable to the Neighbourhood Plan as a separate local conformity matter.
<b>Policy 13 – Development Standards</b>	No specific NDP policies apply	This is a strategic, county-level or otherwise non-neighbourhood planning matter and is not addressed by a specific Stoke Climsland NDP policy. It is not applicable to the Neighbourhood Plan as a separate local conformity matter.
<b>Policy 14 – Renewable and low carbon energy (superseded by the Climate Emergency DPD)</b>	No specific NDP policies apply	No separate conformity entry is generally required here because strategic renewable and low carbon energy matters are now addressed principally through the Cornwall Climate Emergency DPD. In Stoke Climsland, the Neighbourhood Plan supports that framework through locally specific renewable energy and low carbon transition policies.
<b>Policy 15 – Safeguarding renewable energy</b>	No specific NDP policies apply	No separate conformity entry is generally required here because safeguarding and delivery of renewable energy development are now addressed principally through the Cornwall Climate Emergency DPD. In Stoke Climsland, the Neighbourhood Plan complements that framework through locally specific renewable energy policies.
<b>Policy 17 - Minerals</b>	No specific NDP policies apply	This is a strategic, county-level or otherwise non-neighbourhood planning matter and is not addressed by a specific Stoke Climsland NDP policy. It is not applicable to the Neighbourhood Plan as a separate local conformity matter.
<b>Policy 18 – Minerals Safeguarding</b>	No specific NDP policies apply	This is a strategic, county-level or otherwise non-neighbourhood planning matter and is not addressed by a specific Stoke Climsland NDP policy. It is not applicable to the Neighbourhood Plan as a separate local conformity matter.
<b>Policy 19 – Strategic Waste management principles</b>	No specific NDP policies apply	This is a strategic, county-level or otherwise non-neighbourhood planning matter and is not addressed by a specific Stoke Climsland NDP policy. It is not applicable to the Neighbourhood Plan as a separate local conformity matter.

Local Plan strategic policy	Stoke Climsland Parish NDP policy	Comment / conformity summary
<b>Policy 20 – Management of waste management facilities</b>	No specific NDP policies apply	This is a strategic, county-level or otherwise non-neighbourhood planning matter and is not addressed by a specific Stoke Climsland NDP policy. It is not applicable to the Neighbourhood Plan as a separate local conformity matter.

Local Plan Strategic Policy	Stoke Climsland Parish NDP policy	Comment/Conformity Summary
<b>Site Allocations DPD (SADPD)</b>		
None	None	Not applicable
<b>Cornwall Climate Emergency DPD</b>		
Policy C1 – Climate Change Principles	CC1 to CC9, NEL1 to NEL5, CF4 to CF7, H1, H2, EE2 to EE4	CEDPD Policy C1 sets the overarching climate change principles. The Stoke Climsland NDP gives local effect to these through policies on sustainable design, low carbon heat, renewable and community energy, carbon sequestration through land management, sustainable drainage, natural flood management, green infrastructure, biodiversity, dark skies, and measures that reduce the need to travel.
Policy G1 – Green Infrastructure Design and Maintenance	NEL1 Green Infrastructure, CF2 Local Green Spaces, CF3 Key Recreation Spaces and Sports Pitches, CF6 Footpaths and Bridle-Ways, CC8 Sustainable Drainage	CEDPD Policy G1 expects green infrastructure to be central to scheme design and long term function. The Stoke Climsland NDP supports a green infrastructure led approach through protection of the parish network, linked open spaces and rights of way, recreation assets, and the integration of drainage and landscape measures that benefit both people and nature.
Policy G2 – Biodiversity Net Gain	NEL2 Habitat and Biodiversity, NEL1 Green Infrastructure	CEDPD Policy G2 requires measurable biodiversity net gain. The Stoke Climsland NDP contains a specific biodiversity policy supporting measurable gain, onsite delivery where practicable, and management and maintenance of habitat improvements, consistent with the DPD approach.
Policy G3 – Canopy	NEL3 Trees, Cornish Hedges and Hedgerows, NEL1 Green Infrastructure, HCD3 General Design Principles	CEDPD Policy G3 seeks increased tree canopy and stronger green structure. The Stoke Climsland NDP supports this through protection and reinforcement of trees, Cornish hedges and hedgerows, and through design expectations that strengthen landscaping, green structure and local character.
Policy G4 – Local Nature Recovery Network	NEL1 Green Infrastructure, NEL2 Habitat and Biodiversity, NEL3 Trees, Cornish Hedges and Hedgerows, NEL4 Landscape	CEDPD Policy G4 seeks to maintain and enhance ecological connectivity and local nature recovery. The Stoke Climsland NDP supports this through habitat protection and enhancement, green infrastructure links, landscape led planning, and measures that help proposals respond positively to wider nature recovery priorities.
Policy AG1 – Rural Development and Diversification	EE2 Rural Business Diversification, EE3 Rural Tourism Development, EE1 New Commercial Space and Business Expansions, CC5A Renewable and Low Carbon Energy Diversification, CC5B Carbon Sequestration through Agriculture and Land Management	CEDPD Policy AG1 supports rural development and diversification compatible with climate and environmental objectives. The Stoke Climsland NDP supports appropriate business diversification, tourism, farm based low carbon transition and land management measures, while applying safeguards for landscape, biodiversity, heritage, amenity and infrastructure.
Policy AL1 – Regenerative, Low Impact Development	Policy H1 H1 Infill, Rounding-Off and Brownfield Land Development	CEDPD Policy AL1 relates to regenerative, low impact development as a distinct exception-based policy. The

