**St Mawgan in Pydar Neighbourhood Development Plan 2025 to 2030 Sustainability Checklist DRAFT**

**2025**

**Produced by St Mawgan in Pydar NDP Steering Group 2025 [August Update]**

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### **1.Introduction**

1. The St Mawgan-in-Pydar Neighbourhood Development Plan Steering Group have prepared a Neighbourhood Development Plan in accordance with the Neighbourhood Planning (General) Regulations 2012. The whole St Mawgan-in-Pydar parish area has been designated a Neighbourhood Area for this purpose by Cornwall Council, the Local Planning Authority covering St Mawgan-in-Pydar.
2. A Sustainability Appraisal [SA], as defined by the Planning and Compulsory Purchase Act 2004, aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of plans or programmes, to ensure that the strategies, policies and plans within these contribute to and promote sustainable development. Although not a requirement of the Neighbourhood Planning (General) Regulations 2012, an Appraisal provides a means of demonstrating the Plan will promote sustainable development.
3. There is no legal requirement for a Neighbourhood Development Plan to have a formal Sustainability Appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. The St Mawgan-in-Pydar Neighbourhood Steering Group see a sustainability checklist approach as a useful way for ensuring the policies and strategies adopted work to build resilience and long-term sustainability over and above mitigating the negative impacts of policies, without the need to carry out a full SA.
4. For clarity and conformity, the St Mawgan-in-Pydar Neighbourhood Development Plan seeks to follow a similar approach to Cornwall Council’s Local Plan Sustainability Appraisal and as such this checklist seeks to answer the following questions:

* What is the plan trying to achieve?
* What is the sustainability context?
* What is the baseline situation and what are the key issues?
* What would the situation be without the plan?
* How has the appraisal been undertaken?
* What are the appraisal findings and recommendations, and have they been taken onto account in producing the draft Neighbourhood Plan?
* Is the draft Neighbourhood Plan likely to deliver sustainable development?
* How can we best monitor the plan’s impacts?

### **2. Relationship with Strategic Environmental Assessment [SEA]**

1. This sustainability checklist also supports the Cornwall SEA/HRA “screening” assessment, evaluating whether the individual, or cumulative, impact of policies put forward could lead to significant environmental impact, and whether a formal Strategic Environmental Assessment is required. In some limited circumstances, where a Neighbourhood Development Plan is likely to have significant environmental effects, it may require a Strategic Environmental Assessment. At the time of writing the outcome of the screening assessment is awaited.

### **3. What is the plan trying to achieve?**

1. The St Mawgan-in-Pydar Neighbourhood Development Plan is a long-term framework for guiding development and land-use change in a way that supports the Parish’s prosperity while safeguarding its distinctive character. It aims to strengthen the Parish’s social, economic, and environmental sustainability by ensuring that growth respects and enhances an area of exceptional diversity and heritage. The Parish encompasses the historic inland village of St Mawgan, the coastal settlement of Mawgan Porth, and parts of the Menalhyl valley, set within a varied landscape—natural and tranquil to the south, with a dramatic, nationally valued coastline to the north. The area’s setting is influenced by the presence of Cornwall Airport Newquay to the east, while its built environment, historic estates, and artistic heritage contribute to a strong local identity. The Plan works to conserve these assets and their relationship with the surrounding landscapes of Cornish and national importance.
2. The Neighbourhood Development Plan gives broad policies and proposals that deliver the vision and aims, and suggests non-land use projects that may assist in this work. These have been developed through in-depth studies which have included the use of sustainability checklists and criteria based approaches based on the sustainability principles set out in the NPPF.

### **4. What is the sustainability context?**

1. The St Mawgan-in-Pydar Neighbourhood Development Plan has been prepared in the context of the National Planning Policy Framework 2024 and its requirement that the planning system (of which the St Mawgan-in-Pydar Neighbourhood Development Plan is part) needs to perform three roles in delivering *sustainable development.* It also seeks to respond to the UN 17 Goals of Sustainable Development that the UK has agreed to pursue through its planning processes. These goals address environmental, social progress and economic objectives, which are carried forward in the National Planning Policy Framework and the Cornwall Local Plan. The St Mawgan-in-Pydar NDP thus links in to the UN’s Sustainable Development Goals. In doing so, we can contribute towards delivering and translating the high level goals of sustainable development into real local level action in our Parish.
2. The Plan recognizes the fundamental principle that *growth is part of sustainable development* and that it must address the key concerns of:

* Achieving a sustainable economy
* Living within our environmental limits
* Ensuring a strong, healthy and just society

