

Strategic Environmental Assessment for the Hayle Neighbourhood Plan

Environmental Report to accompany the Submission
version of the Neighbourhood Plan

October 2017

Quality information

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Hayle Neighbourhood
Plan Area

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Purpose of Issue

DRAFT

Client

**HAYLE NEIGHBOURHOOD
PLAN STEERING GROUP**

Project Title

**SEA OF THE HAYLE
NEIGHBOURHOOD PLAN**

Drawing Title

HAYLE NEIGHBOURHOOD PLAN

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Non-Technical Summary

What is strategic environmental assessment?

A strategic environmental assessment has been undertaken to inform the Hayle Neighbourhood Plan (HNP). This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to avoid adverse environmental and socio-economic effects through the Neighbourhood Plan, and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

What is the Hayle Neighbourhood Plan?

The Hayle Neighbourhood Plan (HNP) presents a plan for the administrative area of Hayle Town Council for the period to 2030. Prepared to be in conformity with the Cornwall Local Plan, it sets out a vision and a range of policies for the Neighbourhood Plan area. These relate to a range of topics, including, but not limited to, landscape and townscape character, the quality of life of residents, tourism and the protection and enhancement of the environment.

The HNP has been submitted to Cornwall Council; it is currently anticipated that the Neighbourhood Plan will undergo a referendum in early 2018.

Purpose of this Environmental Report

This Environmental Report, which accompanies the current consultation on the HNP, is the third document to be produced as part of the SEA process. The first document was the SEA Scoping Report (February 2017), which includes information about the Neighbourhood Plan area's environment and community. The second was the SEA Environmental Report which accompanied the 'Regulation 14' consultation on the draft plan.

The purpose of the current Submission version of the Environmental Report is to:

- Identify, describe and evaluate the likely significant effects of the HNP and alternatives; and
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the HNP and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current and future state of the environment and key sustainability issues;
- The SEA Framework of objectives against which the HNP has been assessed;
- The appraisal of alternative approaches for the HNP;
- The likely significant environmental effects of the HNP;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the HNP; and
- The next steps for the HNP and accompanying SEA process.

Assessment of alternative approaches for the HNP

During the development of the HNP, the Steering Group considered different approaches to guiding small scale development in the Neighbourhood Plan area that had not been allocated through the Cornwall Local Plan.

To support decision-making on this element, the SEA process undertook an appraisal of two different alternative approaches. These were linked to the possibility of introducing development boundaries and Local Gaps in the Neighbourhood Plan area, which would seek to direct smaller scale development to specific areas. The two approaches considered were as follows:

- **Option 1:** Implement Neighbourhood Plan policies which propose development boundaries for Hayle, Phillack and Angarrack, as well as Local Gaps.
- **Option 2:** Do not propose development boundaries or Local Gaps through the Neighbourhood Plan.

In response to the appraisal of these options, the Neighbourhood Plan does not allocate new housing or employment provision in addition to that already allocated through the Local Plan. Instead it seeks to shape the location of non-strategic scale development in the Neighbourhood Plan area through introducing 'built-up area boundaries' for Hayle, the Harbour, Phillack and Angarrack and the introduction of a number of Local Gaps. This is supported by the introduction of a range of planning policies through the HNP designed to shape development in the Hayle area.

Following the preparation of an initial draft of the Neighbourhood Plan, the draft plan underwent an initial assessment through the SEA in early 2017. Following the assessment of the draft plan, two recommendations were made designed to improve the sustainability performance of the proposed policies. These recommendations can be summarised as follows:

- There is potential for additional provisions to be included in Policy NE5 (Riviere Towans Chalets) for supporting the status of the Gwithian Towans to Mexico Towans SSSI, Hayle Estuary & Carrack Gladden SSSI and Hayle Dune County Wildlife Site.
- There is potential for the policy for Copperhouse Pool (Policy NE12) to be enhanced to further support the rich biodiversity interest of the location and the status of the Hayle Estuary and Carrack Gladden SSSI.

The draft Neighbourhood Plan was then updated to take into account of these recommendations and released for Regulation 14 consultation.

Following Regulation 14 consultation, a number of updates were made to the HNP to take into account consultation comments. The updated plan has been assessed in this updated 'Submission' version of the Environmental Report.

Assessment of the current Submission version of the HNP

The current Submission version of the HNP presents 37 planning policies for guiding development in the Hayle area.

Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process has assessed the policies put forward through the current Submission version of the HNP. The Environmental Report has presented the findings of the assessment under the following sustainability themes:

- Biodiversity and geodiversity;
- Climate change;
- Historic environment and landscape;
- Population and community;
- Health and wellbeing; and
- Transportation.

- Land, soil and water resources;

The assessment has concluded that the current Submission version of the HNP is likely to lead to **significant positive effects** in relation to the 'population and community' and 'health and wellbeing' SEA themes. These benefits largely relate to the focus on enhancing community provision in the Neighbourhood Plan area and the HNP's impetus on protecting and enhancing open space and green infrastructure networks. In addition, the Neighbourhood Plan has a strong focus on protecting and enhancing landscape and townscape character and the setting of the historic environment, leading to **significant positive effects** in relation to the 'historic environment and landscape' theme.

The current version of the HNP will initiate a number of beneficial approaches regarding the 'biodiversity', 'transportation', 'land, soil and water resources' and 'climate change' sustainability themes. However these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

Next steps

The HNP and this Environmental Report have been submitted to Cornwall Council for its consideration. Cornwall Council will consider whether the plan is suitable to go forward to Independent Examination in terms of the HNP meeting legal requirements and its compatibility with the Local Plan.

If the subsequent Independent Examination is favourable, the HNP will be subject to a referendum, organised by Cornwall Council. If more than 50% of those who vote agree with the plan, then it will be passed to the Cornwall Council with a request it is adopted. Once adopted, the HNP will become part of the Development Plan for Hayle.

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1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Hayle Neighbourhood Plan (HNP).

The HNP is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2012. The Neighbourhood Plan area, which includes the administrative area of Hayle Town Council (Figure 1.1), is being prepared in the context of the Cornwall Local Plan.

The HNP has been submitted to Cornwall Council.

Key information relating to the HNP is presented in Table 1.1.

Table 1.1: Key facts relating to the Hayle Neighbourhood Plan

Name of Qualifying Body	Hayle Town Council
Title of Plan	Hayle Neighbourhood Plan (HNP)
Subject	Neighbourhood planning
Purpose	<p>The HNP is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The plan is being prepared taking into account of the relevant documents of the Cornwall Local Plan.</p> <p>The emerging HNP will be used to guide and shape development within the area covered by the administrative area of Hayle Town Council.</p>
Timescale	To 2030
Area covered by the plan	<p>The emerging HNP will be used to guide and shape development within the area covered by the administrative area of Hayle Town Council.</p> <p>(Refer to Figure 1.1)</p>
Summary of content	The Hayle Neighbourhood Plan will set out a vision, strategy and range of policies for the Neighbourhood Plan area.
Plan contact point	<p>John Bennett, Chairman of the Neighbourhood Plan Steering Group</p> <p>Email address: np@hayle.net</p> <p>Phone: 01736 753184</p>

1.2 SEA explained

The HNP has been screened in as requiring an SEA.

SEA is a mechanism for considering and communicating the likely significant effects of an emerging plan, and reasonable alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding or mitigating negative environmental effects and maximising positive effects. Through this approach, the SEA for the HNP seeks to maximise the emerging Neighbourhood Plan's contribution to sustainable development.

The SEA has been prepared in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive¹.

The SEA Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan.

In line with the SEA Regulations this Environmental Report must essentially answer four questions:

- What is the scope of the SEA?
- What has plan-making/SEA involved up to this point?
 - 'Reasonable alternatives' must have been appraised for the plan.
- What are the appraisal findings at this stage?
 - i.e. in relation to the draft plan.
- What happens next?

These questions are derived from Schedule 2 of the SEA Regulations, which present 'the information to be provided within the report'. **Table 1.2** presents the linkages between the regulatory requirements and the four SEA questions.

¹ Directive 2001/42/EC

1.3 Structure of this Environmental Report

This document is the Environmental Report for the HNP and hence needs to answer all four of the questions listed above with a view to providing the information required by the SEA Regulations.

Each of the four questions is answered in turn within this report, as follows:

Table 1.2: Questions that must be answered by the Environmental Report in order to meet regulatory² requirements

Environmental Report question	In line with the SEA Regulations, the report must include... ³
What's the scope of the SEA?	What is the plan seeking to achieve? <ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
	What is the sustainability 'context'? <ul style="list-style-type: none"> The relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What is the sustainability 'baseline'? <ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What are the key issues & objectives? <ul style="list-style-type: none"> Key problems/issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment
What has plan-making/SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the draft plan.
What are the assessment findings at this stage?	<ul style="list-style-type: none"> The likely significant effects associated with the Submission version of the plan The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the Submission version of the plan
What happens next?	<ul style="list-style-type: none"> The next steps for plan making/SEA process.

² Environmental Assessment of Plans and Programmes Regulations 2004

³ NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

2. Local Plan context and vision for the HNP

2.1 Local Plan context for the HNP

Cornwall Council is preparing a new Local Plan to replace the district Local Plans⁴ and the Cornwall Minerals Local Plan and the Cornwall Waste Local Plan. This will comprise a number of documents. The overarching document for the Local Plan, the *Cornwall Local Plan: Strategic Policies 2010-2030* was adopted in November 2016. This set out the land use policies to meet Cornwall's economic, environmental and social needs and aims for the future, and set the framework for all subsequent documents prepared which form part of the Local Plan. Additional documents will be prepared to accompany the *Strategic Policies* in due course, including a Site Allocations Development Plan Document (DPD).

The *Strategic Policies* incorporates a housing target of 1,600 dwellings in Hayle during the period to 2030. It has also targeted the delivery of 19,083sqm of industrial space and 19,083sqm of office space within the wider Community Network Area to 2030. It is anticipated that the majority of this space will be delivered within or on the edge of Hayle.

Cornwall Council is currently preparing a Site Allocations DPD to support the delivery of policies within the *Strategic Policies*. The purpose of the Allocations DPD is to allocate land for a range of uses to meet the growth targets for the main towns in Cornwall, as set out in the *Strategic Policies*. Sites for development included in the Allocations DPD relate to housing growth, commercial growth and enabling infrastructure. In addition, the Allocations DPD identifies strategically important employment sites that should be safeguarded, in line with Policy 5 of the *Strategic Policies* document.

The latest version of the Allocations DPD⁵ was released for consultation in September 2016. It allocated the following sites:

- 39 ha for mixed used development at Trevassack for 950 dwellings and approximately 3,000sqm of office space;
- 3ha of B1 & B2 employment space at Hayle Harbour; and
- 1ha for D1 educational uses at Penpol School.

It is anticipated that updated allocations for the Neighbourhood Plan area will be included in the forthcoming 'Regulation 19' consultation on the Allocations DPD to be undertaken in summer 2017.

The Hayle Neighbourhood Plan is being prepared in the context of the Cornwall Local Plan. Neighbourhood plans will form part of the development plan for Cornwall, alongside, but not as a replacement for the Local Plan. The *Strategic Policies* seeks to give communities a solid framework within which appropriate community-led planning policy documents, including neighbourhood plans, can be brought forward. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Cornwall, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

⁴ Including the Caradon, Carrick, North Cornwall, Penwith and Restormel Local Plans

⁵ Cornwall Council (September 2016) *Cornwall Site Allocations Development Plan Document: Preferred options consultation*

2.2 Vision for the Hayle Neighbourhood Plan

The vision for the Hayle Neighbourhood Plan, which was developed during earlier stages of plan development, is as follows:

“

A highly connected community:

- *connected by road, rail, cycle-way, sea port, National Grid and high speed broadband;*
- *serving as a centre for renewable energy technology, business and tourism, and as a gateway to West Cornwall;*
- *celebrating a unique heritage of industry and innovation, whilst embracing the outstanding coastal and inland waterways of our cherished natural environment, in a favoured location providing for high-quality living, work and recreation;*
- *supporting individuals to develop and families to have the opportunity to stay together for their whole lives.*

Vision for the Hayle Neighbourhood Plan

”

To support the Neighbourhood Plan's vision, the HNP sets out a number of Neighbourhood Plan policies. The latest iteration of these policies has been appraised in **Chapter 5** of this Environmental Report.

3. The Scope of the SEA

3.1 SEA Scoping Report

The SEA Regulations require that: *"When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies"*. In England, the consultation bodies are Natural England, the Environment Agency and Historic England.⁶ These authorities were consulted on the scope of the HNP SEA in February 2017.

The purpose of scoping was to outline the 'scope' of the SEA through setting out:

- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the Neighbourhood Plan;
- Baseline data against which the Neighbourhood Plan can be assessed;
- The key sustainability issues for the Neighbourhood Plan; and
- An 'SEA Framework' of objectives against which the Neighbourhood Plan can be assessed.

Baseline information (including the context review and baseline data) is presented in **Appendix A**.

Comments received on the Scoping Report, and how they have been considered and addressed, are presented in **Table 2.1**.

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation response	How the response was considered and addressed
Natural England Corine Dyke, Lead Adviser, Sustainable Development Team – Devon, Cornwall and Isles of Scilly	
Sustainability issues are dealt with slightly oddly in the Scoping Report. The headline sustainability issues are stated at the start of each chapter, before the baseline. After the baseline follows a section called 'future baseline'. Natural England suggest it may be more logical to start with the baseline and then derive the sustainability issues from the baseline. This would be more transparent and in line with the order as set out in paragraph 1.5.	Comment noted. The sustainability issues have been included in this Environmental Report as a separate section.
With regard to headline sustainability issues the second bullet point in the Biodiversity section of the Scoping Report refers to SSSI Impact Risk Zones only. The text should clearly identify the SSSIs that are located within, or partially within the Neighbourhood Plan area.	The first bullet point mentions the SSSIs within the Neighbourhood Plan area, and has been expanded to name each SSSI individually.
The summary of future baseline paragraph appears to set out sustainability issues, they would recommend that the paragraph be renamed as such, and clearly setting out the biodiversity related issues facing the neighbourhood plan area. The Neighbourhood Plan aims to address tourism pressures and beach access (NE 4, 5, 6). These issues are of importance to biodiversity in the parish, especially in relation to the Gwithian Towans to Mexico Towans SSSI, and should be identified here.	Key issues relating to biodiversity have been updated.

⁶ In-line with Article 6(3) of the SEA Directive, these consultation bodies were selected because *'by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme'*.

Consultation response	How the response was considered and addressed
It is recommended that in the SEA questions table, it is clarified what is meant by 'status'. For nationally designated sites Natural England recommend that the integrity and biodiversity value of the SSSIs is referred to. Natural England commented that they were unclear of what is meant by the status of the locally designated sites of interest. This 6 th bullet point was labelled vague and should be rephrased.	Bullet point has been rephrased.
The Landscape and Historic Environment section does not mention the Cornwall wide Landscape Character Assessment. How do the Character Areas from the Heritage and Character Assessment as referred to in table 5.4 relate to the Cornwall Landscape Character Areas identified in the Cornwall wide work?	The Cornwall Landscape Character Assessment has been discussed in the baseline context for this section.
Coastal access which is considered a locally important issue as dealt with, within the local plan is not mentioned in Section 8. Coastal access is an issue specifically identified by residents as needing improvement and it is therefore necessary to recognise this in the report. The health and wellbeing sustainability issues should therefore include the locally identified need to improve access to the beach.	Issue acknowledged and considered through the SEA process.
Historic England	
David Stuart, Historic Places Adviser South West	
Historic England had no significant observations to make.	Comment Noted.
Historic England questioned whether there were particular issues affecting the historic environment in the plan area which the Scoping Report might pick up. Including whether there are issues affecting the Conservation Areas, for example or any other designated heritage assets apart from those identified as At Risk? They were aware that identifying a future for Loggan's Mill is identified in the Plan but wondered if this might benefit from specific reference.	Specific issues relating to key historic environment assets have been considered through the assessment process.
It is recommended that the Historic England SEA Guidance is reviewed.	Comment Noted, the guidance has been reviewed.
Environment Agency	
No comments received.	N/A

3.2 Key sustainability issues

Drawing on the review of the sustainability context and baseline, the SEA Scoping Report was able to identify a range of sustainability issues that should be a particular focus of SEA. These issues are as follows, presented by seven environmental themes:

3.2.1 Biodiversity

- Whilst no European designated sites are located within the Neighbourhood Plan area, the four Sites of Special Scientific Interest (SSSIs) (Gwithian to Mexico Towans SSSI, Hayle Estuary & Carrick Gladden SSSI, Loggans Moor SSSI and Wheal Alfred SSSI) contain habitats and species listed in the annexes of the European Habitats Directive (92/43/EEC) and European Birds Directive (79/409/EEC).
- The entirety of the Neighbourhood Plan area is located within an Impact Risk Zone for one or more SSSIs.