Local Plan Strategic Policy	Stoke Climsland Parish NDP policy	Comment/Conformity Summary
		Stoke Climsland NDP does not include a direct equivalent but supports AL1 in its Policy H1 which recognises AL1 as an exception to the usual restraint in the countryside. Any such proposal would also be considered against the Plan's design, environmental, heritage, landscape, access and countryside housing policies, so the NDP does not conflict with the DPD.
Policy TC1 – Town Centre Development Principles Policy TC2 – Place Shaping Vision and Priorities, including Town and Town Centre Renewal Priorities Policy TC3 – Diversification of Uses in Town Centres Policy TC4 – Density of Development in Town Centres	No specific Stoke Climsland Parish NDP policy	CEDPD Policies TC1 to TC4 concern the role, renewal and intensification of town centres. Stoke Climsland is a rural parish and does not contain a town centre, so no direct equivalent neighbourhood plan policy is required. The absence of a town centre chapter does not undermine the DPD.
Policy TC5 – Rural Service Development	CF1 Protection and Enhancement of Community Facilities, EE1 New Commercial Space and Business Expansions, EE2 Rural Business Diversification, EE4 Working from Home and Home-Based Businesses, CF7 Digital Infrastructure, Resilience and Investment	CEDPD Policy TC5 supports rural service development, local employment opportunities and measures that reduce the need to travel. The Stoke Climsland NDP safeguards community facilities, supports small scale employment uses, home working and digital infrastructure, and helps sustain day to day services within the parish.
Policy T1 – Sustainable Transport	CF4 Transport, Highways and Communications, CF5 Development Layout, Parking and Links, CF6 Footpaths and Bridle-Ways, CF7 Digital Infrastructure, Resilience and Investment, H1 Infill, Rounding-Off and Brownfield Land Development	CEDPD Policy T1 seeks development patterns that minimise the need to travel and support more sustainable transport choices. The Stoke Climsland NDP directs development to the more sustainable settlements in the parish, supports active travel and improved connectivity, and promotes digital infrastructure that can reduce travel demand.
Policy T2 – Parking	CF5 Development Layout, Parking and Links, HCD3 General Design Principles	CEDPD Policy T2 sets expectations for parking, layout and integrated design. The Stoke Climsland NDP requires parking, access and movement to be considered as part of good design, reflecting local highway conditions, safety and the character of the area.
Policy T3 – Safeguarding of transport infrastructure sites and routes	CF4 Transport, Highways and Communications, CF6 Footpaths and Bridle-Ways	CEDPD Policy T3 safeguards transport infrastructure sites and routes. The Stoke Climsland NDP supports protection and enhancement of local transport and access infrastructure, particularly footways, pedestrian links, public rights of way and bridleways, and improved connectivity where deliverable.
Policy RE1 – Renewable and Low Carbon Energy	CC2 Local Energy Storage, CC3 Community Led Renewable Energy, CC4 Wind Energy, CC5 Ground Mounted Solar PV, CC5A Renewable and Low Carbon Energy Diversification, CC5B Carbon Sequestration through Agriculture and Land Management, CC6 Transition from Oil and Gas Heating	CEDPD Policy RE1 supports renewable and low carbon energy subject to detailed criteria. The Stoke Climsland NDP provides parish specific criteria for energy storage, community energy, wind, solar and other small scale low carbon technologies, adding local safeguards for landscape, heritage, amenity, ecology and agricultural use while supporting the transition to a low carbon economy.
Policy RE2 – Safeguarding strategic renewable energy sites	No specific Stoke Climsland Parish NDP policy	CEDPD Policy RE2 safeguards strategic renewable energy sites and broad areas identified in the DPD. The Stoke Climsland NDP does not itself identify or safeguard strategic renewable energy sites. This is not inconsistent, because the safeguarding function is already undertaken strategically through the DPD.
Policy SEC1 – Sustainable Energy and Construction	CC1 Sustainable Design and Low Carbon Heat, CC6 Transition from Oil and Gas Heating, CC7 Window	CEDPD Policy SEC1 sets requirements for sustainable energy and construction, including the energy hierarchy, water efficiency and support for retrofit. Stoke Climsland