1. The St Mawgan-in-Pydar Neighbourhood Development Plan focuses on the key planning issues facing St Mawgan-in-Pydar, setting out both the short term and longer term priorities for action to enable sustainable growth and increase prosperity. Relating this to the St Mawgan-in-Pydar area the sustainability context can be more explicitly captured as putting into place the necessary measures to ensure that St Mawgan-in-Pydar delivers *sustainable development* for the benefit of its own and the surrounding communities, by achieving a vision of the Parish as:

***‘… a thriving, resilient, and inclusive rural and coastal community, celebrated for its rich heritage, welcoming atmosphere, and forward-thinking approach. It will continue to provide a safe and supportive environment for residents, workers, business owners, and visitors, ensuring it remains a highly desirable place to live, work, and visit for generations to come.'***

1. Following the vision the NDP explains the Sustainable Growth and Prosperity aspirations behind the vision, as follows:

* The underlying this aim is the support of sustainable growth and long-term prosperity in the Parish. This means more than just economic development, for it involves achieving a careful balance between business growth, environmental protection, social equity, community wellbeing, and responsible resource use. True prosperity is defined not only by material wealth, but by quality of life, resilience, and opportunities that benefit both current and future generations. The NDP promotes a holistic approach to sustainability, encouraging economic vitality while safeguarding the natural environment and supporting inclusive communities. Key priorities include promoting renewable energy, reducing waste, and ensuring fair access to opportunities. This integrated approach helps build a community that is resilient and adaptable, with strong social and environmental foundations.
* Underpinning all this is the need to tackle the impacts of climate change – the increased risks from flooding, coastal erosion, and extreme weather to which the Parish is particularly vulnerable - so that sustainable growth and prosperity is resilient to future change.

1. The NDP says that the Vision will be achieved by delivering the following practical objectives:

**Flooding, Coastal Erosion and Climate Change**

1. **Address Causes and Impacts**: Develop and implement strategies to tackle the causes of climate change and adapt to its effects, focusing on long-term resilience and coastal protection.
2. **Acknowledge Climate Change Vulnerability**: Recognise and address Mawgan Porth's susceptibility to climate change impacts, including rising sea levels and natural cliff and coastal erosion**,**in all planning decisions.

**Housing**

1. **Provide Affordable Housing Options***:*  
   Ensure a **variety** of affordable housing choices through small developments that align with the local scale and character and meet the needs of the local community, enabling local people to live within their home parish.
2. **Promote Locally Distinctive Design**: Advocate for housing designs that respect the surrounding environment, **reflect** the area's character, and, where feasible, incorporate natural and locally sourced materials.

**Economy and Employment**

1. **Preserve Mawgan Porth's Character**: Maintain the unspoiled, family-friendly nature of Mawgan Porth as a coastal resort, ensuring a balance between tourism, the needs of the year-round local community, environmental sustainability, and the area's unique sense of place.
2. **Support Economic Growth**: Promote a diverse and thriving local economy by enhancing employment opportunities and supporting businesses at all stages, from start-ups to established enterprises.

**Heritage, Cornish Distinctiveness and Design**

1. **Preserve and Enhance Local Character**: Protect and enhance the architectural and historic character of the area while promoting high-quality design in all development and changes within the plan area.

**Natural Environment and Landscape**

1. **Support Sustainable Development:**Prioritise environmentally sustainable practices and biodiversity conservation in all planning and development decisions.
2. **Protect Natural Areas:**Ensure that all development conserves the natural environment and avoids encroachment on floodplains, coastal areas, and cliffs.

**Community Facilities and Infrastructure**

1. **Enhance Public Services**: Protect and improve public services, including better public transport links, access to local medical facilities, and support for community-focused businesses.
2. **Modernise Educational Facilities**: Ensure that educational facilities meet contemporary standards while preserving the parish's rural character and addressing environmental concerns.
3. **Strengthen Community Connections**: Foster stronger community bonds by enhancing local amenities, promoting regular local produce markets, and encouraging greater self-sufficiency to reduce dependence on distant urban centres.
4. **Ensure Adequate Infrastructure**: Require that infrastructure for drainage, surface water disposal, and sewage is fully in place and capable of supporting new development before it is approved, to safeguard the local environment.