- A variety of locally important wildlife sites also feature within the Neighbourhood Plan area, including four County Wildlife Sites (two of which are also SSSIs), and the Copperhouse Pool RSPB reserve. .
- Non-designated sites of significance include Paradise Park, home to over 140 species of bird, and the Hayle Estuary RSPB reserve.
- The integrity of the Biodiversity Action Plan Habitats present both in and around the Neighbourhood Plan area should be preserved and protected in order to prevent the loss, fragmentation and deterioration of the distinctive ecological character of Hayle.
- There is a need to address issues relating to impacts from tourism pressures (including beach access) in relation to the Gwithian Towans to Mexico Towans SSSI.

3.2.2 Climate Change

- Fluvial and coastal flood risk is an issue for the Neighbourhood Plan area. This is likely to increase as a result of urban development, land use change and climate change. The Causeway section of the B3301 is particularly vulnerable.
- The majority of the southern part of Hayle is within a Critical Drainage Area.
- Cornwall has recorded consistently higher greenhouse gas (GhG) emissions per capita than both the South West and England since 2005. Also, Cornwall's average reduction in emissions per capita between 2005 and 2012 is lower than its regional and national counterparts.
- The Hayle Neighbourhood Plan should seek to increase the Neighbourhood Plan area's resilience to the effects of climate change by supporting and encouraging adaptation strategies.

3.2.3 Landscape and Historic Environment

- The 'Port of Hayle', part of the wider Cornish and West Devon Mining Landscape World Heritage Site complex, is located within the Neighbourhood Plan area.
- Eight distinct landscape character areas have been visualised within the Neighbourhood Plan area, noted for their distinctive heritage features.
- The Hayle Conservation Area and Phillack Conservation Area are located within the Neighbourhood Plan area, designated for their special architectural and historical interest.
- The Neighbourhood Plan area has a rich historic environment, with nine scheduled monuments, one registered park and garden and over 130 listed buildings nationally designated for their cultural heritage resource.
- Future management within the Neighbourhood Plan area should seek to preserve and enhance the outstanding universal value of the WHS and seek to protect the setting of heritage assets and landscape/townscape quality.

3.2.4 Land, Soil and Water Resources

- A detailed agricultural land classification assessment has been undertaken in the Neighbourhood Plan area, with a number of areas of land classified as Grade 2 and Grade 3a Agricultural Land, noted for being the best and most versatile for agricultural purposes.
- There is a household waste recovery centre (HWRC) located approximately 1 km outside of the south eastern boundary of the Neighbourhood Plan area.
- Water supply and provision is provided by South West Water, with a fairly recent £2 million mains rehabilitation programme within the Neighbourhood Plan area aiming to maintain and improve supply.

3.2.5 Population and Community

- There is an ageing population within the Neighbourhood Plan area, with a higher proportion of residents within the 60+ age group than the average for South West and England. Nevertheless, the value aligns to the average for Cornwall, suggesting that this is a county-wide trend.
- The population increase within the Neighbourhood Plan area broadly aligns with the regional and national average, but is 0.9% higher than the average for Cornwall.
- The Neighbourhood Plan area performs excellently in terms of the outdoor quality of life, with sufficient access to fresh air and green spaces.
- The Neighbourhood Plan area is particularly deprived with regards to the income, employment, living environment and indoor quality of life Index of Multiple Deprivation categories. Furthermore, 64.1% of households within Hayle are deprived in some way, which is 4.3% higher than the average for Cornwall (59.8%) and notably higher than the regional and national counterparts (8.9% and 6.5% higher, respectively).

3.2.6 Health and Wellbeing

- The majority of residents within the Neighbourhood Plan area consider themselves to have 'very good health' or 'good health'. However, although favourable compared to the Cornwall averages, this percentage is lower than the regional and national averages.
- Comparatively, 7.6% of residents in the Neighbourhood Plan area report either 'bad health' or 'very bad health', which is 1.3% higher than Cornwall, 2.5% higher than the South West and 2.2% higher than the average for England.
- An ageing population has the potential to increase pressures on healthcare services, and is therefore a significant influence on future health and wellbeing in the Neighbourhood Plan area.
- There is a need to improve access to the beach in the Neighbourhood Plan area.

3.2.7 Transportation

- Hayle railway station is located within the Neighbourhood Plan area with services to local, regional and national destinations. St Erth, which is located to the west of Neighbourhood Plan area, has more frequent services to a wider range of destinations, including on the St Ives branch line and nationally.
- The linear road network through the town presents limited opportunities for alternative solutions to deal with possible future traffic management issues along the A30, B3301 and B3302. New development has the potential to increase traffic on key routes through Hayle, with a number of pinch points causing issues for travellers.
- There are a number of regular bus services operated by First Kernow, including commuter services to Truro, Penzance, local schools and colleges.
- Residents within the Neighbourhood Plan area have good access to both cycle and walking networks, with Route 3 of the Cornish Way and a section of the South West Coastal Path providing access to open spaces.

3.3 SEA Framework

These issues were then translated into an 'SEA Framework'. This SEA Framework provides a methodological framework for the appraisal of likely significant effects on the baseline. The SEA framework for the HNP is presented below.

Table 3.2: SEA Framework for the Hayle Neighbourhood Plan

SEA Objective	Assessment questions
Biodiversity and Geodiversity	
Protect and enhance all biodiversity and geological features.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support continued improvements to the status of the nationally designated sites of significance within the Neighbourhood Plan area, including the Gwithian Towans to Mexico Towans SSSI, Hayle Estuary & Carrack Gladden SSSI, Loggans Moor SSSI and Wheal Alfred SSSI? • Support enhancements to locally designated sites of interest? • Protect and enhance semi-natural habitats? • Protect and enhance priority habitats, and the habitat of priority species? • Achieve a net gain in biodiversity? • Support enhancements to multifunctional green infrastructure networks? • Support access to, interpretation and understanding of biodiversity and geodiversity?
Climatic factors	
Promote climate change mitigation in the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Limit the increase in the carbon footprint of the plan area from population growth? • Promote the use of sustainable modes of transport, including walking, cycling and public transport? • Reduce the need to travel? • Increase the number of new developments meeting sustainable design criteria? • Generate energy from low or zero carbon sources? • Reduce energy consumption from non-renewable resources?
Support the resilience of the Neighbourhood Plan area to the potential effects of climate change	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Ensure that no development takes place in areas at higher risk of flooding, taking into account the likely effects of climate change? • Improve and extend green infrastructure networks in the plan area to support adaptation to the potential effects of climate change? • Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)? • Ensure the potential risks associated with climate change are considered through new development in the plan area? • Increase the resilience of biodiversity in the plan area to the effects of climate change, including enhancements to ecological networks?

SEA Objective	Assessment questions
Landscape and Historic Environment	
Protect, maintain and enhance the Neighbourhood Plan area's cultural heritage resource, including the historic environment and archaeological assets.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and enhance the Cornish and West Devon Mining Landscape, meeting the aims and objectives within the latest Management Plan for the World Heritage Site, as well as, when prepared, the Supplementary Planning Document currently being prepared for the World Heritage Site? • Conserve and enhance Hayle Conservation Area and Phillack Conservation Area, and compliment the Landscape Character Areas identified in the Hayle Heritage and Character Assessment? • Conserve and enhance buildings and structures of architectural or historic interest? • Support the integrity of the historic setting of key buildings of cultural heritage interest? • Conserve and enhance local diversity and distinctiveness? • Support access to, interpretation and understanding of the historic environment?
Protect and enhance the character and quality of landscapes and townscape.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support and protect the integrity, authenticity, and outstanding universal value of the World Heritage Site? • Conserve and enhance landscape and townscape features located within the Character Areas for Hayle? • Support the integrity of the Hayle Conservation Area and Phillack Conservation Area?
Land, Soil and Water Resources	
Ensure the efficient and effective use of land.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the use of previously developed land? • Avoid the development of the best and most versatile agricultural land, which in the Neighbourhood Plan area may comprise Grade 3a agricultural land?
Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Reduce the amount of waste produced? • Support the minimisation, reuse and recycling of waste? • Maximise opportunities for local management of waste in order to minimise export of waste to areas outside? • Encourage recycling of materials and minimise consumption of resources during construction?
Use and manage water resources in a sustainable manner.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support improvements to water quality? • Minimise water consumption? • Protect groundwater resources

SEA Objective	Assessment questions
Population and Community	
Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> Promote the development of a range of high quality, accessible community facilities? Encourage and promote social cohesion and encourage active involvement of local people in community activities? Minimise fuel poverty? Maintain or enhance the quality of life of existing local residents? Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people? Support the provision of land for allotments and cemeteries?
Reduce deprivation and promote a more inclusive and self-contained community.	
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> Support the provision of a range of house types and sizes? Support enhancements to the current housing stock? Meet the needs of all sectors of the community? Provide quality and flexible homes that meet people's needs? Promote the use of sustainable building techniques, including use of sustainable building materials in construction? Provide housing in sustainable locations that allow easy access to a range of local services and facilities?
Health and Wellbeing	
Improve the health and wellbeing residents within the Neighbourhood Plan area.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> Promote accessibility to a range of leisure, health and community facilities, for all age groups? Align to the five key priority areas outlined in the Joint Strategic Needs Assessment? Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards? Reduce noise pollution? Promote the use of healthier modes of travel? Improve access to the countryside for recreational use?

SEA Objective	Assessment questions
Transportation	
Promote sustainable transport use and reduce the need to travel.	<p>Will the option/proposal help to...</p> <ul style="list-style-type: none"> • Reduce the need to travel through sustainable patterns of land use and development? • Encourage modal shift to more sustainable forms of travel? • Enable sustainable transport infrastructure enhancements? • Facilitate working from home and remote working? • Improve road safety? • Reduce the impact on residents from the road network?

4. What has plan making / SEA involved to this point?

4.1 Introduction

In accordance with the SEA Regulations the Environmental Report must include...

- An outline of the reasons for selecting the alternatives dealt with; and
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.

The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, this section explains how preparation of the current version of the HNP has been informed by an assessment of alternative locations for non-strategic scale development in the Neighbourhood Plan area.

4.2 Overview of plan making / SEA work undertaken since 2013

Plan-making for the HNP has been underway since 2013. Initial work incorporated a number of informal and formal consultation exercises carried out by the Neighbourhood Plan Steering Group, including on the scope of the Neighbourhood Plan.

A significant number of consultation events have since been carried out for the Neighbourhood Plan. This has included a range of exhibitions, public meetings and questions and answer sessions as well as workshops.

The following sections discuss the evolution of the HNP in association with the SEA process.

4.3 Assessment of reasonable alternatives for the Neighbourhood Plan

A key element of the SEA process is the appraisal of 'reasonable alternatives' for the HNP. The SEA Regulations⁷ are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.

The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the Neighbourhood Plan area and potential locations for proposed development. Specifically, this chapter explains how the HNP's development strategy has been shaped through considering alternative approaches for the location for non-strategic scale development in the Neighbourhood Plan area

As discussed in section 2.1, the Neighbourhood Plan has been prepared in the conjunction with the provisions of the Cornwall Local Plan. As such it has been prepared in the context of the housing and employment strategic allocations proposed in the latest version of the Site Allocations DPD.

To help shape decision making on the location of non-strategic development in the Neighbourhood Plan area, the Neighbourhood Plan Steering Group sought to explore the option of establishing development boundaries for Hayle, Phillack and Angarrack through the Neighbourhood Plan. The Steering Group also explored the possibility of introducing 'Local Gaps' between these settlements, which would preclude development in specific areas.

To support decision-making on these elements, the SEA process undertook an appraisal of two different alternative approaches linked to the issue of development boundaries and Local Gaps in the Neighbourhood Plan area. These were as follows:

⁷ Environmental Assessment of Plans and Programmes Regulations 2004

- **Option 1:** Implement Neighbourhood Plan policies which propose development boundaries for Hayle, Phillack and Angarrack, as well as Local Gaps.
- **Option 2:** Do not propose development boundaries or Local Gaps through the Neighbourhood Plan.

These two options were subjected to assessment.

Table 4.1 presents the findings of the appraisal of Option 1 and Option 2 outlined above. To support the assessment findings, the options have been ranked in terms of their sustainability performance against the relevant SEA theme. It is anticipated that this will provide the reader with a likely indication of the comparative sustainability performance of the two options in relation to each theme considered.

Table 4.1: Appraisal findings: reasonable alternatives

Option 1: Implement Neighbourhood Plan policies which propose development boundaries for Hayle, Phillack and Angarrack, as well as Local Gaps.

Option 2: Do not propose development boundaries or Local Gaps through the Neighbourhood Plan.

SEA theme	Discussion of potential effects and relative merits of options	Rank of preference	
		Opt 1	Opt 2
Biodiversity and geodiversity	<p>The introduction of development boundaries and Local Gaps through the Neighbourhood Plan has the potential to reduce potential development in areas within or in close proximity to the SSSI designations surrounding Phillack, the SSSI designation west of Hayle and the County Wildlife site north west of Angarrack. These areas include those within SSSI Impact Risk Zones for the 'all development' category. In this context, depending on the location of the development boundaries and Local Gaps, the policy has the potential to support the status of key nationally and locally designated sites present in the Neighbourhood Plan area.</p> <p>Through focussing development in these areas, Option 1 however has the potential to increase pressures on habitats, species and ecological networks present adjacent to the current built-up part of the settlements.</p> <p>The relative merits of Option 1 compared to Option 2 however largely depend on the detailed location of the development boundaries and Local Gaps in conjunction with biodiversity designations, habitat and ecological networks.</p>	1	2

Option 1: Implement Neighbourhood Plan policies which propose development boundaries for Hayle, Phillack and Angarrack, as well as Local Gaps.

Option 2: Do not propose development boundaries or Local Gaps through the Neighbourhood Plan.

SEA theme	Discussion of potential effects and relative merits of options	Rank of preference	
		Opt 1	Opt 2
Climate change	<p>In terms of greenhouse gas emissions, road transport is the significant contributor to emissions in the area. The extent to which the two options have the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element.</p> <p>In this context, Option 1 is likely to encourage a distribution strategy which promotes development at locations in closer proximity to the existing services and facilities of the main settlements in the Neighbourhood Plan area. This will support modal shift through encouraging new development in locations with closer proximity to the services, facilities and amenities present in the built up parts of the Neighbourhood Plan area.</p> <p>In terms of climate change adaptation, the extent to which the options promote climate change adaptation depends on the specific location, design, layout and scale of development, and the incorporation of features which support climate resilience.</p>	1	2
Historic environment and landscape	<p>Option 1 will help limit development in the more sensitive parts of the Neighbourhood Plan area in terms of landscape and townscape character.</p> <p>The introduction of Local Gaps will also help protect the historic setting of Hayle, Phillack and Angarrack, including areas with particular concentrations of heritage features. Option 1, through encouraging an increased level of development to take place in the built-up areas of the Neighbourhood Plan area, also has increased potential to support the rejuvenation of key features and areas of historic environment interest.</p>	1	2
Land, soil and water resources	<p>Option 1, through focussing development within a tighter development boundary, and introducing Local Gaps has the potential to protect areas of the Best and Most Versatile Agricultural Land present in the Neighbourhood Area (i.e. land classified as Grade 2 and Grade 3a agricultural land). This includes: land located between the A30 and the settlements of Copperhouse and Foundry (Grade 3a Agricultural Land); land to the east of The Causeway section of the B3301, encompassing Paradise Park (classified as Grade 3a Agricultural Land); land located between the boundaries of the Riviere Towans and Mexico Towans (Grade 2 and Grade 3a Agricultural Land); and land at the north eastern boundary of the Neighbourhood Plan area, near to Connor Downs (Grade 3a Agricultural Land).</p> <p>Option 1 will also help encourage the reuse of previously developed land in the Neighbourhood Plan area. This may help support the remediation of contaminated land.</p>	1	2

Option 1: Implement Neighbourhood Plan policies which propose development boundaries for Hayle, Phillack and Angarrack, as well as Local Gaps.