Local Plan Strategic Policy	Stoke Climsland Parish NDP policy	Comment/Conformity Summary
	Replacement, HCD2 Heritage, Cornish Distinctiveness and Design, HCD3 General Design Principles	NDP Policy CC1 is expressly intended to support SEC1, and related NDP policies on heating transition, sensitive retrofit, design and heritage help apply those principles locally.
Policy CC1 – Coastal Vulnerability Zone Policy CC2 – Candidate Coastal Change Management Areas	No specific Stoke Climsland Parish NDP policy	CEDPD Policies CC1 and CC2 address coastal vulnerability and candidate coastal change management areas. Stoke Climsland is an inland parish and these coastal policies are not locally applicable. The NDP therefore does not need a direct equivalent policy and does not conflict with the DPD.
Policy CC3 – Reduction of Flood risk Policy CC4 – Sustainable Drainage System Design	CC8 Sustainable Drainage, CC9 Natural Flood Management Solutions, NEL1 Green Infrastructure	CEDPD Policy CC3 seeks to reduce flood risk and Policy CC4 sets expectations for sustainable drainage design. The Stoke Climsland NDP supports both objectives through policies requiring sustainable drainage, encouraging natural flood management solutions, and promoting green infrastructure led approaches to surface water management and climate resilience.

### **Compatibility with EU Obligations**

30. Schedule 2(1) of The Neighbourhood Planning (General) Regulations 2012 (as amended) states that in relation to the examination of Neighbourhood Development Plans the following basic condition is prescribed for paragraph 8(2) of Schedule 4B to the Act – The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
31. European Union Directive 2001/42EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plan or programmes that would have significant environmental effects. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) states that the responsible authority shall carry out, or secure the carrying out of, an environmental assessment, in accordance with Part 3 of these Regulations, (using a specified set of criteria set out in Schedule 1 of the Regulations). The results of this process must be set out in a SEA Screening Statement, which must be made public.
32. Under Regulation 9 of the Regulations, Stoke Climsland Parish Council requested Cornwall Council, as the responsible body, to consider whether an environmental assessment of the emerging Stoke Climsland Parish neighbourhood plan was required. Cornwall Council made this determination following consultation with the statutory consultees. The determination is set out in the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Opinion dated 21<sup>st</sup> July 2025. These are attached as Appendix 3.
33. Under Regulation 15 of the Neighbourhood Planning (General Regulations) 2012 (as amended) these documents are also submitted to Cornwall Council alongside the Stoke Climsland Parish neighbourhood plan.