### **5. Baseline and Key Issues**

1. The St Mawgan in Pydar Neighbourhood Development Plan covers the entire parish, extending from Mawgan Porth on the coast, through wooded valleys, to the inland boundary with St Columb, covering 2,212.94 hectares. The parish is recognised for its high landscape and environmental value, including the Watergate and Lanherne Area of Great Landscape Value (AGLV), which Cornwall Council intends to expand. It immediately abuts the Carnewas-to-Stepper-Point section of the Cornwall National Landscape [former AONB] which ends just north of Trenance at the parish boundary. It contains significant wildlife protection areas across coastal, hillside, and valley regions.
2. St Mawgan village, the main settlement, is located in a wooded valley along the River Menalhyl and provides essential amenities, such as a primary school, shops, post office, church, pub, and community facilities. Smaller residential clusters include Trevenna Cross and Higher Tolcarne, while coastal villages like Mawgan Porth and Trenance provide additional amenities primarily focused around tourism. Trevarrian includes amenities related to its holiday park.
3. The former RAF St Mawgan site within the parish hosts the Newquay Cornwall Airport passenger terminal and runway infrastructure, creating employment opportunities but also causing noise, disruption, and pressure for upscale residential development. The parish remains predominantly agricultural, dominated by small family farms and the larger Carnanton Estate. Public access via footpaths connects key locations, including St Mawgan, Mawgan Porth, and St Columb.
4. Nearby St Columb provides basic services, while Newquay, a larger town experiencing significant growth, offers extensive services, employment opportunities, and transport links via the Mid-Cornwall Metro railway. The parish faces considerable risks from flooding and coastal erosion, with notable incidents and ongoing concerns regarding surface water management.
5. There were 453 households recorded in 2021, but 668 dwellings in the Parish indicating significant second-home ownership and holiday lets. The population grew from 1,146 [excluding communal establishments] in 2001, to 1,151 in 2011 [an increase of 0.5%], then dropped to 1,035 in 2021, a decrease of -9.7% on the 2001 population, and -10.1% from 2011. There was a corresponding decrease of 8.85% (44 fewer) in households from 2011 to 2021. This is reflected in registered electors across the two wards in the parish from 2005 - 2021, with St Mawgan showing a 6% increase (506 – 538) while Trenance ward shows a 38.7% decline (468-287). The parish has a high proportion of 1 and 2 person households (68.9%), with an average household size of 2.27, so there is a high under-occupation rate (85.7% of households). Second homes and holiday lets account for an estimated 31.74% of dwellings, with ‘hotspots’ in the Mawgan Porth/Trenance area where over 56% of properties were second homes. From the questionnaire responses 83% support a primary residence requirement for new homes.
6. From 2022 to 2021 the working-age population decreased (60.5% to 53.7%) while the proportion aged 65+ rose from 20.1% to 28.6%, indicating an ageing population. Young people’s numbers slightly declined.
7. High environmental quality and desirability have significantly inflated house prices, with lower quartile prices up 582% since 1995 and median prices rising 777%, reaching £590,000 by 2023, far exceeding local average incomes (£37,463). Affordability remains a critical issue, exacerbated by high second-home ownership. Despite strong local support (90%), affordable housing provision remains minimal, with no affordable homes completed from 2015-2023.
8. Local employment is mainly in hospitality, farming, and at the airport, with approximately 40 diverse local businesses. High self-employment and home-based businesses are notable, with increased working-from-home trends expected. Infrastructure challenges include inadequate broadband, mobile signal issues, and seasonal business fluctuations. The parish lies within commuting distance of major employment hubs, with pressures likely to grow due to the Mid-Cornwall Metro.
9. The population has a high proportion of residents with degree-level qualifications, predominantly employed in managerial or professional roles, reflecting above-average educational attainment compared to regional and national averages.
10. Health metrics indicate generally good health compared to broader regional and national figures, although about 24.5% have long-term health conditions, a concern likely to increase with demographic ageing.
11. Historic character is significant, particularly in St Mawgan village, but modern developments have sometimes undermined local distinctiveness, notably in coastal settlements. Appropriate heritage-sensitive development remains important.
12. Extensive woodland and the designated conservation area face threats from tourism-driven developments, raising concerns about environmental degradation and landscape preservation.
13. Community facilities are limited, requiring ongoing investment, with notable inadequacies in recreational provisions, particularly for younger residents. Enhanced community amenities are essential, particularly in growing settlements. Mawgan Porth Village Hall requires improved flood resilience measures.
14. Twelve wind turbines exist in the parish, with significant renewable energy potential, particularly small-scale turbines and hydroelectric power. Most areas lie over 2km from high-voltage power lines, limiting large-scale development options.
15. Increasing flood risks and coastal erosion pose serious threats, necessitating proactive interventions. Maintaining water quality is critical due to rising sewage alerts. Retrofitting heritage properties for energy efficiency and sustainability presents significant challenges amid new regulatory requirements.
16. In summary, St Mawgan in Pydar Parish, encompassing diverse coastal, agricultural, and village landscapes, faces significant demographic, housing, economic, environmental, and infrastructure challenges. High housing costs driven by second homes and holiday lets, an ageing population, and insufficient affordable housing compound social inequities. Economic reliance on tourism, agriculture, and the airport, combined with infrastructure limitations, notably impacts business viability and community facilities. Environmental pressures from development, flood risk, coastal erosion, and climate change pose threats to landscape integrity, heritage assets, and community resilience. The policies in the NDP seek to address these issues while safeguarding the area’s character and identity.