Option 2: Do not propose development boundaries or Local Gaps through the Neighbourhood Plan.

SEA theme	Discussion of potential effects and relative merits of options	Rank of preference	
		Opt 1	Opt 2
Population and community	Option 2 is likely to encourage a distribution strategy which promotes development over a wider geographic area, including in less accessible, locations in the Neighbourhood Plan area. This may limit accessibility to existing services and facilities. In this context Option 1 has increased potential to support the provision of housing in locations that allow easier access to local services and facilities. However it should be noted that services and facilities are distributed across the Neighbourhood Plan area, and the extent with which Option 1 will do more to enhance accessibility is unclear. Similarly, whilst Option 1 will encourage development to take place closer to the existing built up parts of the Neighbourhood Plan area, supporting the vitality of the town centre, it is uncertain as to the extent to the option is likely to perform more favourably in this regards. In terms of education and skills, the effect of both options depends on the extent to which new housing provision is accompanied by new, expanded and improved education provision in the plan area.	1	2
Health and Wellbeing	Option 1 is more likely to lead to housing provision which is located in closer proximity to the centres of the key settlements in the Neighbourhood Plan area. This is likely to support the development of housing at locations which are more easily accessible to existing services, facilities and amenities, including health and leisure facilities. This will support health and wellbeing.	1	2
Transport	Option 1 has the potential to lead to an increased level of housing provision taking place closer to the centres of the main settlements within the Neighbourhood Plan area. This will promote accessibility and reduce the need to travel to services and facilities.	1	2

4.4 Current approach in the Neighbourhood Plan and the development of Neighbourhood Plan policies

The Neighbourhood Plan has been prepared in conjunction with the strategic allocations proposed through the Cornwall Local Plan, and more specifically, the Site Allocations DPD.

Given the scale of development proposed in the Neighbourhood Plan area, and the Neighbourhood Plan Steering Group's willingness to work with the Local Plan process, the Neighbourhood Plan does not allocate new housing or employment provision. Instead it seeks to shape the location of non-strategic scale development in the Neighbourhood Plan area through introducing 'built-up area boundaries' for Hayle, the Harbour, Phillack and Angarrack and the introduction of a number of Local Gaps in the Neighbourhood Plan area. This is supported by the introduction of a range of Neighbourhood Plan policies which have been designed to shape development in the Neighbourhood Plan area.

Following the preparation of an initial version of the HNP in early 2017, the draft policies presented in the plan underwent an initial assessment through the SEA process. Two recommendations were made at this stage, with the aim of enhancing the sustainability performance of the plan, as follows:

- There is potential for additional provisions to be included in Policy NE5 (Riviere Towans Chalets) for supporting the status of the Gwithian Towans to Mexico Towans SSSI, Hayle Estuary & Carrack Gladden SSSI and Hayle Dune County Wildlife Site.
- There is potential for the policy for Copperhouse Pool (Policy NE12) to be enhanced to further support the rich biodiversity interest of the location and the status of the Hayle Estuary and Carrack Gladden SSSI.

The draft Neighbourhood Plan was then updated to reflect these recommendations.

The Neighbourhood Plan was then released for Regulation 14 consultation, accompanied by the Regulation 14 consultation Environmental Report. Neighbourhood Plan policies were then updated to reflect comments received during Regulation 14 consultation.

To support the implementation of the vision for the Neighbourhood Plan discussed in Section 2.2, the current Submission version of the HNP puts forward 37 policies to guide development in the Neighbourhood Plan area.

The policies, which were developed following extensive community consultation and evidence gathering, are as follows:

Table 4.2: Hayle Neighbourhood Plan policies

Sustainable Development and Housing

SD1	Development within the Built-up Area
SD2	Design and Layout of Residential Development
SD3	Community Housing
SD4	Parking provision for New Housing and Other Developments
SD5	Development in Private Gardens
SD6	Open Space Provision
SD7	Local Green Space

Business, Enterprise and Economy

BE1	Employment Opportunities in Residential Areas
BE2	Rural Industrial Development
BE3	Catering and Food Outlets
BE4	Out of Town Food Retail
BE5	Financial and Professional Services

Natural Environment and Landscape Setting

NE1	Local Gaps
NE2	Undeveloped Coastal Areas
NE3	Development in Keeping with its Landscape Setting

NE4	Improved Access to the Beach
NE5	Riviere Towans Chalets
NE6	Protection of Green Infrastructure
NE7	Protection of Trees
NE8	Cornish Hedges
NE9	Protection of Copperhouse Pool
NE10	Wildlife

Traffic and Transport

TR1	Pedestrian and Cycleway Links
TR2	Reducing Town Centre Traffic
TR3	Junction Safeguarding
TR4	Traffic Impact
TR5	Public Parking Areas

Community Wellbeing

CW1	Community Facilities
CW2	Facilities for Young People
CW3	New Recreation and Sports Facilities

Heritage, Culture and Built Environment

HB1	Protection of Heritage Assets
HB2	Traditional Shop Fronts
HB3	Signs, Advertising and Illuminations
HB4	Loggans Mill Protection Zone

Sustainable Tourism

ST1	Tourism Development
ST2	Camping and Caravan Sites

Exceptional Development Proposals

EX1	Exceptional Non-residential Development Sites
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5. What are the appraisal findings at this current stage?

5.1 Introduction

The aim of this chapter is to present appraisal findings and recommendations in relation to the current Submission version of the HNP. This chapter is structured as follows:

Sections 5.3 to 5.9 present an appraisal of the current version of the HNP under the seven SEA theme headings; and

Section 5.10 subsequently discusses overall conclusions at this current stage and recommendations for the next stage of plan-making.

5.2 Approach to the appraisal

The appraisal is structured under the seven SEA themes.

For each theme 'significant effects' of the current version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations.⁸ So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.

Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

5.3 Biodiversity and geodiversity

The current version of the Hayle Neighbourhood Plan sets out a range of provisions to help limit potential effects of new development on features and areas of biodiversity interest in the Neighbourhood Plan area, and support enhancements.

Key sites of biodiversity importance in the Neighbourhood Plan area include the four nationally designated SSSIs of the Gwithian to Mexico Towns SSSI, Hayle Estuary & Carrick Gladden SSSI, Llogans Moor SSSI and the Wheal Alfred SSSI, as well as locally designated sites such as the four County Wildlife Sites present locally.

The HNP has a close focus on protecting and enhancing the biodiversity value of the coast and estuary. This is significant given the ecological sensitivity of the area, as defined through the nationally designated Gwithian to Mexico Towns SSSI and Hayle Estuary & Carrick Gladden SSSI present in the area, and the locally designated Hayle Dune System County Wildlife Site. In this context a number of the HNP policies will support the integrity of these key designations. Policy NE2 (Undeveloped Coastal Areas) will only allow development if it aims to protect and or enhance the undeveloped coast, including its geodiversity and biodiversity. Policy NE4 (Improved Access to the Beach) seeks to support proposals which improve and enhance public rights of way to and from the beach. This is an important element given that a current key issue for the Gwithian Towns to Mexico Towns SSSI is the need to address impacts from tourism pressures (including beach access) on the SSSI.

The SSSI designations will be further supported by Policy NE5 (Riviere Towns Chalets), which explicitly seeks to ensure that proposals do not have significant negative impacts on Gwithian Towns to Mexico Towns SSSI, Hayle Estuary & Carrack Gladden SSSI and Hayle Dune County Wildlife Site,

⁸ Environmental Assessment of Plans and Programmes Regulations 2004

and sets out provisions which aim to restrain inappropriate development of this key site located in close proximity to the SSSI designations.

Copperhouse Pool lies within the Hayle Estuary and Carrick Gladden SSSI, comprising intertidal mudflats and saltmarsh habitat with significant ecological interest. In this context Policy NE9 (Protection of Copperhouse Pool) sets out a range of provisions for enhancing access, supporting flood risk management and preserving views of the Pool. The policy also explicitly recognises the rich biodiversity interest of the location and the status of the Hayle Estuary and Carrick Gladden SSSI through seeking to support the biodiversity interest of the site and the status of the SSSI.

In relation to locally designated sites, the policy approaches for the four County Wildlife Sites present in the Neighbourhood Plan area are presented through Policy NE10 (Wildlife). In this context the policy sets out that proposals affecting the County Wildlife Sites will only be accepted where significant impact will not take place on their integrity, both as designated sites and as their role for ecological networks, and they enable a net gain in biodiversity. More widely outside of locally designated sites, the policy seeks to ensure that *'Where development is permitted any impact on wildlife must be minimised and conditions will be imposed, or a planning obligation sought, to ensure that mitigating measures are undertaken'*.

Further key biodiversity policies in the HNP include Policy NE7, Protection of Trees and Policy NE8, Cornish Hedges. Through protecting and seeking to enhance woodland and hedgerow networks, which are central elements of the Neighbourhood Plan area's ecological networks, these policies will support linkages for species between different habitats.

Ecological networks in the Neighbourhood Plan area will also be supported by the policies which promote open space and green infrastructure enhancements. In this context Policy SD7 (Local Green Space) puts forward 21 open spaces for designation as Local Green Space. This will be supported by SD6 (Open Space Provision), which sets out standards for open space provision, and Policy NE6 (Protection of Green Infrastructure), which identifies twelve areas of locally valued green infrastructure assets in Hayle and seeks to protect these by precluding their development.

In this context the policies offer a proactive approach to protecting and enhancing habitats and species and ecological networks in the Neighbourhood Plan area.

5.4 Climate change

In terms of climate change mitigation, road transport is an increasingly significant contributor to greenhouse gas emissions in the Neighbourhood Plan area. In this context Policy TR1 (Pedestrian and Cycleway Links) sets out a range of provisions for encouraging the use of sustainable modes of transport including walking and cycling. Supporting sustainable transport use, Policy TR2 (Reducing Town Centre Traffic) and Policy TR4 (Traffic Impact) seek to limit the impact of traffic on the built environment and on road safety for vulnerable users such as pedestrians and cyclists. Policy SD2 (Design and Layout of New Development) also sets out requirements for new development to be accessible by all modes of transport and to encourage provision to foster and enable increased use of travel by foot, cycle and public transport. This will support climate change mitigation through helping to limit greenhouse gas emissions from transport in the Neighbourhood Plan area.

Whilst the HNP does not seek to encourage energy efficiency within new development, with regard to residential developments, the scope to set standards for residential building performance was radically curtailed by the Government's Housing Standards Review. The Ministerial Statement published on 25th March 2015 outlined the Government's new national planning policy on the setting of technical standards for new dwellings and Local Plan making. The Code for Sustainable Homes was formally withdrawn so targets against this should no longer be set in policy, and local authorities were no longer able to require higher standards as a planning condition for new approvals. The Deregulation Act also brought in a Clause which amended the Planning and Energy Act 2008 to prevent local authorities from requiring higher levels of energy efficiency than existing Building Regulations. As such the lack of

such targets within the Neighbourhood Plan sits solidly within the context of national policy on this topic.

In terms of renewable energy, the HNP does not seek to encourage additional provision within the Neighbourhood Plan area. However, a key element of the Neighbourhood Plan's economic strategy is also to help the Neighbourhood Plan area become a centre for renewable energy technology, including wave energy. This will help encourage the expansion of innovative renewable energy technologies in Hayle.

The HNP's focus on the protection and enhancement of designated nature conservation sites, open space and green spaces will promote climate change mitigation through supporting carbon sequestration and promoting sustainable modes of transport; and climate change adaptation through helping to limit the effects of extreme weather events and regulating surface water run-off. The policies supporting biodiversity in the Neighbourhood Plan area (section 5.3) will further help increase the resilience of ecological networks to the effects of climate change through making provision for improvements to habitats and enhancing such networks.

In terms of climate change adaptation, the provisions of the NPPF, the Shoreline Management Plan, the Cornwall Local Plan/SFRA and the Local Flood Risk Management Strategy will help address potential flood risk issues in the Neighbourhood Plan area. However, a number of the policies will further help manage flood risk issues in the area. For example the proposals for Local Gaps (Policy NE1) allow the provision of new flood management schemes and schemes to limit coastal erosion within these proposed designations, and Policy NE9 (Protection of Copperhouse Pool) seeks to ensure that development proposals within the Copperhouse Pool area will consider the potential for flood risk issues, including potentially higher flood risk in the future. Similar provision will also be put in place for Loggans Mill through Policy HB4 (Loggans Mill Protection Zone).

5.5 Landscape and historic environment

The Neighbourhood Plan area has a rich historic environment and distinctive character. This is reflected by the presence of the Port of Hayle part of the Cornish and West Devon Mining Landscape World Heritage Site complex, two conservation areas, nine scheduled monuments, one registered park and garden and over 130 listed buildings nationally designated for their historic interest. Reflecting this, a central focus of the policies proposed for the HNP is on protecting and enhancing the quality of the public realm, supporting local distinctiveness, protecting landscape and townscape character, and supporting the conservation and enhancement of the historic environment.

Policy SD1, through introducing 'built-up area boundaries' for non-strategic development in Hayle, the Harbour, Phillack and Angarrack will help protect the current setting of the settlements. This will be supported through the introduction of Local Gaps through Policy NE1, which will support landscape character and help protect the historic setting of Hayle, Phillack and Angarrack, and specifically, areas with particular concentrations of heritage features. The policies, through encouraging an increased focus of development within the built-up areas of the settlements, also have increased potential to support the rejuvenation of key features and areas of historic environment interest.

Townscape and landscape quality and the integrity of the historic environment will be supported by the policies which promote high quality design, layout and the provision of features and areas which promote the quality of the public realm. In this context the Policy SD2 (Design and Layout of Residential Development) sets out a range of provisions for guiding new development in the Neighbourhood Plan area in terms of density, design, layout and open space that is appropriate to the built character, function and setting of the location. Policy NE3 (Development in Keeping with its Landscape Setting) seeks to ensure new development does not adversely impact landscape character or mitigates against potential negative effects through appropriate landscaping and planting. Townscape quality will also be supported by the policies which: seek to reduce the impact of traffic on the quality of the built environment (Policies TR1-4); preclude negative effects on the public realm of the World Heritage Site and conservation areas from signs, advertising boards and illuminations (Policy HM3); and which seek to implement the high quality design of shop fronts (HB2).

Policy NE2 (Undeveloped Coastal Areas) will provide protection of landscape and seascape character in the coastal area through seeking to limit development and seeking to ensure that new development has '*no adverse impact on the natural undeveloped coast*'. This includes through the specific requirement that landscape and seascape impact assessments accompany new development proposals. It also seeks to ensure that additional public access to the beach is in keeping with landscape and seascape character, and associated visual impact is effectively managed.

Policy HB1 sets out a range of provisions for conserving and enhancing the fabric and setting of the historic environment. This includes through setting out specific provisions for the World Heritage Site, precluding new development or redevelopment which is likely to lead to significant harm to or loss of a designated heritage asset (unless in exceptional circumstances), and supporting proposals which enhance the setting of nearby heritage assets.