### **Prescribed Conditions and Prescribed Matters.**

34. Section 38A(12) of the Parish and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act 2011 sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State. Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out one basic condition in addition to those set out in the primary legislation. This is: the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

35. The NDP is entirely within the Zone of Influence of the Plymouth Sound and Estuaries SAC. The SEA screening assessment shows that there is a potential for significant effects on the Plymouth Sound and Estuaries SAC, through recreational disturbance. The HRA Assessment suggests amendments to NDP policies that will help ensure that there will be no significant effects on the features of the SAC. The SEA Screening concludes that, with these policy adjustments and in combination with the Local Plan Policy, there will be no impact on the integrity of the European site. These adjustments have been made to NDP Policies H1, H3 and H4.
36. There are no Special Protection Areas in the parish. However, the Tamar Estuaries Complex is within 10km. No pathways of impact have been identified, and no Likely Significant Effects (LSE) have been identified. No ZOI was drawn for the SPA in the Local Plan HRA.
37. The Stoke Climsland Parish NDP Screening Opinion confirms that the Stoke Climsland Parish NDP is unlikely to have significant effects on European Sites and that SEA and HRA is therefore not required.

### ***Comprehensive Impact Assessment Implications***

38. The Equality Act 2010 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons with a “protected characteristic” and those who do not. The protected characteristics are Age, Disability, Gender Re-assignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion and Belief, Sex, Sexual Orientation and in Cornwall an additional characteristic, Cornish Status.
39. This NDP has been developed to be in general conformity with the Cornwall Local Plan, which was subject to Examination in Public and found to be sound. The Cornwall Local Plan provides for objectively assessed need, to meet the needs of all groups in the community.
40. The Cornwall Local Plan has been subject to Comprehensive Impact Assessment. This concluded that the current and future businesses and residents of, and visitors to, Cornwall will be affected by the land use policies in terms of provision of jobs, homes, infrastructure, access to services and the protection of the environment. The strategic policy objectives to 2030 are to plan for the needs of the whole community now and in the future. In addition, where evidence demonstrates a need, a number of protected characteristic groups are positively planned for with specific provision made for older people and the disabled.
41. In particular the economic strategy, overall housing target and affordable housing targets aim to help ensure appropriate jobs and housing is available to meet local needs. Failing to provide sufficient housing will impact most on disadvantaged groups.
42. An Equalities Impact Assessment has been carried out for the Stoke Climsland Parish NDP. It concludes that that none of the policies in the NDP will have high negative impacts upon groups with protected characteristics, with a few being of low or moderate impact. Most of the policies will make a positive contribution to the needs of those in the community with protected characteristics.
43. The Stoke Climsland Parish NDP provides a strategy for the development of the Neighbourhood area, and a range of policies, which will result in positive benefits for the local community. The key positive impacts are promoting sustainable development, protecting the built and natural environment, providing employment and housing to meet local need and promoting community engagement and involvement in planning. The policies contained within the plan do not disadvantage any minority group or group with protected characteristics.

### **Conclusion**

44. The Stoke Climsland Parish Neighbourhood Development Plan has regard to National Planning Policy and is in general conformity with the strategic policies of the Cornwall Local Plan. This Plan is compatible with EU obligations and promotes sustainable development.

45. It is considered that the Basic Conditions as set out in Schedule 4B to the Parish and County Planning Act 1990 (as amended) have been met. The Plan complies with Paragraph 8(1)(a) of Schedule 4B to the Act and should proceed to Referendum.

## Appendix 1 – Neighbourhood Area Decision

### DECISION OF THE CABINET MEMBER FOR ENVIRONMENT, HERITAGE AND PLANNING

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

**Subject Matter:**

Decision regarding designation of Neighbourhood Plan Area for Stoke Climsland Neighbourhood Plan

**Decision:**

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

**Reason for the Decision:**

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

Stoke Climsland Parish Council is working on the preparation of a Neighbourhood Plan for the Stoke Climsland Parish area. An application for the designation of Neighbourhood Area was made to Cornwall Council ("the Council") and was advertised between 20 March 2014 and 1 May 2014.

No objections were received to the advertisement of the Neighbourhood area and it is, therefore, recommended under Regulation 6 that the Neighbourhood Area designation is confirmed and advertised as required by Regulation 7.

**Alternative options considered:**

None other than contained within the report.

**Conflicts of interest declared:**

None

**Dispensations granted in respect of a conflict of interest:**

N/A

Dated ..... 7.7.14 .....