### **6. What would the situation be without the plan?**

1. In the absence of the St Mawgan-in-Pydar Neighbourhood Development Plan, planning decisions would rely solely on broader national policies in the National Planning Policy Framework (NPPF) and the Cornwall Local Plan. This generic approach would likely inadequately address the specific local issues faced by the parish. Development decisions could overlook critical local circumstances, leading to housing schemes that fail to meet the needs of young families and the elderly, exacerbating issues such as the affordability gap and demographic imbalance.
2. Without targeted local policies, the risk increases of inappropriate developments negatively impacting community infrastructure, such as schools, healthcare, recreational facilities, and transport services. The community could experience declining services and a greater dependency on private cars, undermining local sustainability and resilience. Moreover, the agricultural sector, essential to the parish's economy and stewardship of the landscape, could suffer without policies tailored to support farm diversification, rural business initiatives, and sustainable tourism.
3. Finally, the absence of the NDP would likely diminish the protection of the parish’s distinctive heritage, landscape character, and natural environment. Without clear guidelines, insensitive development could threaten historic sites, degrade the area's valued scenic quality, and erode local biodiversity and natural resources, ultimately diminishing the unique character and identity of St Mawgan in Pydar Parish.

### **7. How has the appraisal been undertaken? [The Sustainability Checklist Methodology]**

1. The sustainability checklist is intended to show how planning objectives and policies contribute to sustainable development, particularly with regard to their environmental, social and economic impact. It ensures that the concept of sustainable development remains an important consideration throughout the entire neighbourhood planning process.
2. There are three steps to the sustainability checklist:

Step 1. Select the criteria which will be used to assess the sustainability of the Neighbourhood Plan’s vision, objectives and policies;

Step 2. Using these criteria, measure the impact the vision and each objective/policy will have on sustainability;

Step 3. Analyse the results and make recommendations.

1. Ideally this is done more than once, in a repetitive / iterative process that refines and improves the level of sustainability of a proposal each time. The draft St Mawgan-in-Pydar NDP proposals is an initial assessment carried out during the construction of the NDP document. This Checklist will be reassessed following the consultations carried out at the Regulation 14 stage of community consultation and any necessary amendments to the vision, objectives and policies.

***Step 1 – Selecting the Criteria***

For simplicity of process the checklist was based on the ‘Sustainability Framework’ identified in the Cornwall Local Plan Sustainability Appraisal. The advantage of using the Cornwall Local Plan criteria is that they have already been subject to consultation across Cornwall, so further local consultation on them is not considered necessary. The list of assessment criteria is referred to as the ‘SA Framework’. The SA Framework is given in Appendix 1 below. The ‘Factors’ are on the left, and some ‘clue’ questions to guide the appraisal are given on the right.

***Step 2 – Assessing the Vision and Sustainable Growth and Prosperity Statement* *each Neighbourhood Plan objective and policy against the SA Framwork***

The sustainability checklist appraisal is achieved firstly by assessing the Vision and Sustainable Growth and Prosperity Statement broadly against the SA Framework, to identify if there is a direct or implicit link to its delivery, and the strength of that link.

Next the objectives and policies are individually assessed against the SA Framework according to a modified RAG [Red – Amber – Green] scoring grading given in the table below.

|  |  |
| --- | --- |
| **1** | Very negative impact – The objective/policy/proposal is likely to lead to significant damage or loss, or other negative effects on Sustainability Framework Factors |
| **2** | Some negative impact – The objective/policy/proposal is likely to lead to moderate damage or loss, or other negative effects on Sustainability Framework Factors |
| **3** | Positive and negative impacts – The objective/policy/proposal may damage some Sustainability Framework Factors and improve the current situation on others. |
| **4** | Neutral impact – The objective/policy/proposal has no effects upon on Sustainability Framework Factors, or not relevant. |
| **5** | Some positive impacts – The objective/policy/proposal is likely to lead to some improvement on current situation in respect of the Sustainability Framework Factors |
| **6** | Significant positive impacts – The objective/policy/proposal is likely to lead to significant improvement on current situation in respect of the Sustainability Framework Factors |

In this way a view on each objective and an overall assessment of the sections and the complete Draft Neighbourhood Plan can be generated. This assessment is given on Appendix 2.