Landscape and townscape character and the setting of the historic environment will also be supported by the Green Infrastructure and open space policies. This includes Policy SD7 (Local Green Space) which puts forward 21 open spaces for designation as Local Green Space, Policy SD6 (Open Space Provision), which sets out standards for open space provision, and Policy NE6 (Protection of Green Infrastructure), which identifies twelve areas of locally valued green infrastructure assets in Hayle and seeks to protect these by precluding their development.

The broader policies protecting and enhancing the historic environment and landscape/townscape character set out above are further supported by the location-specific policies for Loggan Mills (HB4), Riviere Towans Chalets (Policy NE5) and Copperhouse Pool (Policy NE9), which set out specific requirements for these areas.

In the context of the above, the current version of the HNP provides a robust basis for the conservation and enhancement of landscape and townscape character in the Neighbourhood Plan area and the conservation and enhancement of historic environment assets and their settings.

5.6 Land, soil and water resources

Policy NE1 (Local Gaps), seeks to help to minimise the development of currently undeveloped land which lies between settlements. This will support the efficient use of land. In relation to the best and most versatile agricultural land, national and Cornwall policy will apply through stating a preference for development to take place on lower quality agricultural land. This will help to maintain the soils resource within the Neighbourhood Plan area.

The policies supporting habitats and species, as well as green space will enhance the quality of land and water resources through promoting the ability of natural processes to support soil and water quality.

Policy SD1, through introducing 'built-up area boundaries' for non-strategic development in Hayle, the Harbour, Phillack and Angarrack and the introduction of Local Gaps through Policy NE1 will help encourage the reuse of previously-developed land. This may help support the remediation of contaminated land in the Neighbourhood Plan area.

5.7 Population and community

In relation to housing provision in the Neighbourhood Plan area, the HNP does not seek to allocate sites for housing. It also largely does not seek to propose additional local policies for shaping the type and tenure of new housing provision in the Hayle area beyond those proposed in the strategic-level policies of the Local Plan. Policy SD3 (Community Housing) however seeks to add some context to the Local Plan policies through supporting proposals for community owned housing developments (such as those delivered via Community Land Trusts), which respond to demonstrated local housing needs.

The HNP sets out a range of provisions for supporting community vitality. This includes the identification and protection of key facilities of importance to the local community through Policy CW1 (Community Facilities), including 13 leisure and recreational facilities. The policy also states that proposals for redevelopment or use of these spaces will only be supported where it can be proven that the facility is surplus to local need, or the loss of facility would be replaced by equivalent or better provision in terms of quality and accessibility, or the development is for alternative recreation provision where the benefits outweigh the loss. The policy also encourages any such proposal to consult with the community at the earliest possible stage. This will be supported by Policy CW2 (Facilities for Young People), which has a focus on encouraging proposals which will provide benefits for young people, and CW3 (New Recreation and Sports Facilities), which encourages the provision of new or improved recreational and sports facilities in the Neighbourhood Plan area.

The Neighbourhood Plan sets out a series of policies designed to support accessibility by sustainable modes of transport. In this context Policy TR1 (Pedestrian and Cycleway Links) introduces provisions for encouraging walking and cycling, and Policy SD2 (Design and Layout of New Development) sets out requirements for new development to be accessible by all modes of transport, and to encourage provision to foster increased travel by foot, cycle and public transport. Recognising the impact of road traffic on residents' quality of life, policies Policy TR2 (Reducing Town Centre Traffic) and Policy TR4 (Traffic Impact) seek to limit the impact of traffic on the built environment and on road safety for vulnerable users such as pedestrians and cyclists. Through supporting road safety and facilitating enhancements to the public realm, and enhancing accessibility to services and facilities, these policies will therefore support residents' quality of life and health and wellbeing.

The quality of life of residents will also be supported by the policies which seek to enhance open space provision and green infrastructure networks, including Policy SD7 (Local Green Space), which puts forward 21 open spaces for designation as Local Green Space, Policy SD6 (Open Space Provision), which sets out standards for open space provision, and Policy NE6 (Protection of Green Infrastructure), which identifies and seeks to protect twelve areas of locally valued green infrastructure assets in the Neighbourhood Plan area.

With regard to the economic vitality of the Neighbourhood Plan area, a range of policies have been set out under the Business, Enterprise and Economy theme of the Neighbourhood Plan, with the aim to *'encourage and stimulate business development and improve employment opportunities and prospects'*. This includes Policy BE1 (Employment Opportunities in Residential Areas), which promotes proposals for small-scale employment opportunities and live-work units, and Policy BE2 (Rural Industrial Development) which supports agricultural diversification through facilitating the conversion of agricultural units for business related purposes *'where it is justified in the interests of ensuring the continued viability of the farming business'*.

In terms of new sectors of the economy, a key element of the Neighbourhood Plan's economic strategy is to help the Neighbourhood Plan area become a centre for renewable energy technology, including wave energy, through building on the wider area's traditional strengths of maritime and engineering expertise. This will be facilitated through Policy EX1 (Exceptional Non-residential Development Sites) which is *'...aimed at facilitating development that is exceptional in terms of the positive impact it would have on the profile and fortunes of the Hayle area and the wellbeing of its inhabitants.'* In this context the policy sets out provisions for enabling one-off development which specifically provides opportunity to radically support the economic and cultural regeneration of the area. This is geared towards the significant opportunity areas in the town, including the harbour area.

The economic vitality of Hayle will also be encouraged by the facilitation of two further 'clusters' of specific economic activities in the town. This includes through Policy BE5 (Financial and Professional Services), which seeks to facilitate the development of a cluster of A2 uses on Commercial Road and Hayle Terrace, and Policy BE3 (Catering and Food Outlets), which seeks to support a cluster of class A3 uses on Fore Street, Market Square and Copper Terrace. This will support the vitality of the town centre. The vitality of the town centre will be further supported by Policy BE4 (Out of Town Food Retail), which places restrictive provisions on the acceptance of large out of town retail food store

development, and Policy TR5 (Public Parking Areas), which recognises the ongoing importance of car parking to the vitality of the town centre through seeking to protect and enhance existing provision.

The value of the visitor economy to the Neighbourhood Plan area is also recognised through the HNP. In this context Policy ST1 (Tourism Development) seeks to support tourism facilities in the area, *'...in particular accommodation which relates directly to and caters for the needs of eco-tourism and environmental education activities'* and Policy ST2 (Camping and Caravan Sites) supports extension to such provision where a series of requirements are met. The visitor economy will also be supported by the Neighbourhood Plan's strong focus on protecting landscape/townscape character and the historic environment, and protecting and enhancing the natural environment. This will promote the resilience of the local visitor economy.

5.8 Health and wellbeing

The policies of the HNP will bring a range of benefits for the health and wellbeing for residents. The main impacts of the Neighbourhood Plan's policies on health and wellbeing will be through protecting and enhancing the Neighbourhood Plan area's high quality environment. This provides space – including natural green space - for recreation and relaxation, as well as air and water quality benefits. There is now robust evidence that access to nature improves people's health and wellbeing through encouraging healthy outdoor recreation and relaxation. In this context the health and wellbeing of residents will be supported by the policies which seek to enhance open space provision and green infrastructure networks, including Policy SD7 (Local Green Space), which puts forward 21 open spaces for designation as Local Green Space, Policy SD6 (Open Space Provision), which sets out standards for open space provision, and Policy NE6 (Protection of Green Infrastructure), which identifies and seeks to protect twelve areas of locally valued green infrastructure assets in Hayle. This will support the health and wellbeing of residents by facilitating improvements in levels of physical activity, enhancing social interaction between residents and promoting psychological well-being.

This will be further supported by Policy TR1 (Pedestrian and Cycleway Links), which introduces provisions for encouraging walking and cycling and Policy SD2 (Design and Layout of New Development), which sets out requirements for new development to be accessible by all modes of transport and to encourage provision to foster increased travel by foot, cycle and public transport. Recognising issues relating to health and wellbeing, policies Policy TR2 (Reducing Town Centre Traffic) and Policy TR4 (Traffic Impact) seek to limit the impact of traffic on the built environment and on road safety for vulnerable users such as pedestrians and cyclists. This will support residents' quality of life and health and wellbeing.

Policy NE4 (Improved Access to the Beach) will support access to this key asset for recreation and exercise, promoting local health and wellbeing. The health and wellbeing of residents will also be supported by Policy CW2 and Policy CW3 which, through the provision of new sports facilities will improve access to sports and recreational activities.

5.9 Transportation

There is a strong need to reduce the impact of traffic in Hayle and encourage the use of alternative modes of transport to the private car. This is reflected by the HNP, which has a close focus on encouraging modal shift, reducing congestion and limiting the impact of traffic on the built environment. Key Neighbourhood Plan policies in this regard are Policy SD2 and policies TR1-5.

In this context Policy SD2 (Design and Layout of New Development) sets out requirements for new development to be accessible by all modes of transport and to encourage provision to foster increased travel by foot, cycle and public transport. Policy TR1 (Pedestrian and Cycleway Links) introduces provisions for encouraging walking and cycling through enhancing linkages to key locations such as the local schools, shopping areas, leisure facilities, green spaces, employment areas and neighbouring settlements. This will be supported by Policy TR4 (Traffic Impact), which seeks to limit the impact of traffic on the built environment and on road safety for vulnerable users such as pedestrians and cyclists. Through protecting and enhancing townscape quality, local distinctiveness

and the quality of the public realm in the Neighbourhood Plan area (section 5.5), and supporting enhancements to local green infrastructure networks, the HNP will further support walking and cycling as an alternative to the private car.

In terms of congestion, a key issue for Hayle is through traffic passing through the town. In this context, the linear road network through the town presents limited opportunities for alternative solutions to deal with possible future traffic management issues along the A30, B3301 and B3302. This is recognised through Policy TR3 (Junction Safeguarding), which seeks to safeguard land surrounding the A30 for a new junction. The issue is also considered through Policy TR2 (Reducing Town Centre Traffic), which seeks to encourage proposals which serve to reduce through-traffic from using the centres of Copperhouse and Foundry.

Policy TR5 (Public Parking Areas) recognises the ongoing importance of car parking to the vitality of the town centre through seeking to protect and enhance existing provision. This will be further supported by Policy SD4 (Parking Provision for New Housing and other Developments) and Policy TR5 (Public Parking Areas) which help to improve parking provision in the Neighbourhood Plan area, reduce on-street parking and enhance pedestrian connections between car parks and key facilities.

5.10 Conclusions at this current stage

5.10.1 Potential significant effects

The assessment has concluded that the current Submission version of the HNP is likely to lead to **significant positive effects** in relation to the 'population and community' and 'health and wellbeing' SEA themes. These benefits largely relate to the focus on enhancing community provision in the Neighbourhood Plan area and the HNP's impetus on protecting and enhancing open space and green infrastructure networks. In addition, the Neighbourhood Plan has a strong focus on protecting and enhancing landscape and townscape character and the setting of the historic environment, leading to **significant positive effects** in relation to the 'historic environment and landscape' theme.

The current Submission version of the HNP will initiate a number of beneficial approaches regarding the 'biodiversity', 'transportation', 'land, soil and water resources' and 'climate change' sustainability themes. However these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

6. What are the next steps?

The HNP has been submitted to the Local Planning Authority, Cornwall Council, for its consideration with the updated Environmental Report. Cornwall Council will consider whether the plan is suitable to go forward to Independent Examination in terms of the HNP meeting legal requirements and its compatibility with the Local Plan.

Subject to Cornwall Council's agreement, the HNP will then be subject to independent examination. The Examiner will consider whether the plan is appropriate having regard to national policy and whether it is in general conformity with the Cornwall Local Plan.

The Examiner will be able to recommend that the HNP is put forward for a referendum, or that it should be modified or that the proposal should be refused. Cornwall Council will then decide what should be done in light of the Examiner's report. Where the report recommends modifications to the plan, Cornwall Council will invite the HNP Steering Group to make modifications to the plan, which will be reflected in an updated Environmental Report. Where the Examiner's Report recommends that the proposal is to be refused, Cornwall Council will do so.

Where the examination is favourable, the HNP will then be subject to a referendum, organised by Cornwall Council. If more than 50% of those who vote agree with the plan, then it will be passed to Cornwall Council with a request it is 'made'. Once 'made', the HNP will become part of the Development Plan for Hayle.

Appendix A Context review and baseline

A.1 Biodiversity

Context Review

At the European level, the EU Biodiversity Strategy⁹ was adopted in May 2011 in order to deliver an established new Europe-wide target to '*halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020*'.

Key messages from the National Planning Policy Framework (NPPF) include:

- Contribute to the Government's commitment to halt the overall decline in biodiversity by minimising impacts and achieving net gains in biodiversity wherever possible.
- Promote the 'preservation, restoration and re-creation of priority habitats, ecological networks' and the 'protection and recovery of priority species'. Plan for biodiversity at a landscape-scale across local authority boundaries.
- Set criteria based policies for the protection of internationally, nationally and locally designated sites, giving weight to their importance not just individually but as a part of a wider ecological network.
- Take account of the effects of climate change in the long term. Adopt proactive strategies to adaptation and manage risks through adaptation measures including green infrastructure (i.e. 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities').
- Plan positively for 'green infrastructure' as part of planning for 'ecological networks'.
- High quality open spaces should be protected or their loss mitigated, unless a lack of need is established.

The Natural Environment White Paper (NEWP)¹⁰ sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK's failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to:

- Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
- Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
- Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
- Address barriers to using green infrastructure to promote sustainable growth.

Reflecting the commitments within the Natural Environment White Paper and the EU Biodiversity Strategy, 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' aims to '*halt*

⁹ European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: <http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP_resolution_april2012.pdf> last accessed [30/01/17]

¹⁰ Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: <<http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>> last accessed [03/02/17]

*overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'*¹¹.

The *Cornwall Local Plan: Strategic Policies 2010-2030* were adopted in November 2016. Objective 10(b) within key theme number 4 states to '*maintain and enhance an effective network of open space and environmental stewardship for our ecosystem services network for wildlife*'. Furthermore, in regard to the 28 policies listed within the document, Policy 22 'European Protected Sites – mitigation of recreational impacts from development' and Policy 23 'Natural Environment' directly relate to Biodiversity.