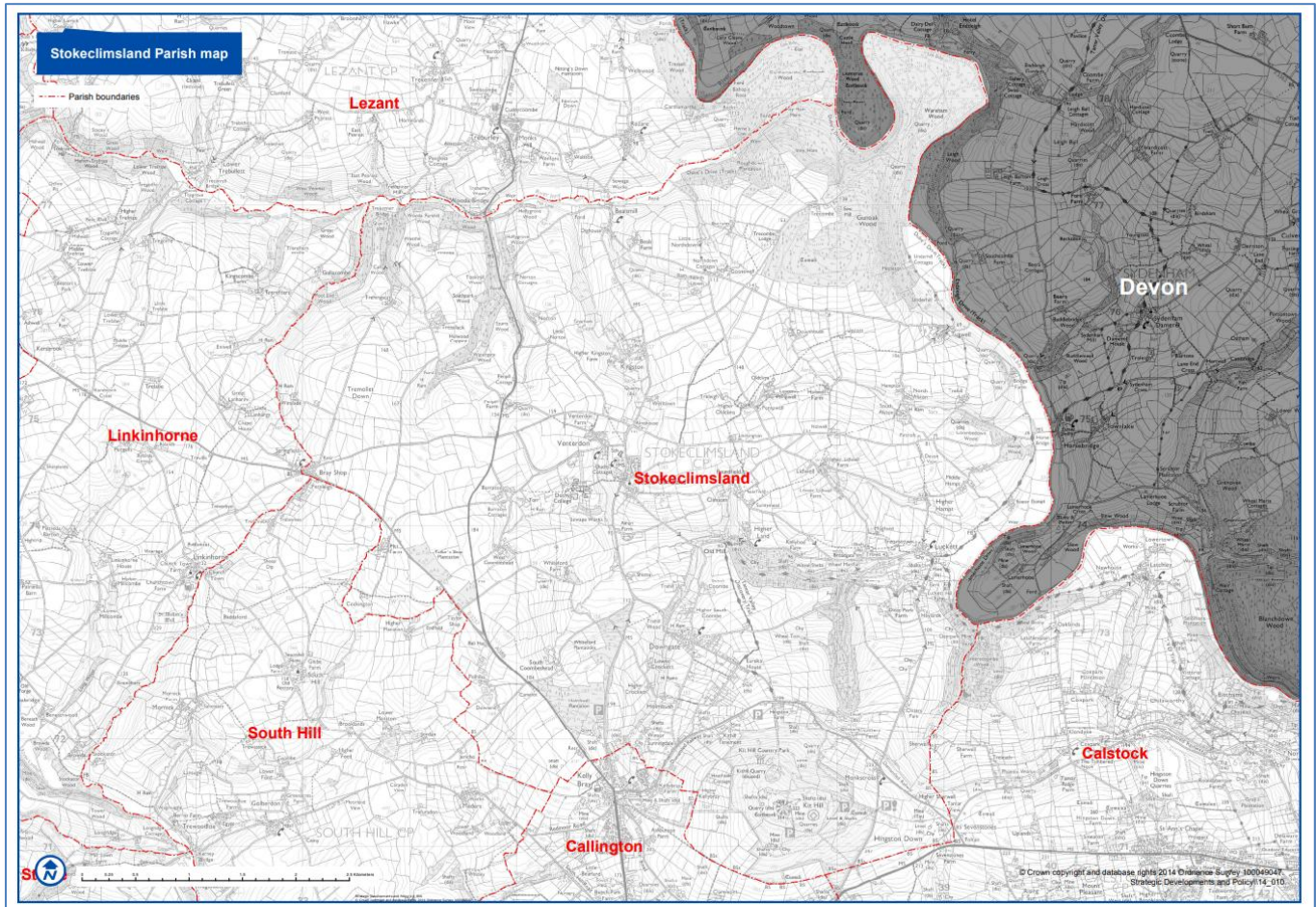
Signed ..... *Edwina Hannaford* .....

Name: Edwina Hannaford  
Cabinet Member for Environment, Heritage And Planning

Implementation Date..... 16/7/14 .....