***Step 3 – Analysing the results of the assessment.***

Each of the assessments in Appendix 2 include, where necessary, recommendations as to how the proposed objectives and policies can best be achieved sustainably.

### **8. What are the appraisal findings and recommendations, and have they been taken into account in producing the draft Neighbourhood Plan?**

1. While the Neighbourhood Plan promotes sustainable development, some tensions and potential negative impacts remain. These largely arise from the need to balance environmental protection, social equity, and economic viability within a rural setting. Key areas of conflict include:

* **The pressure for additional housing and business development, which, despite high design standards and mitigation, inevitably carries some impact on valued landscape character, biodiversity, and heritage features. This is particularly sensitive in the case of community-led rural exception housing schemes.**
* **The necessary management of coastal change, which although essential for long-term resilience, may bring adverse social and economic effects, especially where managed realignment is required.**
* **Tensions between the installation of property flood resilience (PFR) measures and the conservation of historic buildings, as well as their implications for housing costs and affordability.**
* **The challenge of promoting low-carbon or non-carbon heating retrofits while protecting heritage fabric and ensuring that energy efficiency measures remain affordable and accessible.**
* **The promotion of renewable energy infrastructure, which supports global and local climate objectives but may generate localised impacts on landscape character and the historic environment.**
* **The need to protect rural dark skies for ecological and landscape value, which can conflict with community concerns about safety and the need for external lighting in public and residential areas.**

1. This Sustainability Checklist indicates that all these factors have been addressed in the Consultation Draft of the NDP in a reasonable and balanced way that delivers sustainable development.
2. The only recommendation from the Checklist is that the Plans Sustainable Growth and Prosperity Statement should be rephrased to be clearer on the issues it covers.

### **9. Is the draft Neighbourhood Plan likely to deliver sustainable development?**

1. It is clear from the analysis set out in Appendix 2 that the policies proposed by the St Mawgan-in-Pydar Neighbourhood Development Plan are expected to deliver a net positive impact on the sustainability of the Parish and surrounding area. The Plan establishes a strong, locally informed framework for managing change in a way that supports both community aspirations and wider environmental and social responsibilities.
2. The sustainability checklist provides clear evidence that the Plan responds to the community’s priorities, particularly the widely valued qualities of St Mawgan-in-Pydar’s natural environment, distinctive built heritage, and attractive rural setting. These features are not only protected by the Plan but actively reinforced through policy, helping to secure their long-term integrity.
3. The relatively limited sustainability conflicts identified, such as those arising from the tension between development needs and environmental protection, or between retrofitting and heritage conservation, have been minimised through careful policy drafting and mitigation criteria. The Plan sets out a balanced and pragmatic response to these challenges, enabling sustainable development while safeguarding the qualities that matter most to local people. It is the Steering Group’s view that the NDP will deliver significantly greater levels of sustainability than would be achieved without the Plan in place.
4. The Neighbourhood Development Plan promotes a holistic and place-specific vision of sustainability, integrating social equity, environmental stewardship, and economic resilience. The policies strike a considered balance between competing objectives, ensuring that development contributes positively to the well-being of the Parish as a whole. The Steering Group believes that, taken together, the policies in the Plan will secure higher standards of sustainability than would otherwise be realised under the baseline application of national and local planning policies alone.
5. In conclusion, **the St Mawgan-in-Pydar Neighbourhood Development Plan provides a robust and locally distinctive approach to sustainable development**. It reflects the community’s values, addresses current and future challenges, and establishes clear, practical criteria to guide responsible change. The Sustainability Appraisal process will remain responsive and iterative, taking account of any further feedback or evidence as the Plan progresses. Overall, the Plan is well positioned to deliver appropriate and lasting sustainable development outcomes for the Parish.

### **10. How can we best monitor the plan’s impacts?**

1. Measurement of the NDP’s impacts across all the SF Framework will be well beyond the resources of the Parish Council to achieve. Therefore, **the Parish Council will undertake an Annual NDP Overview Review of the Plan’s effectiveness**, using local resources where they exist and Cornwall Council data relevant to the Plan’s vision, objectives and policies. Where the Plan is seen to be ineffective, out-of-date or having undesired impacts, recommendations as to changes to the Plan through a formal review process will be considered. The precise format and operational practice of this approach is still to be resolved.