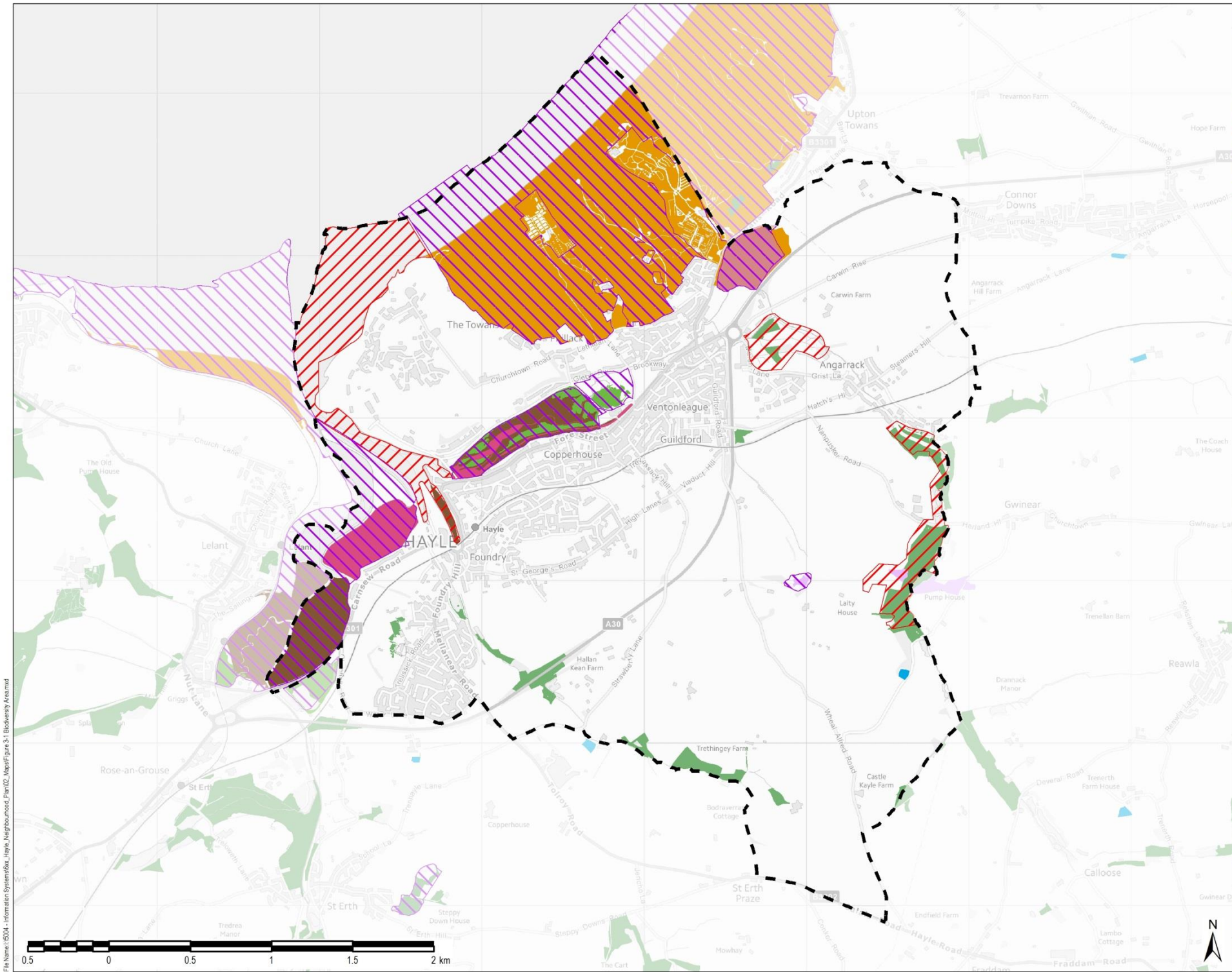
Additionally, The Cornwall Biodiversity Action Plan¹² is presented in 4 volumes:

- *Cornwall's Biodiversity Volume 1: Audits and Priorities*
- *Cornwall's Biodiversity Volume 2: Action Plans*
- *Cornwall's Biodiversity Volume 3: Action Plans 2004*
- *Cornwall's Biodiversity Volume 4: Priority Projects 2010-2015*

In 1996 the Cornwall Biodiversity Initiative (CBI) produced '*Cornwall's Biodiversity Volume 1: Audits and Priorities*'. Following on from the recommendations in this document, Action Plans were produced for the Cornish priority habitats and species and published in '*Cornwall's Biodiversity Volume 2: Action Plans*'. A further volume, '*Cornwall's Biodiversity Volume 3: Action Plans 2004*' was produced in line with the UK Biodiversity Action Plan (UK BAP) process, highlighting the UK BAP priority habitats and species occurring in Cornwall. This comprised of 25 habitat and 127 species Action Plans, each written by local experts. In light of a progress review, Cornwall's BAP is currently being reviewed and updated, taking into consideration the new UK list of priority habitats and species, and the England Biodiversity Strategy (EBS) delivery framework. This document '*Volume4: Priority Habitats*' will contain the revised list for Cornwall.

¹¹ DEFRA (2011): 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services', [online] Available to download from: <<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>> last accessed [03/02/17]

¹² Cornwall Council (2017): 'Biodiversity and Geological Conservation', [online] Available at: <<https://www.cornwall.gov.uk/environment-and-planning/biodiversity-and-geological-conservation/?page=12898>> last accessed [03/02/17]



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LEGEND

- Hayle Neighbourhood Plan Area
- Site of Special Scientific Interest (SSSI)
- County Wildlife Sites
- Coastal saltmarsh
- Coastal sand dunes
- Deciduous woodland
- Lowland fens
- Lowland heathland
- Mudflats
- Saline lagoons
- Traditional orchard

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Purpose of Issue
DRAFT

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Project Title
SEA OF THE HAYLE NEIGHBOURHOOD PLAN

Drawing Title
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Baseline Summary

Current Baseline

Whilst no European Designated Sites are present within the Neighbourhood Plan area, there are four nationally designated Sites of Special Scientific Interest (SSSIs) located wholly or partly within the parish boundary, containing habitats and species listed in the annexes of both the European Habitats Directive (92/43/EEC) and the European Birds Directive (79/409/EEC). Additionally, the Neighbourhood Plan area contains locally designated sites and a variety of BAP Priority Habitats and Species, discussed below.

The entirety of the Neighbourhood Plan area is located within a SSSI Impact Risk Zone (IRZ) for one or more of the SSSIs. IRZs are a GIS tool/dataset which maps zones around each SSSI according to the particular sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs.

Gwithian to Mexico Towans SSSI

The Gwithian to Mexico Towans SSSI was notified in 1987 under Section 28 of the Wildlife and Countryside Act 1981 and is 371.1ha in size. The SSSI is also designated as a Geological Conservation Review site, illustrating successive erosional and depositional phases in coastal development and demonstrating the relict nature of the cliffed coastline that allows examination of the interface between dunes and the sub-dune surface. Additionally, the Gwithian to Mexico Towans forms part of the Hayle Dune Systems, designated as a County Wildlife Site. The citation for this SSSI states¹³:

'Gwithian to Mexico Towans constitutes the second largest dune system in Cornwall, stretching for approximately 3km along the North Cornwall coast from Hayle to Gwithian. These north-west facing dunes rise to a maximum height of over 60m. This exposed, dynamic dune system is subject to the full force of Atlantic gales, resulting in several large blow-outs along the seaward margin. This complex and extensive dune system supports a rich and diverse flora.'

The extensive dune system supports a number of rare native plant species including Balm-leaved Figwort (*Scrophularia scorodonia*) and Hairy-fruited Cornsalad (*Valerianella eriocarpa*). Additionally, the various sections of the dune ecosystem, including the unstable foredunes, short turf of the intervening areas of herb-rich calcareous grassland, drier dune-slacks, wetter dune-slacks and the small cliff flushes, are diverse and unique in terms of the flora they support. Furthermore, the extensive dune system is important for its butterflies and moths, with the small pond on Phillack Towans one of the few locations in Cornwall supporting a population of the Great Pond Snail (*Lymnaea stagnalis*).

A number of condition assessments have been undertaken between 2010 and 2014 in the 8 units which comprise the Gwithian to Mexico Towans SSSI. 99.2% of the SSSI is classified as 'unfavourable-recovering', with 0.08% classified as 'destroyed'.

Hayle Estuary & Carrack Gladden SSSI

The Hayle Estuary & Carrack Gladden SSSI was notified in 1993 under Section 28 of the Wildlife and Countryside Act 1981 and is 190.3ha in size. This site is also designated as a RSPB Reserve and a County Wildlife Site.

The Hayle Estuary is a strategic location for migratory bird species and is of special importance for its wintering wildfowl and wading birds located in the annexes of the European Birds Directive (79/409/EEC), including the Widgeon (*Anas Penelope*), Golden Plover (*Pluvialis apricaria*), Grey Plover

¹³ Natural England (no date): 'Gwithian to Mexico Towans SSSI' [online] available to access via: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1004171> last accessed [08/02/17]

(*Pluvialis squatarola*), Curlew (*Numenius arquata*) and Teal (*Anas crecca*). The citation for the estuary states¹⁴:

'The site consists of an extensive area of intertidal mudflats and sandflats that have accumulated over Lower Devonian slates at the mouth of the Hayle and Angarrack Rivers. There is a small area of saltmarsh in the south-west corner of Lelant Water, whilst a larger area of saltmarsh and reed-bed is located at the north-eastern end of Copperhouse Pool. A central triangular spit extending into the main estuary supports a small, denuded area of sand dune and dune grassland. . Carnsew Pool is a bunded tidal reservoir with intertidal mudflats grading into deeper, open water which is retained at low tide. Copperhouse Pool, to the east, is a shallow tidal reservoir with intertidal mudflats'

Carrack Gladden comprises areas of maritime heath and grassland which support the nationally scarce Soft-leaved Sedge (*Carex montana*). The upper cliffs between Carrack Gladden and Hawks Point to the east are covered with dense wind-pruned scrub in which hazel (*Corylus avellana*) is dominant. On the steeper wet cliffs below are Ivy Broomrape (*Orobancha hederæ*) and Maidenhair Fern (*Adiantum capillus-veneris*), both of which are nationally scarce species.

Based on the most recent condition assessments undertaken in 2010, 91.6% of the SSSI is classified as 'favourable' with the remaining 8.4% classified as 'unfavourable-recovering'.

Loggans Moor SSSI

Located approximately 1.5 km north-east of Hayle, immediately adjacent to the A30 road, Loggans Moor SSSI was notified in 1986 under section 28 of the Wildlife and Countryside Act 1981 and is 10.7ha in size. The SSSI is also designated as a Local Wildlife Site. The citation for this SSSI states¹⁵:

'Loggans Moor is a particularly species rich meadow site resulting from a long period of traditional farming on the series of small meadows, marshland and pasture. The site exhibits both calcareous and marshy grassland together with tall herb, standing water and running water habitats all of which are affected by the base-rich conditions'

Based on the most recent condition assessment undertaken in 2010, the entirety of the SSSI is classified as 'unfavourable recovering'.

Wheal Alfred SSSI

Located approximately 1.5 km east of Hayle, Wheal Alfred SSSI was notified in 1990 under Section 28 of the Wildlife and Countryside Act 1981 and is 1.1ha in size. The SSSI is also designated as a Geological Conservation Review site, and is of mineralogical importance due to Cornwall and West Devon's former mining activities. The citation for this SSSI states¹⁶:

'Although a major copper producer, lead ores were also mined here for a time. The dumps cover a considerable area, but one very large dump north of Lower Treglisson is famous for exceptional specimens of pyromorphite of an unusual earthy colour. The mine dumps yield material pertinent to the study of two isomorphous mineral series – pyromorphite-mimetite-vanadinite and mixed-agardite'

Based on the most recent condition assessment undertaken in 2013, Wheal Alfred SSSI is classified as 'favourable'.

Locally designated Sites

In addition to the Hayle Estuary and Hayle Dune Systems, there are two further County Wildlife Sites located wholly or partly within the Neighbourhood Plan area: Marsh Lane Meadows and Gwinear Tips &

¹⁴ Natural England (no date): 'Hayle Estuary & Carrack Gardens SSSI', [online] available to access via <<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1003229>> last accessed [08/02/17]

¹⁵ Natural England (no date): 'Loggans Moor SSSI' [online] available to access via: <<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1001479>> last accessed [08/02/17]

¹⁶ Natural England (no date): 'Wheal Alfred SSSI' [online] available to access via: <<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1003552>> last accessed [08/02/17]

Trungle Valley. Furthermore, the Upton Towans Local Nature Reserve is located directly adjacent to the coastal boundary of the Neighbourhood Plan area, in the neighbouring parish of Gwinear-Gwithian.

Further sites of interest within the Neighbourhood Plan area include Paradise Park & Jungle Barn¹⁷, and the King George V Memorial Walk. Paradise Park is a wildlife sanctuary located toward the south western corner of the Neighbourhood Plan area. Open to the public in 1973, the park now has over 140 species of bird and is the founder of the World Parrot Trust (launched in 1989). The King George V Memorial Walk extends for 3km adjacent to Copperhouse Pool, and was rated as 'outstanding' in the 2015 South West in Bloom competition, noted for the variety and quality of flora. Hayle has taken Gold in this competition for a record 10 years in a row, which is an excellent achievement¹⁸.

Biodiversity Action Plan Habitats

The majority of Biodiversity Action Plan (BAP) Habitats¹⁹ located within the Neighbourhood Plan area are situated within the SSSIs previously mentioned, with their importance recognised by these nationally designated significant sites. These include:

- Coastal Sand Dunes within the Gwithian to Mexico Towans SSSI;
- Coastal Sand Dunes, Intertidal Mudflats and Sandflats, Saline Lagoons and Coastal Saltmarsh within the Hayle Estuary & Carrack Gladden SSSI; and
- Lowland Fens within Loggans Moor SSSI.

Additionally, there is a Deciduous Woodland BAP Priority Habitat corridor extending from Angarrack through to Nanpusker Farm and onto Higher Treglisson Farm to the south, bordering Angarrack River. An additional corridor extends from Trethingey Farm to Tolroy Holiday Village, bordering the River Penpol.

Figure 3.1 (overleaf) shows the location of designated sites and BAP Priority Habitats located within the Neighbourhood Plan area.

Future Baseline

Habitats and species possibly face increasing pressures from future development within the Neighbourhood Plan area, with negative impacts on the wider ecological network. However, as the majority of the BAP Habitats and species are located within nationally and locally designated sites, this attaches a level of existing protection on Hayle's valuable ecological features. Furthermore, the exacerbation of climate change effects has the potential to lead to changes in the distribution and abundance of species, and changes to the composition and character of habitats.

Benefits to biodiversity have the potential to arise from the increasing integration of biodiversity considerations within decision making, as observed in a number of policies outlined in the *Cornwall Local Plan: Strategic Policies* document.

A.2 Climate Change

6.2 Context Review

In its 2007 strategy on climate change, the European Commission assesses the costs and benefits of combating climate change and recommends a package of measures to limit global warming to 2°

¹⁷ Paradise Park (2017): 'About Us – History', [online] available to access via: <<http://paradisepark.org.uk/about-us/history/>> last accessed [09/02/17]

¹⁸ Hayle in Bloom (2017): 'South West in Bloom', [online] available to access via:< <http://www.hayleinbloom.org.uk/>> last accessed [09/02/17]

¹⁹ MAGIC (2017): 'Interactive Mapping Tool' [online] available to access via: <<http://www.magic.gov.uk/MagicMap.aspx>> last accessed [08/02/17]

Celsius.²⁰ In relation to energy, the Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.

The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report to achieve the following:

- *'Based on the latest understanding of current, and future, climate risks and opportunities, vulnerability and adaptation, what should the priorities be for the next UK National Adaptation Programme?'*²¹

The evidence report contains six priority risk areas requiring additional action in the next five years, see below:

1. Flooding and coastal change risks to communities, businesses and infrastructure;
2. Risks to health, well-being and productivity from high temperatures;
3. Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
4. Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
5. Risks to domestic and international food production and trade; and
6. New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals

Key messages from the National Planning Policy Framework (NPPF) include:

- Support the transition to a low carbon future in a changing climate as a 'core planning principle'.
- There is a key role for planning in securing radical reductions in greenhouse gases (GhG), including in terms of meeting the targets set out in the Climate Change Act 2008²². Specifically, planning policy should support the move to a low carbon future through:
 - Planning for new development in locations and ways which reduce GhG emissions;
 - Actively supporting energy efficiency improvements to existing buildings;
 - Setting local requirements for building's sustainability in a way that is consistent with the Government's zero carbon buildings policy;
 - Positively promoting renewable energy technologies and considering identifying suitable areas for their construction; and
 - Encouraging those transport solutions that support reductions in greenhouse gas emissions and reduce congestion.
- Direct development away from areas highest at risk of flooding, with development 'not to be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'. Where development is necessary, it should be made safe without increasing levels of flood risk elsewhere.

²⁰ Commission of the European Communities (2007) Limiting Global Climate Change to two degrees Celsius: The way ahead for 2020 and beyond [online] available at: <<http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=COM:2007:0002:FIN:EN:PDF>> last accessed [27/01/17]

²¹ GOV UK: 'UK Climate Change Risk Assessment Report January 2017', [online] available to download from: <<https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017>> last accessed [27/01/17]

²² The Climate Change Act 2008 sets targets for greenhouse gas (GHG) emission reductions through action in the UK of at least 80% by 2050, and reductions in CO₂ emissions of at least 26% by 2020, against a 1990 baseline.

- Take account of the effects of climate change in the long term, taking into account a range of factors including flooding. Adopt proactive strategies to adaptation and manage risks through adaptation measures including well planned green infrastructure.