## Appendix 2 – Designation Map



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

**Appendix 3 – SEA/HRA Screening Opinion**

**Stoke Climsland NDP (June 2025)**

**Strategic Environmental Assessment  
Habitats Regulations Assessment**

**Screening Report**

**July 2025**

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

1. Introduction	3
2. Legislative Background	4
3. Habitats Regulation Assessment	6
4. Strategic Environmental Assessment Screening	10
5. Screening Outcome	25

## Stoke Climsland Neighbourhood Plan

### SEA and HRA Screening Report

#### 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.

#### 2. Legislative Background

## Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

### 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

## **Stoke Climsland Neighbourhood Plan**

### **SEA and HRA Screening Report**

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.

## Stoke Climsland Neighbourhood Plan

### SEA and HRA Screening Report

### 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"> <li>• Atlantic salt meadows</li> <li>• Estuaries</li> <li>• Large shallow inlets and bays</li> <li>• Mudflats and sandflats not covered by seawater at low tide</li> <li>• Reefs</li> <li>• Sandbanks which are slightly covered by sea water all the time.</li> <li>• Allis shad Alosa</li> </ul>	<ul style="list-style-type: none"> <li>• Coastal Squeeze</li> <li>• Inappropriate weirs, dams and other structures</li> <li>• Planning permission – general</li> <li>• Water pollution</li> <li>• Public access</li> <li>• Invasive species</li> <li>• Direct land take</li> <li>• Fisheries: commercial marine and estuarine</li> <li>• Air pollution</li> </ul>	<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"> <li>• Public access</li> </ul> <p>Planning permission - general</p>	Yes	In

## Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

	alosa • Shore dock Rumex rupestris				
Tamar Estuaries Complex SPA	<ul style="list-style-type: none"> <li>• Egretta Garzetta</li> <li>• Recurvirostra avocetta</li> </ul>	<ul style="list-style-type: none"> <li>• Coastal Squeeze</li> <li>• Inappropriate weirs, dams and other structures</li> <li>• Planning permission – general</li> <li>• Water pollution</li> <li>• Public access</li> <li>• Invasive species</li> <li>• Direct land take</li> <li>• Fisheries: commercial marine and estuarine</li> <li>• Air pollution</li> </ul>	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.

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

## **Stoke Climsland Neighbourhood Plan**

### **SEA and HRA Screening Report**

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.