**Appendix 1. Sustainability Framework**

| **SC Theme** | **SC Objectives** | **Decision making questions** |
| --- | --- | --- |
| **Climatic Factors** | **To reduce our contribution to climate change through a reduction in greenhouse gas emissions.** | * Does it limit greenhouse gas emissions? * Does it secure the highest viable resource and energy efficiency? * Does it encourage the use of renewable energy technologies? |
| **To increase resilience to climate change, and reduce vulnerability.** | * Does it minimise vulnerability and encourage resilience to the effects of climate change? |
| **Waste** | **To minimise the generation of waste and encourage greater reuse and recycling of materials in accordance with the waste hierarchy.** | * Will it reduce the amount of waste produced, collected, and or landfilled? * Will it increase the amount of waste recycled or recovered? * Will it increase levels of composting or anaerobic digestion? * Has space for storage of recycled materials been planned for? * Will it reduce the waste management industry’s contribution to climate change? |
| **Minerals and Geodiversity** | **To minimise the consumption of mineral resources and ensure the sustainable management of these resources** | * Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources? * Will it ensure development does not irreversibly sterilise important mineral resources? |
| **To conserve, enhance and restore the condition of geodiversity in Cornwall.** | * Will it prevent harm to and, where appropriate, enhance geological conservation interests in Cornwall? * Will mineral working impact on designated land? |
| **Soil** | **To minimise the use of undeveloped land and protect and enhance soil quality.** | * Will it protect, enhance and improve soil quality in Cornwall? |
| **To encourage and safeguard local food production.** | * Will it avoid development that leads to the loss of productive soils? |
| **Air** | **To reduce air pollution and ensure air quality continues to improve.** | * Will it reduce pollution including greenhouse gas emissions? * Will it maintain or improve air quality in Cornwall? |
| **Water** | **To reduce the risk of flooding and vulnerability to flooding, sea level rise and coastal erosion.** | * Does the proposal reduce, or avoid increasing the risk of flooding overall? |
| **To maintain and enhance water quality and reduce consumption and increase efficiency of water use.** | * Does the proposal maintain or enhance water quality overall? * Does the proposal reduce the overall demand for water? * Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change? * Will the proposal increase the risk of water pollution events? |
| **Biodiversity** | **To conserve, enhance and restore the condition and extent of biodiversity in Cornwall and allow its adaptation to climate change.** | * Does the proposal protect, enhance or restore biodiversity interests of BAP habitats, Cornwall Wildlife Sites, SSSIs and internationally, nationally and regionally designated areas? * Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)? * Does it protect not only designated areas but also of wildlife interest everywhere? * Will it encourage the provision of new or improved wildlife habitats? |
| **Landscape** | **To protect and enhance the quality of the natural, historic and cultural landscape and seascape.** | * Will it sustain and enhance and/or restore the distinctive qualities and features of the natural, historic and cultural landscape and seascape character? * Will it conserve and enhance the natural beauty of the Cornwall AONB [now National Landscape], and increase understanding and enjoyment of the special qualities of the AONBs? * Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements? * Will it maintain and enhance a high quality living environment? * Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements? |
| **Maritime** | **To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments.** | * Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated? * Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries? * Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability? * Will the proposal operate within safe biological, chemical and physical limits? |
| **Historic Environment** | **To protect and enhance the quality and local distinctiveness of the historic environment.** | * Does the proposal reinforce the distinctive character of Cornwall? * Does the proposal have an acceptable/unacceptable level of impact on the historic environment? * Does the proposal preserve and enhance the cultural and social significance of the historic asset? * Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture? * Have flood mitigation measures been designed to be compatible with the immediate historic environment? * Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment? |
| **Design** | **To promote and achieve high quality, locally distinctive design, sustainable land use and sustainable built development.** | * Will it encourage developers to build to higher environmental standards? * Will it help to promote local distinctiveness? * Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes? * Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure? |
| **Social Inclusion** | **To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.** | * Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded? * Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities? |
| **Crime and Anti-Social Behaviour** | **To reduce crime, anti-social behaviour and fear of crime.** | * Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots). * Will it help reduce the fear of crime? |
| **Housing** | **To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.** | * Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for Cornwall? * Will it reduce the number of people homeless or in temporary accommodation? * Will it contribute towards the provision of affordable, social and key worker housing? * Will it reduce the number of unfit homes, and those falling below the decent homes standards? * Will it deliver adaptable housing to meet the lifelong needs of the population? * Will it provide a well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes? * Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions? * Will it make the best use of land? |
| **Health, Sport and Recreation** | **To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.** | * Will it improve health and well-being and reduce inequalities in health? * Will it improve access to health services? * Will it improve access to the countryside, coast, recreation and open spaces? * Will it increase participation and engagement in physical activity and sport? * Will it lead to unacceptable noise levels? |
| **Economic Development** | **To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.** | * Will it promote a diverse range of employment opportunities? * Will it provide affordable, small scale, managed workspace to support local need? * Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? * Will it raise the quality of employment and reduce seasonality? |
| **Education and Skills** | **To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.** | * Will it help improve the qualifications and skills of young people? * Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)? * Will it help increase Cornwall's skilled and professional workforce? * Will it support a viable future for rural communities? * Will it encourage a greater diversity of choice in skills training as part of regeneration efforts? * Will it increase accessibility to training facilities? |
| **Transport and Accessibility** | **To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices.**  **To reduce traffic congestion and minimise transport related greenhouse gas emissions.** | * Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure the necessary associated infrastructure is made available? * Will it reduce traffic congestion by promoting alternative modes of transport? * Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities? * Will it lead to a reduction in greenhouse gas emissions? * Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas? * Will it transfer freight from road to rail and/or sea? |
| **Energy** | **To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.** | * Will it promote and support the use of renewable and low carbon energy technologies? * Will it help reduce fuel poverty? * Will it encourage local energy production? |