The Flood and Water Management Act²³ highlights that alternatives to traditional engineering approaches to flood risk management include:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
- Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;
- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
- Creating sustainable drainage systems (SuDS)²⁴

Further guidance is provided in the document 'Planning for SuDS'.²⁵ This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

The *Cornwall Local Plan: Strategic Policies* were adopted in November 2016. Objective 9(a) and 9(d) within key theme number 4 states to 'reduce energy consumption while increasing renewable and low carbon energy production' and to 'increase resilience to climate change'. Furthermore, in regard to the 28 policies listed within the document, the following directly relate to Climate Change:

- Policy 14: Renewable and low carbon energy;
- Policy 15: Safeguarding renewable energy;
- Policy 25: Green infrastructure; and
- Policy 26: Flood risk management and coastal change

6.3 Baseline summary

6.3.1 Current baseline

Potential effects of climate change

The outcome of research on the probable effects of climate change in the UK was released in 2009 by the UK Climate Projections (UKCP09) team²⁶. UKCP09 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

As highlighted by the research, the effects of climate change for the south west by 2050 for a medium emissions scenario²⁷ are likely to be as follows:

²³ Flood and Water Management Act (2010) [online] available at: <http://www.legislation.gov.uk/ukpga/2010/29/contents>

²⁴ N.B. The provision of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDS.

²⁵ CIRIA (2010) 'Planning for SuDS – making it happen' [online] available to access via <http://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx> last accessed [04/02/17]

²⁶ The data was released on 18th June 2009: See: <<http://ukclimateprojections.metoffice.gov.uk/>> last accessed [04/02/17]

²⁷ UK Climate Projections (2009) South West 2050s Medium Emissions Scenario [online] available at: <<http://ukclimateprojections.metoffice.gov.uk/23687?emission=medium>> last accessed [07/02/17]

- The central estimate of increase in winter mean temperature is 2.1°C and an increase in summer mean temperature of 2.7°C; and
- The central estimate of change in winter mean precipitation is 17% and summer mean precipitation is –20%.

Resulting from these changes, a range of risks may exist for the Neighbourhood Plan area. These include:

- Increased incidence of heat related illnesses and deaths during the summer;
- Increased incidence of illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts);
- Increased incidence of pathogen related diseases (e.g. legionella and salmonella);
- Increase in health problems related to rise in local ozone levels during summer;
- Increased risk of injuries and deaths due to increased number of storm events;
- Effects on water resources from climate change;
- Reduction in availability of groundwater for abstraction;
- Adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain;
- Increased risk of flooding, including increased vulnerability to 1:100 year floods;
- Changes in insurance provisions for flood damage;
- A need to increase the capacity of wastewater treatment plants and sewers;
- A need to upgrade flood defences;
- Soil erosion due to flash flooding;
- Loss of species that are at the edge of their southerly distribution;
- Spread of species at the northern edge of their distribution;
- Deterioration in working conditions due to increased temperatures;
- Changes to global supply chain;
- Increased difficulty of food preparation, handling and storage due to higher temperatures;
- An increased move by the insurance industry towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business;
- Increased demand for air-conditioning;
- Increased drought and flood related problems such as soil shrinkages and subsidence;
- Risk of road surfaces melting more frequently due to increased temperature; and
- Flooding of roads.

Flood Risk

At the western boundary of the Neighbourhood Plan area, sections of land surrounding the River Hayle Estuary are located within Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. The Causeway section of the B3301 (a key transport route through Hayle) is at high risk and therefore particularly vulnerable. Additionally, land adjacent to Copperhouse Pool and the River Angarrack is also located in Flood Zone 3.

Additionally, surface water drainage and sewer flooding is also a risk for some parts of the Neighbourhood Plan area. The majority of the southern part of Hayle is within a Critical Drainage Area.

Greenhouse gas emissions

In relation to greenhouse gas emissions, source data from the Department of Energy and Climate Change suggests that Cornwall has had consistently higher per capita emissions total than both the South West and England since 2005. Additionally, Cornwall has also seen a reduced average reduction in emissions per capita between 2005 and 2012 (15.8%) compared to the South West (16.4%) and England (a 16.6% reduction).

6.3.2 Future Baseline

Climate change has the potential to increase the occurrence of extreme weather events in the Hayle Neighbourhood Plan area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change (including fluvial flooding) with an increased need for resilience and adaptation. The Causeway section of the B3301 (a key transport route through Hayle) is particularly vulnerable.

In terms of climate change mitigation, per capita emissions are likely to continue to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. However the allocation of 1,600 new dwellings in Hayle facilitated through the *Cornwall Local Plan: Strategic Policies* document will comprise a large increase in the built footprint of the Neighbourhood Plan area, which may lead to a future increase in overall emissions.

A.3 Landscape and Historic Environment

6.4 Context Review

The vision contained within the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan (2013-2018)²⁸ states:

'We believe that by protecting, conserving and enhancing the outstanding universal value of the Cornwall and West Devon Mining Landscape World Heritage Site it will reinforce cultural distinctiveness, and become a significant driver for economic regeneration and social inclusion.'

The aims within the 2013-2018 Management Plan for the next 25 years and beyond are as follows:

- To protect, conserve and enhance the historical authenticity, integrity and historic character of the Site for current and future generations;
- To promote opportunities within the Site for heritage-led regeneration;
- To communicate the distinctiveness of Cornish mining culture and identity;
- To promote public access to sites, collections and information;
- To undertake and facilitate research to increase knowledge and understanding;
- To interpret and present the history and significance of Cornish mining to the highest quality;
- To promote educational use of the Site; and
- To optimise the contribution of the Site to the local economy.

A Supplementary Planning Document is also being prepared for the World Heritage Site. A draft plan was released for consultation in 2016²⁹ and sets out how the planning system will seek to protect, conserve, present and transmit its World Heritage Sites to future generations. Reiterating national

²⁸ Cornwall Council (2013): 'World Heritage Management Plan', [online] available to download from: <<http://www.cornish-mining.org.uk/news/world-heritage-management-plan-now-available>> last accessed [03/02/17]

²⁹ LUC on behalf of Cornwall and West Devon Mining Landscape World Heritage Site Office (September 2016) Cornwall and West Devon Mining Landscape World Heritage Site, Supplementary Planning Document http://www.cornish-mining.org.uk/sites/default/files/WHS_Supplementary_Planning_Document_2016.pdf

policy, substantial harm to the WHS should be wholly exceptional, and the Supplementary Planning Document is concerned with protecting the special features that make the Cornish and West Devon Mining Landscape worthy of being a WHS, in addition to ensuring that all stakeholders have a shared understanding and an accountable, transparent description of how the management system works.

Key messages from the National Planning Policy Framework (NPPF) include:

- Protect and enhance valued landscapes, giving particular weight to those identified as being of national importance.
- Heritage assets should be recognised as an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance', taking account of 'the wider social, cultural, economic and environmental benefits' of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Set out a 'positive strategy' for the 'conservation and enjoyment of the historic environment', including those heritage assets that are most at risk.
- Develop 'robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics'.
- Consider the effects of climate change in the long term, including in terms of landscape. Adopt 'proactive strategies' to adaptation and manage risks through adaptation measures including well planned green infrastructure.

The Government's Statement on the Historic Environment for England³⁰ sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

The *Cornwall Local Plan: Strategic Policies 2010-2030* were adopted in November 2016. Objective 10(a) within key theme number 4 states to '*respect the distinctive character of Cornwall's diverse landscapes*'. Furthermore, in regard to the 28 policies listed within the document, the following directly relate to the Landscape and Historic Environment.

- Policy 23: Natural environment;
- Policy 24: Historic environment; and
- Policy 25: Green infrastructure.

6.4.1 Baseline Summary

Current Baseline

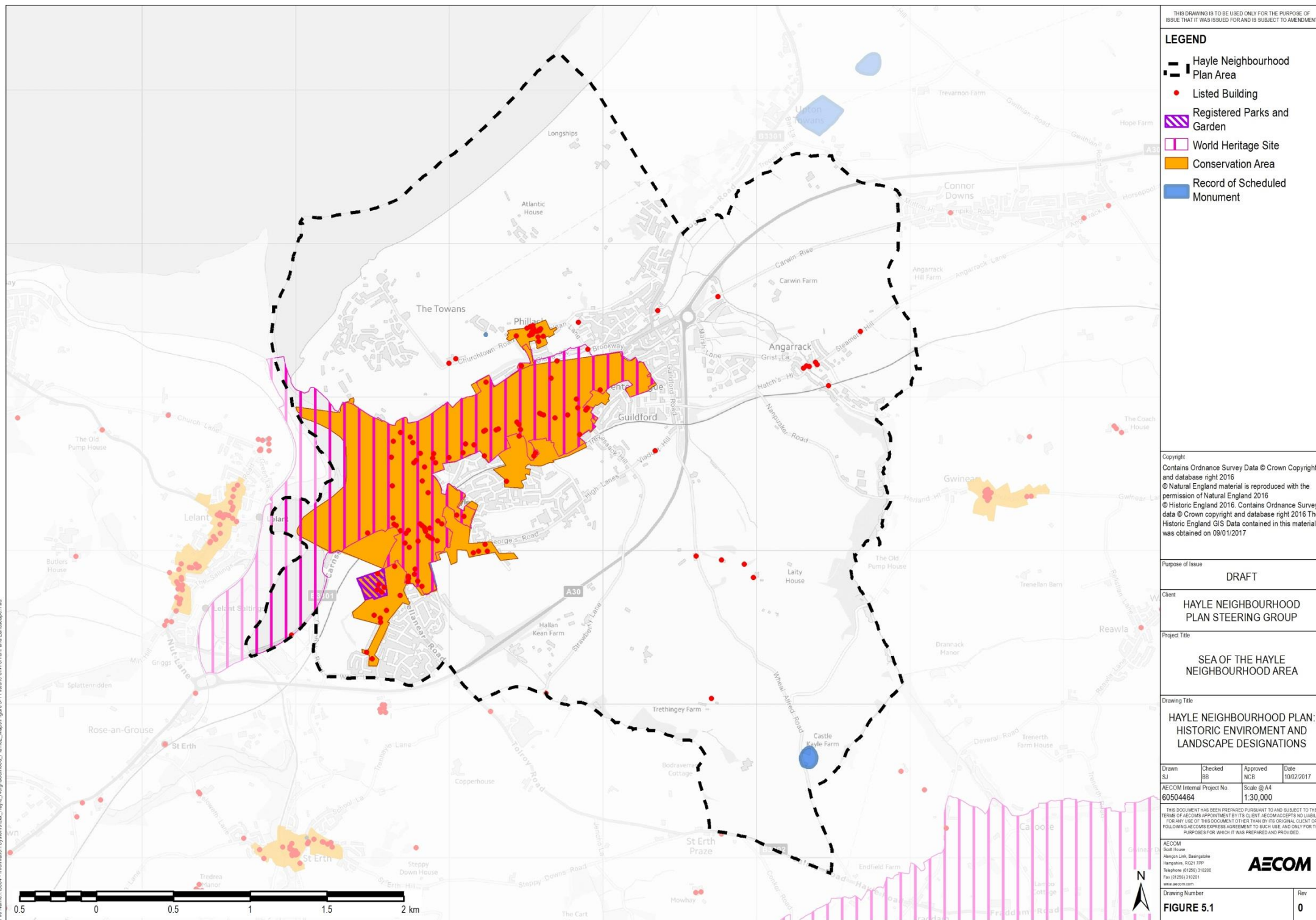
Landscape

The Cornwall and West Devon Mining Landscape was inscribed as a UNESCO World Heritage Site in 2006, encompassing ten areas within the region with significant mining heritage, including the 'Port of Hayle'. Much of the landscape of Cornwall and West Devon was transformed in the 18th and early 19th century as a result of the rapid growth of pioneering copper and tin mining. In the early 19th century, Hayle was the most important mining port and steam engine manufacturing centre in the world. The Outstanding Universal of the WHS is a reflection of both the integrity and authenticity of the area, and is determined based on the following criterion:

- Exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town planning or landscape design;

³⁰ HM Government (2010) The Government's Statement on the Historic Environment for England [online] available at: http://webarchive.nationalarchives.gov.uk/+http://www.culture.gov.uk/reference_library/publications/6763.aspx last accessed [30/01/17]

- Bear a unique or at least an exceptional testimony to a cultural tradition or to a civilisation which is living or which has disappeared; and
- Be an outstanding example of a type of building or architectural or technological ensemble or landscape which illustrates (a) significant change(s) in human history.



The Port of Hayle³¹ is one of the ten areas forming the WHS, and contained two iron foundries famous for their intense rivalries: Harvey's (1779 -1903) and Copperhouse (1820 - 1869). This contributed to the development of Foundry and Copperhouse as individual settlements at either end of the town, located around the sites of these two companies. Harvey's helped produce the largest steam engines ever built, and was the workplace and meeting place of some of the most established and well regarded steam engineers including Richard Trevithick and Arthur Woolf.

With regards to landscape character, the Neighbourhood Plan area falls within National Character Area (NCA) 152: Cornish Killas. The NCA is broad but provides some context to the character of the Neighbourhood Plan area, with the following characteristics from the NCA profile³² particularly relevant:

- *A coastline of rugged, sheer cliffs, sandy beaches with rolling surf and dramatic sand dune systems to the north;*
- *Numerous fishing villages and small ports, many now developed into bustling summer tourist destinations, with small caves, quays and fish cellars slipways predominating;*
- *An undulating shillet (shale) plateau, with open vistas and a characteristic network of stone faces earthen banks (Cornish hedgebanks), many enclosing fields in use since medieval times;*
- *Renewable energy structures, such as wind and solar farms, which are a recent addition to the landscape;*
- *Broadleaved woodland valleys, dominated by internationally important western oak woodland habitat, which dissect the plateau and lead to the south coast;*
- *Important industrial archaeological sites, including hard rock mining with its distinctive engine houses and quarrying sites, some of which form part of the Cornwall and West Devon Mining Landscape WHS;*
- *A dispersed settlement pattern of hamlets, farmsteads, historic mining villages, often formed of simple, austere buildings, with nonconformist chapels and wayside crosses, and located where steeply incised valleys meet the coast.*

At the regional level, the Cornwall Wide Landscape Character Assessment was undertaken in 2007, with the Hayle Neighbourhood Plan area lying in two Landscape Character Areas (LCAs), these area as follows;

LCA CA05 – St Ives Bay; The area forms the coastal strip of St Ives Bay, with large sandy beaches, sand dunes, the estuary of the River Hayle and the Phillack and Leland settlements with a fringe of arable land.

LCA CA06 – Mount's Bay East; this LCA covers a large area stretching from Marazion on the coast, east to Mullion Cove and an inland sweep across the isthmus to Hayle and the outskirts of Cambourne, as well as south east to include Helston. The area is characterised by extensive exposed linear cliffs, ungrazed slopes contrasting with sandy bays

At the local level, in 2016 AECOM produced a Heritage and Character Assessment³³ for the Neighbourhood Plan area, defining eight distinctive LCAs, summarised below;

7. *Hayle Beach Towans and Phillack:* This character area is focused around the medieval church town of Phillack, the neighbouring Towans and the open expanse of sandy beach on the northern boundary.
8. *Hayle Estuary and Hayle Harbour:* Historic harbour quays, canals, sluice pools and other maritime infrastructure, which survive largely intact, provide a unique industrial maritime character.