## Stoke Climsland Neighbourhood Plan

### SEA and HRA Screening Report

#### 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

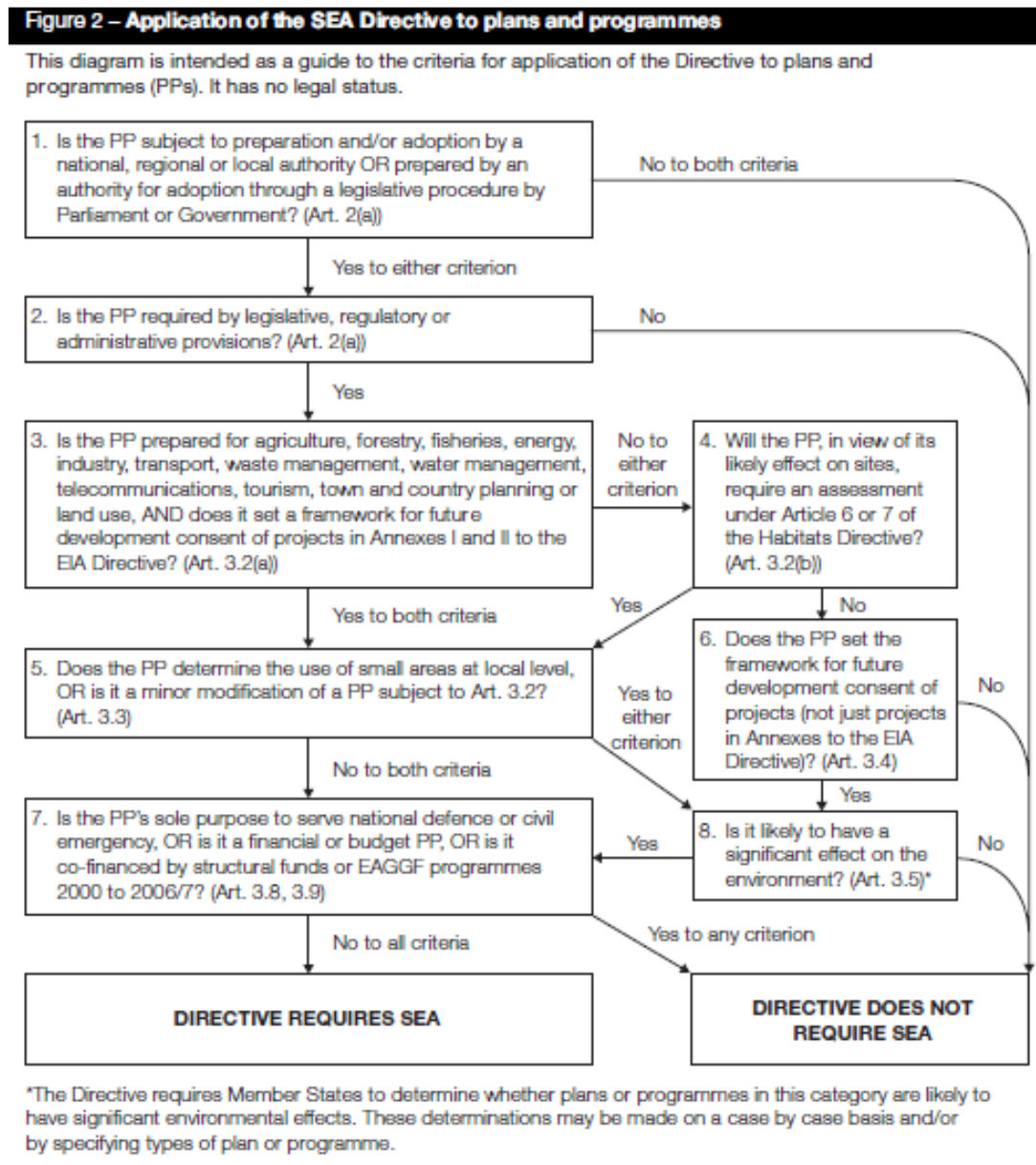
1. The characteristics of plans and programmes, having regard, in particular, to
  - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
  - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
  - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
  - environmental problems relevant to the plan or programme,
  - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
  - the probability, duration, frequency and reversibility of the effects,
  - the cumulative nature of the effects,
  - the transboundary nature of the effects,
  - the risks to human health or the environment (e.g. due to accidents),
  - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
  - the value and vulnerability of the area likely to be affected due to:
    - special natural characteristics or cultural heritage,
    - exceeded environmental quality standards or limit values,
    - intensive land-use,
    - the effects on areas or landscapes which have a recognised national, Community or international protection status.

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

## Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

**Figure 2 SEA screening flowchart**

The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required<sup>1</sup>.



<sup>1</sup> Source: A Practical Guide to the Strategic Environmental Assessment Directive  
Stoke Climsland Parish Neighbourhood Development Plan Basic Conditions Statement [38]

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

<b>Table 4.1 Establishing the Need for SEA</b>		
<b>Stage</b>	<b>Y/N</b>	<b>Reason</b>
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	<b>See Table 4.2</b>

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

<b>Table 4.2 Likely significant effects on the environment</b>	
<b>SEA requirement</b>	<b>Comments</b>
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"> <li>• Within ZOI for Plymouth Sound Estuaries</li> <li>• Greenscombe Wood SSSI</li> <li>• County Wildlife Sites</li> <li>• BAP woodland and coastal and floodplain grazing marsh</li> <li>• Tamar Valley National Landscape</li> <li>• AGLV</li> <li>• WHS</li> <li>• 2 conservation areas</li> <li>• Scheduled monuments</li> <li>• Endsleigh Registered Park and Gardens</li> <li>• Flood zone 3a and 3b</li> <li>• Mineral safeguarding area</li> <li>• Historic Landfill</li> </ul>
5. the relevance of the plan or programme for the implementation of Community legislation on the	N/A

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

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:	

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

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:	<p><i>Please refer to Appendix 1 for the full baseline review</i></p> <p><b>Biodiversity Designations</b></p> <p><u>Special Areas of Conservation (SAC)</u></p>

## Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

<p>-special natural characteristics or cultural heritage,</p> <p>- exceeded environmental quality standards or limit values,</p> <p>- intensive land-use,</p>	<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"> <li>• Plymouth Sound and Estuaries, on the south-west coast of England, has been selected for its extensive areas of sublittoral <b>sandbanks</b>, which consist of a range of sandy sediments within the inlet and on the open coast.</li> <li>• Plymouth Sound and Estuaries is representative of ria <b>estuaries</b> 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.</li> <li>• 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.</li> <li>• Reefs - Plymouth Sound in south-west England has a wide variety of intertidal and subtidal reef biotopes.</li> <li>• The well-developed salinity gradient supports <b>Atlantic salt meadow</b> together with natural transitions to brackish and freshwater communities, including reedbeds supporting the only UK population of triangular club-rush <i>Schoenoplectus triquetter</i>.</li> <li>• One of the chief rocky-shore strongholds for <b>shore dock <i>Rumex rupestris</i></b> on the UK mainland, in 1999 comprising 15 colonies and 42 plants. The site also holds a sizeable area of additional suitable habitat</li> </ul> <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"> <li>• does not allocate land for development</li> <li>• supports development that is small-scale and subject to environmental safeguards</li> <li>• includes policies that protect biodiversity, water quality and landscape character</li> <li>• is within the 'Zone of Influence' (ZOI) for the Plymouth Sound and Estuaries SAC</li> </ul> <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 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</p>
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## Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

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 Greenscombe 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 > 500m<sup>2</sup>, slurry lagoons > 750m<sup>2</sup> & manure stores > 3500 tonnes.
- 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.

## Stoke Climsland Neighbourhood Plan

### SEA and HRA Screening Report

- Discharge: Any discharge of water or liquid waste of more than 20m<sup>3</sup>/day that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream.

The IRZ covering Lockett and Downgate are concerned with the following:

- 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 > 500m<sup>2</sup>, slurry lagoons > 200m<sup>2</sup> & 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 5m<sup>3</sup>/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 1,000m<sup>2</sup> or more.

The type and scale of development likely to come forward under the NDP does not exceed any thresholds.

County Wildlife Sites

## Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

In the northwest of the parish:

- Watergate Wood to Woodabridge
- Call and Westholl woods

In the northeast of the parish:

- Bradford Wood

Towards the south of the parish:

- Deer Park Wood (this partly borders the settlement of Lockett)
- Kit Hill (Close to the settlement of Downgate)

### BAP Habitat

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.

### Biodiversity screening summary

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 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%

## Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

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 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).

## Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

- 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 Lockett.

#### Conservation Area

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

#### Scheduled monuments

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

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

#### Registered Park and Garden

To the NE of the parish there is Endsleigh Registered Park and Gardens.

#### Historic Environment Record

The parish have commissioned a thorough heritage evidence base. This has been reviewed, along with

## Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

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.

### Heritage screening summary

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.

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:

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 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.

## Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

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 Lockett 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 Lockett 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 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).

## Stoke Climsland Neighbourhood Plan SEA and HRA Screening Report

### 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:

- 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.

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

	<p><b>Historic Landfill</b></p> <p>Historic Landfill near Kellyhoe farm, not near any of the settlement boundaries</p> <p><b>Agricultural Land</b></p> <p>Predominantly grade 3, including around the 4 main settlements listed in the plan</p> <p><b>Mineral Safeguarding</b></p> <p>There are mineral safeguarding areas covering the village of Lockett and elsewhere in the parish, including Kit Hill and towards the boundary with Callington.</p>
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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.

**Date:** 31<sup>st</sup> July 2025

Dear Derris

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

As requested I have screened the Stoke Climsland Neighbourhood Development Plan to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA).

As required by the SEA regulations I produced a screening opinion for the Neighbourhood Plan and consulted the statutory bodies, Natural England, Historic England and the Environment Agency. I also asked Natural England to confirm whether or not HRA was required under the HRA directive.

Based on the scale of development proposed, Cornwall Council is of the opinion that the Stoke Climsland Neighbourhood Plan is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.

This view is confirmed by the consultation bodies and I have attached the full screening opinion report for your information. As this is a draft plan, if significant changes or additions are made to your plan I would advise you to have it rescreened.

Yours sincerely,

Gemma Hankins