**Appendix 2: Sustainability Checklist**

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| Assessment of the Vision Statement. The vision statement is, by its nature, a high-level and aspirational document. It sets a broad direction, with its strongest emphasis on social, economic, and heritage aspects of sustainability. The analysis below interprets how the vision's key terms, such as ‘thriving’, ‘resilient’, ‘inclusive’, ‘forward-thinking’, and ‘rich heritage’, relate to each framework heading. | |
| **SUSTAINABILITY FRAMEWORK THEME** | **COMMENT: Does the Vision address the Sustainability Framework Objectives?** |
| Climatic Factors | Strong but implicit link. The term ‘resilient’ is key here. For a rural and coastal community in Cornwall, resilience inherently includes adapting to the impacts of climate change, such as sea-level rise and extreme weather. The ‘forward-thinking approach’ also implies an openness to climate mitigation and adaptation strategies. |
| Waste | Not explicitly addressed. This topic is too specific for a high-level vision. A ‘forward-thinking’ community might be expected to have modern waste management, but this is an inference. |
| Minerals and Geodiversity | Not explicitly addressed. This is outside the scope of the vision statement. |
| Soil | Not explicitly addressed. While relevant to a ‘rural’ community, soil health is not mentioned but is implicit within the vision. |
| Air | Not explicitly addressed. There are no direct references to air quality, but it is implicit within the vision. |
| Water | Not explicitly addressed. Water quality and management are not explicitly mentioned, though they are an intrinsic part of a ‘resilient’ and healthy ‘coastal community’. |
| Biodiversity | Moderate implicit link. Protecting the environment of a ‘rural and coastal community’ for ‘generations to come’ strongly implies a commitment to protecting the biodiversity that defines that environment. |
| Landscape | Strong but implicit link. The vision to remain a celebrated ‘rural and coastal community’ implies a commitment to conserving the landscape character that is central to its identity. |
| Maritime | Direct and strong link. The explicit identification of the parish as a ‘coastal community’ makes maritime issues central to the vision. |
| Historic Environment | Direct and very strong link. The vision explicitly aims for the parish to be ‘celebrated for its rich heritage’, making its protection a core objective. |
| Design | Moderate implicit link. Combining a ‘forward-thinking approach’ with the celebration of ‘rich heritage’ strongly implies a desire for high-quality, context-sensitive design that respects the past while embracing the future by incorporating modern sustainable designs. |
| Social Inclusion | Direct and very strong link. The word ‘inclusive’ is a core component of the vision, reinforced by the goal of providing a ‘welcoming atmosphere’ and a ‘supportive environment’ for all community members and visitors. |
| Crime & Anti-Social Behaviour | Direct and strong link. The vision commits to providing a ‘safe and supportive environment’ for everyone. |
| Housing | Strong but implicit link. The goal to be a ‘highly desirable place to live’ for ‘generations to come’ cannot be achieved without addressing the need for suitable housing that supports a ‘thriving, resilient, and inclusive’ community. |
| Health, Sport and Recreation | Direct and very strong link. The terms ‘thriving’, supporting business owners, and being a desirable place to ‘work’ and ‘visit’ make economic development a central theme of the vision. |
| Economic Development | Direct and very strong link. The terms ‘thriving’, supporting business owners, and being a desirable place to ‘work’ and ‘visit’ make economic development a central theme of the vision. |
| Education and Skills | Not explicitly addressed. While a ‘forward-thinking’ and ‘thriving’ community relies on education and skills, the vision does not mention them directly. |
| Transport and Accessibility | Moderate implicit link. An ‘inclusive’ community that serves residents, workers, and visitors requires good transport links and accessibility, though these are not explicitly named |
| Energy | Not explicitly addressed. This topic is too specific for the vision statement, although a ‘resilient’ and ‘forward-thinking’ approach could infer a future focus on sustainable energy. |
| Recommendation | Adjustment to include reference to those themes that are not explicitly linked to in the Vision statement would require reference to delivery of concepts that are beyond the powers of an NDP and make the vision unwieldy. Therefore no adjustment necessary. |