³¹ Cornish Mining World Heritage (no date): 'Port of Hayle', [online] accessible via: <<http://www.cornish-mining.org.uk/areas-places-activities/port-hayle>> last accessed [08/02/17]

³² Natural England (2014): 'NCA Profile 152: Cornish Killas', [online] available to download via: <<http://publications.naturalengland.org.uk/publication/6654414139949056?category=587130>> last accessed [08/02/17]

³³ AECOM (2016): 'Hayle Heritage and Character Assessment' (produced for the Hayle Neighbourhood Planning Steering Group)

9. *Foundry and Penpol*: The historic Hayle railway viaduct is a prominent feature, with regular trains running above the busy Foundry Square roundabout providing movement and a link to the industrial past.
10. *Copperhouse and Residential Core*: South of Commercial Road, steep gradients are noticeable along the streets which lead away from Copperhouse Pool. The area is predominantly residential with retail, with a good provision of open space.
11. *Rural/Urban Fringe*: With undulating agricultural landscape sandwiched between the urban edge of Hayle and the A30 bypass, this character area has key views of the World Heritage Site and Hayle estuary, with a network of Public Rights of Way connecting Hayle to the surrounding rural countryside.
12. *Industrial Estate and Loggans Moor Roundabout*: With a mixture of land uses including commercial, retail, leisure and recreation, the accommodating buildings are typically large scale, occupying large footprints and equivalent to 2-4 stories in height.
13. *Wheal Alfred and Open Agriculture*: Loggans Moor SSSI and Wheal Alfred SSSI are located within a patchwork of large open arable fields divided by Cornish hedgebanks.
14. *Angarrack*: Formerly a centre of the mining and quarrying industry dating back to the sixteenth century, Angarrack is a small village located in a steep, narrow valley, with the River Angarrack flowing through the village centre.

Historic Environment

The Neighbourhood Plan area has a rich historic environment. Numerous features are recognised through the historic environment designations, including the previously mentioned World Heritage Site, and the nationally designated statutory listed buildings and scheduled monuments discussed below. The Hayle Conservation Area and Phillack Conservation Area are also located within the Neighbourhood Plan area, designated for their special architectural and historic interest, with further details on these presented below.

Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms. The Neighbourhood Plan area contains no Grade I listed buildings, eleven Grade II* listed buildings and one hundred and twenty one Grade II listed buildings.

The Grade II* listed buildings are as follows:

- Downes (Roman Catholic Convent, part of St Michael's Hospital);
- Summerhouse at approximately 20m north east of the Downs;
- Summerhouse at approximately 120m north of the Downs;
- Terrace walls immediately north of the Downs;
- Terrace walls at approximately 40m north of the Downs;
- Former offices and remains of Foundry of Harvey and Company;
- Church of St Elwyn;
- Church of St Phillack (St Felicitas);
- The White Hart Hotel;
- Glanmor House; and
- Bodriggy House (No.21) Sea Lane and No.42 Bodriggy Street, including front garden walls.

Scheduled monuments are sites of national importance and protected by the Ancient Monuments and Archaeological Areas Act 1979. According to the National Heritage List for England³⁴, there are nine scheduled monuments in the Neighbourhood Plan area, listed below:

- Wayside cross called The Mexico Cross, 250m north east of Riviere Farm, Phillack;
- Round at Castle Kayle Farm;
- Small multivallate hillfort, early Christian memorial stone and C19 landscaped paths at Carnsew;
- Railway bridge;
- Wayside cross-head in Phillack churchyard, south west of the church;
- Churchyard cross in Phillack churchyard, south of the church;
- An early Christian memorial stone and a wayside cross in Phillack churchyard, south east of the church;
- Black Road causeway, Black Bridge and World War II reservoir at Wilson's Pool; and
- Late C18-C19 mill complex, ropeworks and associated water management system immediately east of Millpond Avenue, Foundry.

Historic parks and gardens are noted as a fragile and finite resource by Historic England³⁵, as they can easily be damaged beyond repair or lost forever. Designated in 1994, The Downes (St Michael's Convent) is a Grade II listed park and garden, registered under the Historic Buildings and Ancient Monuments Act 1953 for its special historic interest. Built in 1880, the house and gardens were described in the Gardener's Chronicle in 1898, which commented³⁶:

'The Downes is nearly perfect... the place will appeal as a fine example of formal gardening, which has been pursued without altogether forgetting the beauty of hardy plants naturally grouped, and of unbroken greensward'

Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I, Grade II and Grade II* listed buildings, scheduled monuments, conservation areas, wreck sites and registered parks and gardens in England deemed to be 'at risk'. There are two scheduled monuments within the Neighbourhood Plan area feature on the latest Heritage at Risk Register³⁷ for South West England, published in October 2016, with the condition, principal vulnerability and trend of each scheduled monument listed below:

- Castle Kayle (earthwork), Phillack, Hayle: Condition - extensive significant problems; Principal vulnerability - permitted development; Trend - declining; and
- Hayle inscribed stone, Hayle: Condition - generally satisfactory but with significant localised problems; Principal vulnerability - deterioration, in need of management; Trend - declining.

There are two conservation areas within the Neighbourhood Plan area. Hayle Conservation Area covers the settlements of Foundry and Copperhouse, famous for the intense rivalry between the two iron foundries making Hayle the most important mining port and steam engine manufacturing centre in the world during the 19th century: Harvey's (1779 - 1903) and Copperhouse (1820 - 1869). Phillack Conservation Area encompasses the historical village of Phillack. The conservation areas share a boundary (approximately 100m) at the north western corner of Copperhouse Pool. At the time of this scoping report, it is not possible to determine whether either of the conservation areas is 'at risk', as neither has undergone an appraisal.

³⁴ Historic England: National Heritage List for England: <<http://list.historicengland.org.uk>> last accessed [08/02/2017.]

³⁵ Historic England (2017): 'Registered Parks and Gardens' [online] available at: <<https://www.historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>> last accessed [08/02/17]

³⁶ Historic England (2017): 'The Downes (St Michael's Convent)' [online] accessible via: <<https://historicengland.org.uk/listing/the-list/list-entry/1001305>> last accessed 08/02/17]

³⁷ Historic England (2016): 'Heritage at Risk Register 2016: South West', [online] available to download from: <<https://historicengland.org.uk/images-books/publications/har-2016-registers/>> last accessed [09/02/17]

It should be noted that not all of the historic environment features within the Neighbourhood Plan area is subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are seen as important by the local community. For example, there are significant records of post medieval sites and monuments located within Hayle Conservation Area, with their exact locations mapped and viewable on Cornwall Council's Interactive Map³⁸, as well as a number of medieval, prehistoric and modern sites and monuments within the wider Neighbourhood Plan area.

Figure 5.2 (overleaf) shows the designated landscapes and historical sites located within the Neighbourhood Plan area.

6.4.2 Future baseline

New development has the potential to lead to incremental but small changes in landscape and townscape character and quality in and around the Neighbourhood Plan area. This includes from the loss of landscape features and visual impact. However, new development need not be harmful to the significance of a heritage asset, and in the context of the Neighbourhood Plan area there is opportunity for new development to enhance the historic setting of the town and better reveal assets' cultural heritage significance, educating both local residents and visitors to Hayle.

Existing historic environment designations, including associated with the internationally designated World Heritage Site, national designations and the locally designated conservation areas will support a level of protection for key features and areas of historic environment interest in the Neighbourhood Plan area.

A.4 Land, Soil and Water Resources

6.5 Context Review

The EU's Soil Thematic Strategy³⁹ presents a strategy for protecting soils resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

The Water Framework Directive (WFD) drives a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention to establish a 'framework for integrated catchment management' across England. The Environment Agency is establishing 'Significant Water Management Issues' and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD namely:

- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;
- Promote the sustainable use of water;
- Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances; and
- Ensure the progressive reduction of groundwater pollution.

Key messages from the National Planning Policy Framework (NPPF) include:

- Protect and enhance soils. The value of best and most versatile agricultural land should also be taken into account.

³⁸ Cornwall Council (2017): 'Cornwall Council Interactive Map', [online] available via: <https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=1&xcoord=187430&ycoord=64380&wsName=ccmap&layerName=>> last accessed [09/02/17]

³⁹ European Commission (2006) Soil Thematic Policy [online] available at: http://ec.europa.eu/environment/soil/index_en.htm last accessed [30/01/17]

- Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or land instability and be willing to remediate and mitigate 'despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.
- Encourage the effective use of land' through the reuse of land which has been previously developed, 'provided that this is not of high environmental value'. Whilst there is no longer a national requirement to build at a minimum density, the NPPF requires local planning authorities to 'set out their own approach to housing density to reflect local circumstances'.
- Produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply.
- With regards to waste, the NPPF does not contain any specific waste policies as waste planning policy will be published as part of the National Waste Management Plan.

Other key documents at the national level include Safeguarding our Soils: A strategy for England⁴⁰, which sets out a vision for soil use in England, and the Water White Paper⁴¹, which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy in England⁴² recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

The *Cornwall Local Plan: Strategic Policies* were adopted in November 2016. Objective 9(b) within key theme number 4 states to 'make the best use of our resources by maximising the use of previously used land'. Furthermore, in regard to the 28 policies listed within the document, the following directly relate to Land, Soil and Water Resources.

- Policy 19: Strategic waste management principles;
- Policy 20: Managing the provision of waste management facilities; and
- Policy 21: Best use of land and existing buildings

6.6 Baseline summary

6.6.1 Current Baseline

Quality of agricultural land

The Agricultural Land Classification classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and Grades 3b to 5 are of poorer quality. In terms of the location of the best and most versatile agricultural land, a detailed classification has been carried out in some locations⁴³, including:

- Land located between the A30 and the settlements of Copperhouse and Foundry is classified as Grade 3a Agricultural Land;
- Land to the east of The Causeway section of the B3301, encompassing Paradise Park, is also classified as Grade 3a Agricultural Land;
- There are patches of Grade 2 and Grade 3a Agricultural Land located between the boundaries of the Riviere Towans and Mexico Towans; and

⁴⁰ Defra (2009) Safeguarding our Soils: A strategy for England [online] available to download from:

<<https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england>> last accessed [30/01/17]

⁴¹ Defra (2011) Water for life (The Water White Paper) [online] available at <<http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>> last accessed [30/01/17]

⁴² Defra (2011) Government Review of Waste Policy in England [online] available at:

<<http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf>> last accessed [30/01/17]

⁴³ MAGIC Interactive Map (2017): 'Landscape; Post 1988 Agricultural Land Classification (England)' [online] layer available to view using the following mapping tool: <<http://www.magic.gov.uk/MagicMap.aspx>> last accessed [30/01/17]

- At the north eastern boundary of the Neighbourhood Plan area, near to Connor Downs, there is a patch of Grade 3a Agricultural Land.

Recycling centres

There is no Household Waste and Recycling Centre (HWRC) located within the Neighbourhood Plan area. The nearest HWRC is St Erth, located outside of the western boundary of the area. St Erth HWRC is open between 9am -4pm seven days a week, except Christmas Day, Boxing Day and New Year's Day⁴⁴.

Watercourses

The main watercourses flowing through the Neighbourhood Plan area are the River Hayle, the River Penpol and the River Angarrack. Water supply and water provision in the area is provided by South West Water. In 2009, South West Water invested £2 million into Hayle's water network – part of the mains rehabilitation programme completed at the turn of this decade and focussed on improving and maintaining supply and water quality⁴⁵.

Groundwater Source Protection Zones (SPZs) have been defined by the Environment Agency in England and Wales to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. In the Neighbourhood Plan area, there are four small Zone 1 groundwater SPZs in close proximity to another, defined as the 50 day travel time from any point below the water table to the source. These Zone 1 SPZs are surrounded by a Zone 2 groundwater SPZ, covering an approximate diameter of 700m and located along the north eastern boundary of the Neighbourhood Plan area within the Gwithian to Mexico Towans SSSI.

The Nitrates Directive (91/676/EEC) requires Member States to identify areas where groundwater has nitrate concentrations of more than 50 mg/l nitrate or is thought to be at risk of nitrate contamination. Areas associated with such groundwater are designated as Nitrate Vulnerable Zones (NVZs) within which Member States are required to establish Action Programmes in order to reduce and prevent further nitrate contamination. There is a NVZ for groundwater that covers the majority of the southern part of the Neighbourhood Plan area, including the part of Hayle town south of the railway station.

6.6.2 Future baseline

Due to increasing legislative and regulatory requirements, there are increasing pressures to improving recycling and composting rates.

In terms of water quality, the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality in watercourses in the wider area. Water quality has the potential to be affected by pollution incidents in the area, the presence of non-native species and future physical modifications to water bodies.

A.5 Population and Community

6.7 Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- To 'boost significantly the supply of housing', local planning authorities should meet the 'full, objectively assessed need for market and affordable housing' in their area. They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The

⁴⁴ SITA Cornwall (no date): 'ST Erth HWRC' [online] available at: < <http://www.sitacornwall.co.uk/managing-your-waste/recycling/st-erth-hwrc> > last accessed [09/02/17]

⁴⁵ South West Water (2009): 'Mains improvement works in Hayle', [online] available at: < <https://www.southwestwater.co.uk/index.cfm?articleid=6911> > last accessed [09/02/17]

Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.

- With a view to creating 'sustainable, inclusive and mixed communities' authorities should ensure provision of affordable housing onsite or externally where robustly justified.
- In rural areas, when exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.
- The NPPF attaches great importance to the design of the built environment. It explains how good design is a key aspect in sustainable development, and how development should improve the quality of the area over its lifetime, not just in the short term. Good architecture and landscaping are important, with the use of design codes contributing to the delivery of high quality outcomes. Design should reinforce local distinctiveness, raise the standard more generally in the area and address the connections between people and places.
- The social role of the planning system involves 'supporting vibrant and healthy communities'.
- The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas.
- Ensuring that there is a 'sufficient choice of school places' is of 'great importance' and there is a need to take a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.

The 'Ready for Ageing?' report, published by the Select Committee on Public Service and Demographic Change⁴⁶ warns that society is underprepared for an ageing population. The report states that *'longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises'*. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

The *Cornwall Local Plan: Strategic Policies* were adopted in November 2016. All of the six objectives within key themes 1 and 2 directly relate to Population and Community. Furthermore, in regard to the 28 policies listed within the document, the following are relevant to this SEA theme:

- Policy 3: Role and function of places;
- Policy 4: Shopping, services and community facilities;
- Policy 5: Business and tourism;
- Policy 6: Housing mix;
- Policy 7: Housing in the countryside; and
- Policy 8: Affordable housing.

⁴⁶ Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/> last accessed [03/02/17]

6.8 Baseline summary

6.8.1 Current baseline

Population

According to the most recently available census data Hayle has seen an increasing population (7.5%), the rate of which broadly aligns to averages observed for the South West (7.3%) and England (7.9%), but is 0.9% higher than the average for Cornwall (6.6%).

Age structure

The percentage of residents living within the Neighbourhood Plan area aged between 0-24 is 27.5%, broadly aligning with the averages for Cornwall (27%), but lower than the regional and national averages (28.8% and 30.8% respectively). The biggest proportion of residents within Hayle are aged 60+ (30.2%), which is slightly higher than the average for Cornwall, but 3.8% and 7.9% higher than the regional and national counterparts. The working population of Hayle (those residents aged 25-59) is 42.3%, lower than the averages for Cornwall (43.3%), the South West (44.7%) and England (46.9%). Therefore, Hayle is supporting an ageing population.

Household deprivation

Census statistics measure deprivation across four 'dimensions' of deprivation, summarized below:

- **Employment:** Any person in the household (not a full-time student) that is either unemployed or long-term sick.
- **Education:** No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.
- **Health and Disability:** Any person in the household that has generally 'bad' or 'very bad' health, or has a long term health problem.
- **Housing:** The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating.

Based on the most recently available census data, 64.1% of households within Hayle are deprived in some way, which is 4.3% higher than the average for Cornwall (59.8%), and significantly higher than the regional and national counterparts (8.9% and 6.5% higher, respectively). The percentage of households in Hayle which fall within the 'deprived in 1 dimension', 'deprived in 2 dimensions' and 'deprived in 3 dimensions' categories is greater than the percentages observed for Cornwall, the South West and England. Additionally, 0.5% of households in the Neighbourhood Plan area are deprived in four dimensions, with this the only category where the percentage for Hayle broadly aligns to the regional and national averages.

Index of Multiple Deprivation

The Index of Multiple Deprivation 2015 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. The seven deprivation domains are as follows:

- **Income:** The proportion of the population experiencing deprivation relating to low income, including those individuals that are out-of-work and those that are in work but who have low earnings (satisfying the respective means tests).
- **Employment:** The proportion of the working-age population in an area involuntarily excluded from the labour market, including those individuals who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
- **Education, Skills and Training:** The lack of attainment and skills in the local population.
- **Health Deprivation and Disability:** The risk of premature death and the impairment of quality of life through poor physical or mental health. Morbidity, disability and premature mortality are also

considered, excluding the aspects of behaviour or environment that may be predictive of future health deprivation.

- **Crime:** The risk of personal and material victimisation at local level.
- **Barriers to Housing and Services:** The physical and financial accessibility of housing and local services, with indicators categorised in two sub-domains.
 1. 'Geographical Barriers': relating to the physical proximity of local services
 2. 'Wider Barriers': relating to access to housing, such as affordability.
- **Living Environment:** The quality of the local environment, with indicators falling categorised in two sub-domains.
 3. 'Indoors Living Environment' measures the quality of housing.
 4. 'Outdoors Living Environment' measures air quality and road traffic accidents.

Two supplementary indices (subsets of the Income deprivation domains), are also included:

- **Income Deprivation Affecting Children Index:** The proportion of all children aged 0 to 15 living in income deprived families.
- **Income Deprivation Affecting Older People Index:** The proportion of all those aged 60 or over who experience income deprivation.

Lower Super Output Areas (LSOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2015, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales.

There are five LSOAs that are either fully or partially in the Neighbourhood Plan area:

- E01018978: Cornwall 057A is located within the eastern section of the Neighbourhood Plan area, including the village of Angarrack and Wheal Alfred (towards the centre). The north western corner of this LSOA borders the coast, overlooking St Ives Bay and including the Phillack Towans. This LSOA covers approximately 50% of the Neighbourhood Plan area.
- E01018981: Cornwall 057B encompasses the northern third of the urbanised area of Hayle. This LSOA covers approximately 10% of the Neighbourhood Plan area.
- E01018982: Cornwall 057C is located at the centre of the western boundary of the Neighbourhood Plan, including the Hayle Towans, Riviere Towans and the Mexico Towans, also including the important village of Phillack. The LSOA is bordered by the River Hayle to the west and the King George V Memorial Walk to the south east, overlooking Copperhouse Pool. This LSOA covers approximately 15% of the Neighbourhood Plan area.
- E01018983: Cornwall 057D covers the south western section of the Neighbourhood Plan area and includes the area around Paradise Park and Jungle Barn, and St Michael's Hospital. Additionally, the Hayle Estuary Nature Reserve is located beyond the western boundary. This LSOA covers approximately 10% of the Neighbourhood Plan area.
- E01018984: Cornwall 057E encompasses the central and southern thirds of the built up part of Hayle, including the former industrial areas of Copperhouse and Foundry. The railway line and the A30 mark the northern and southern boundaries, with this LSOA covering approximately 15% of the Neighbourhood Plan area. Additionally, Hayle Community School and Bodriggy Academy are also located within this LSOA.

General Trends

E01018978: Cornwall 057A is within the top 30% most deprived LSOAs in England, with low levels of income and employment, and significant geographical, housing and service barriers. There is a notable

contrast between the relatively good outdoor quality of life (top 40% least deprived) compared to the indoor quality (top 10% most deprived). The LSOA performs poorly in terms of education, skills and training (top 40% most deprived).

E01018981: Cornwall 057B has a workforce with average levels of income, employment and education, and performs reasonably well across the majority of domains and sub-domains within the IMD. The LSOA performs poorly in regards to the living environment (top 30% most deprived) and there is a significant contrast in the quality of indoor and outdoor quality of life (top 20% most deprived compared to top 30% least deprived, respectively).

E01018982: Cornwall 057C is within the top 30% most deprived LSOAs in England, with low levels of income, employment and education. The outdoor quality of life is excellent, with fairly limited geographical barriers. In comparison, the indoor living environment is ranked within the top 10% most deprived.

E01018983: Cornwall 057D is the least deprived LSOA within the Neighbourhood Plan area overall, and is recognised for having an excellent outdoor quality of life, few incidents of crime, a fairly skilled adult workforce with limited income deprivation affecting children. Comparatively, there are significant geographical barriers (top 20% most deprived) and barriers to housing and services (top 30% most deprived).

E01018984: Cornwall 057E is the most deprived LSOA within the Neighbourhood Plan area overall, falling in the top 20% most deprived domains for income, education, employment, health and disability, and income deprivation affecting both children and adults. Similar to the other LSOAs within the Neighbourhood Plan area, there is a significant contrast between outdoor (top 20% least deprived) and indoor environment (top 20% most deprived).

Similarities between the LSOAs

Poor performance (top 30% most deprived deciles)

- E01018978: Cornwall 057A, E01018982: Cornwall 057C and E01018984: Cornwall 057E fall within the top 30% most deprived deciles for employment, income, with both older people and children facing significant income deprivation.
- Other than E01018983: Cornwall 057D, the remaining four LSOAs within the Neighbourhood Plan area fall within the top 30% most deprived deciles in the living environment domain and indoors sub domain.
- E01018978: Cornwall 057A, E01018983: Cornwall 057D and E01018984: Cornwall 057E fall within the top 30% most deprived deciles for LSOAs in England, with significant barriers to housing and services.

Good performance (top 30% least deprived deciles)

- Other than E01018978: Cornwall 057A, the remaining four LSOAs within the Neighbourhood Plan area are in the top 30% least deprived deciles for the outdoor environment, reflecting the availability of recreational areas and access to pedestrian and cycle networks and proximity to the South West Coastal Path. Moreover, E01018978: Cornwall 057A falls within 40% least deprived deciles.

Contrasts between the LSOAs

- E01018981: Cornwall 057B and E01018983: Cornwall 057D have average levels of employment and income in comparison to the other three LSOAs.
- Other than E01018984: Cornwall 057E, which falls in the top 20% most deprived decile, the remaining four LSOAs within the Neighbourhood Plan area perform averagely within the adult skills sub domain.

- E01018978: Cornwall 057A and E01018983: Cornwall 057D have significant geographical barriers in comparison to the other three LSOAs, reflecting their relative distance from the services and facilities within the Neighbourhood Plan area.
- In regards to the 'crime' domain there are notable variations between the LSOAs, with E01018983: Cornwall 057D in the 20% least deprived, E01018981: Cornwall 057B showing average levels of crime, and the remaining three LSOAs within the Neighbourhood Plan area within the top 40% most deprived deciles.

Housing tenure

The majority of residents within Hayle (67.4%) own their home outright or with a mortgage, broadly aligning with the averages for Cornwall and the South West, but 4.1% greater than the national average. The percentage of residents living in socially rented households is approximately 4.0% and 3.7% greater than the averages for Cornwall and the South West respectively. Furthermore, fewer people within Hayle live in privately rented households compared to the regional and national averages.

Education

With regards to the most recently available census data, 27.5% of residents within the Neighbourhood Plan area have no qualifications, a percentage which is at least 5% higher than the averages for Cornwall, the South West and England. The opposite trend is observed for those residents within the Neighbourhood Plan area which have level 4 qualifications, with the 20% value for Hayle at least 5% lower than the regional and national counterparts. Although there are significant contrasts between the highest and lowest qualification levels, the percentage of residents in Hayle who have an apprenticeship or a level 1, 2 or 3 qualification broadly aligns with the regional and national averages.

Employment

There are a significantly higher proportion of residents (aged 16-74) in Hayle who are employed in skilled trade occupations if compared to the regional and national averages. The same trend is observed for residents who are employed in caring, leisure and other service industries. Three occupation categories employ fewer residents within the Neighbourhood Plan area compared to the averages for Cornwall, the South West, and England, including:

- Associate, professional and technical occupations;
- Professional occupations; and
- Managers, directors and senior officials.

The fewer people employed within these three highly skilled occupational categories might be a reflection of the educational trends previously discussed, with fewer residents in Hayle having the relevant qualifications to gain employment in these sectors.

Post-16 students travel to neighbouring colleges of Penwith, Camborne and Falmouth to undertake specific courses, as Hayle Community School does not offer A-Levels.

Future Baseline

The population of the Neighbourhood Plan area increased between the years 2001-2011, which was higher than the average increase for Cornwall. Over 30% of residents are aged 60+, indicating the presence of an ageing population within the Neighbourhood Plan area.

The suitability of housing for local requirements depends in part on the successful implementation of policies outlined in the *Cornwall Local Plan: Strategic Policies*.

A.6 Health and Wellbeing

6.9 Context Review

Key messages from the NPPF include:

- The social role of the planning system involves 'supporting vibrant and healthy communities'.
- A core planning principle is to 'take account of and support local strategies to improve health, social and cultural wellbeing for all'.
- The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities'
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Set out the strategic policies to deliver the provision of health facilities.
- Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

In relation to other key national messages in relation to health, Fair Society, Healthy Lives⁴⁷ ('The Marmot Review') investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities".

The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012 transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions. Cornwall's 'Public Health Team' promotes the health and wellbeing of residents within the county, using the 'Live Well model' as their guiding principle for developing objectives, working closely with Public Health England, NHS England and the Department of Health⁴⁸.

The *Cornwall Local Plan: Strategic Policies* were adopted in November 2016. Objective 7 within key theme number 3 states to '*meet a wide range of local needs in order to improve quality of life and reduce social exclusion*'. Objective 8 within key theme number 3 states to '*promote development that contributes to a healthy and safe population by providing and ensuring the appropriate levels of open space and the protection and improvement of air quality*'. Furthermore, in regard to the 28 policies listed within the document, the following are relevant to the Health and Wellbeing SEA theme:

- Policy 16: Health and wellbeing
- Policy 25: Green infrastructure

⁴⁷ The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available to download from: <<http://www.apho.org.uk/resource/item.aspx?RID=106106>> last accessed [27/01/17]

⁴⁸ Cornwall Council (2017): 'Public Health Cornwall', [online] available via: <<https://www.cornwall.gov.uk/health-and-social-care/public-health-cornwall/>> last accessed [03/02/17]

6.10 Baseline summary

6.10.1 Current Baseline

Health indicators and deprivation

Deprivation is a significant contributor to poor health and can have adverse effects on wellbeing, with elements related to poor housing quality, living environment, income and employment previously discussed in detail in A5. General health is generally favourable in the Neighbourhood Plan area, with 76.4% of residents reporting either 'very good health' or 'good health' in the most recent census. Although favourable, this percentage is lower than the averages for Cornwall (78.8%), the South West (81.5%) and England (81.4%). Comparatively, 7.6% of residents in the Neighbourhood Plan area report either 'bad health' or 'very bad health', which is 1.3% higher than Cornwall, 2.5% higher than the South West and 2.2% higher than the average for England.

The higher than average levels of 'very bad health' and 'bad health' within the Neighbourhood Plan area aligns with the disability data. 23.6% of residents in Hayle reported that their daily activities were limited in some way, which is 2.2% higher than Cornwall, 5.2% higher than the South West and 6% higher than the average for England.

6.10.2 Future baseline

Residents within the Neighbourhood Plan area have access to the Bodriggy Health Centre, with the option of travelling to neighbouring surgeries in Praze, Camborne, Marazion and St Ives. A growing population within the Neighbourhood Plan area might place future pressures on these health centres.

An ageing population has the potential to place additional pressures on health services in the area.

A.7 Transportation

6.11 Context Review

European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.

'Connecting Cornwall 2030'⁴⁹ is the third Local Transport Plan (LTP) for Cornwall. The plan is a strategic policy tool through which the council exercises its responsibilities for planning, management and the development of transport in the county. The vision of the plan is that by 2030 *'transport in Cornwall will be excellent, with our transport system connecting people, communities, businesses and services in a way that is reliable, efficient, safe, inclusive and enjoyable'*. In order to achieve this goal, the LTP is supported by implementation plans that cover 3-4 year periods up until 2030, with the most recent plan covering the period 2015-2019.

The *Cornwall Local Plan: Strategic Policies* were adopted in November 2016. Objective 8 within key theme number 3 states to *'promote development that contributes to a healthy and safe population by providing for opportunities for walking and cycling'*. Furthermore, in regard to the 28 policies listed within the document, Policy 27 'Transport and accessibility' is directly relevant to the Transportation SEA theme.

⁴⁹ Cornwall Council (2011): 'Connecting Cornwall: 2030 Strategy', [online] Available via: <<http://www.cornwall.gov.uk/transport-and-streets/transport-policy/local-transport-plan-connecting-cornwall-2030/connecting-cornwall-2030-strategy/>> last accessed [03/02/17]

6.12 Baseline summary

6.12.1 Current Baseline

Rail network

Hayle Station is located in the centre of the Neighbourhood Plan area, with a regular mainline service from Penzance to London Paddington, connecting Hayle to Truro (approximately a 30 minute journey), Plymouth (approximately a 2 hour journey, with connecting services to London Paddington). More frequent, direct services to London Paddington depart from St Erth station (approximately 2km south of the Neighbourhood Plan area), which also provides connecting services to the branch line to St Ives and Carbis Bay.

Bus network

In regards to the bus network, as of February 2017 there are seventeen services which connect Hayle to a variety of locations in Cornwall, including St Ives, Camborne, Redruth and Truro. The principal bus operator is 'First Kernow'. Additionally, a number of these services connect Hayle to schools and colleges including Penwith College and Truro College. Detailed timetable information is accessible through the Traveline website.

Road network and congestion

The A30 provides the main route from the strategic road network to Hayle. Additionally, the B3301 provides a key route through, navigating alongside Copperhouse Pool and the Hayle Estuary and leading back to the A30 via Rose-an-Grouse after passing through Foundry. Furthermore, the B3302 extends from Foundry to Helston, passing through the villages of Praze and Leedstown before joining the A394 at Sithney Common.

In terms of congestion, there are only two main access points into Hayle from the A30, leading to a significant proportion of the town's traffic being taken along the B3301. Additional congestion issues exist on the B3302, as there is a farm and food packaging facility towards Leedstown (approximately 2.5km south east of the Neighbourhood Plan area) which increases the frequency of tractors and lorries utilising this road. At the local level, St George's Road and High Lanes (extending north east from Foundry Square) have congestion issues during term times, as parents drop off and pick up their children from Hayle Community School and Penpol School.

Cycle and Footpath network

The Cornish Way⁵⁰ is a cycle network extending from Land's End to Bude. Route 3 of this network passes through the Neighbourhood Plan area, running adjacent to the Hayle Estuary and Carnsew Pool before reaching Copperhouse Pool and passing out of the Neighbourhood Plan area via Gwinear.

The South West Coast Path⁵¹ navigates along the coastal boundary of the Neighbourhood Plan area, allowing walkers access to St Ives to the north west, and along the coast towards Godrevy Lighthouse and the Godrevy-Portreath Heritage Coast.

Availability of cars and vans

In regards to access to vehicles within the Neighbourhood Plan area, the proportion of households with no access to a car or van in Hayle (19.9%) is higher than the average for Cornwall (17.3%) and the South West (18.9%), but lower than the national average of 25.8%.

⁵⁰ Sustrans (no date): 'The Cornish Way', [online] available at: <<http://www.sustrans.org.uk/ncn/map/route/cornish-way>> last accessed [08/02/17]

⁵¹ South West Coastal Path (2017): 'Walk – Hayle to St Ives', [online] available at: <<https://www.southwestcoastpath.org.uk/walksdb/155/>> last accessed [08/02/17]

Travel to work

Based on the most recent census data, the most popular method of traveling to work in Hayle is via driving a car or van (39.7%), similar to the averages for Cornwall (40.6%) and the South West (41.4%), but 2.8% higher than the national average of 36.9%. After driving, the most second most popular method of travelling to work in Hayle is on foot, with the value of 7.8% lower than the averages for Cornwall (8.8%) and the South West (9.0%) but higher than the national average of 6.9%.

6.12.2 Future Baseline

New development has the potential to increase traffic along the key routes through Hayle, with a number of pinch points causing issues for travellers. It is considered that the existing road infrastructure has inadequate access requirements for the proposed development areas within the Neighbourhood Plan area, including from the A30.