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| Assessment of the NDP Sustainable Growth and Prosperity Statement This statement provides a detailed and explicit policy framework for sustainability, moving beyond broad aspirations to name specific principles and priorities. It defines prosperity in holistic terms, establishing a clear, integrated approach where environmental, social, and economic goals are pursued in balance. | |
| **SUSTAINABILITY FRAMEWORK FACTOR** | **COMMENT**  **Does the Sustainable Growth and Prosperity Statement address the Sustainability Framework Objectives?** |
| Climatic Factors | Direct and very strong link. This is explicitly identified as a foundational issue. The text states a core need is to ‘tackle the impacts of climate change’, naming specific risks like ‘flooding, coastal erosion, and extreme weather’. The concepts of building a community that is ‘resilient and adaptable’ are central. |
| Waste | Direct and strong link. The statement explicitly includes ‘reducing waste’ as one of its ‘Key priorities’. |
| Minerals and Geodiversity | Not explicitly addressed. While ‘responsible resource use’ is mentioned, this is a general term and does not specifically refer to minerals or geodiversity. |
| Soil | Moderate implicit link. The commitment to ‘environmental protection’ and tackling ‘coastal erosion’ directly implies a need to protect soil integrity, even if the word "soil" is not used. |
| Air | Not explicitly addressed. There is no direct mention of air quality in this section. |
| Water | Strong implicit link. The prioritisation of tackling ‘flooding’ makes water management a core concern. The broader goals of ‘environmental protection’ and ‘responsible resource use’ would also apply to protecting water quality. |
| Biodiversity | Strong implicit link. The explicit commitment to ‘safeguarding the natural environment’ and achieving ‘environmental protection’ inherently includes the protection of biodiversity as a fundamental component. |
| Landscape | Strong implicit link. ‘Safeguarding the natural environment’ within a parish context intrinsically involves protecting the landscape, which is a key contributor to ‘quality of life’. |
| Maritime | Direct and strong link. The specific mention of ‘coastal erosion’ as a primary risk to be tackled makes maritime resilience a direct and central focus. |
| Historic Environment | Not explicitly addressed. This policy statement focuses on the principles of sustainability and does not specifically mention heritage assets. |
| Design | Not explicitly addressed. While sustainable design would be a key delivery mechanism, the principle of ‘design’ itself is not mentioned here. |
| Social Inclusion | Direct and very strong link. The text is built around achieving ‘social equity’, ‘supporting inclusive communities’, and ‘ensuring fair access to opportunities’ |
| Crime & Anti-Social Behaviour | Not explicitly addressed. This falls outside the scope of this high-level policy statement. |
| Housing | Moderate implicit link. The principles of ‘social equity’, ‘fair access to opportunities’, and ‘community wellbeing’ are fundamentally linked to the provision of suitable housing, which would be a key element in delivering these goals. |
| Health, Sport and Recreation | Direct and strong link. The statement defines true prosperity through ‘quality of life’ and ‘community wellbeing’, which directly encompass public health and recreational enjoyment. |
| Economic Development | Direct and very strong link. The text is framed by the aim of achieving ‘sustainable growth’, ‘long-term prosperity’, and balancing ‘business growth’ with other sustainability goals. Economic vitality is a core component. |
| Education and Skills | Moderate implicit link. ‘Ensuring fair access to opportunities’ strongly implies that access to education and skills development is a necessary pathway to achieving social equity and prosperity. |
| Transport and Accessibility | Moderate implicit link. The goals of supporting ‘inclusive communities’ and providing ‘fair access to opportunities’ cannot be met without considering accessible transport, though it is not named as a key priority in this passage. |
| Energy | Direct and very strong link. The statement explicitly identifies ‘promoting renewable energy’ as one of its ‘Key priorities’. |
| **Recommendation:** | **To be most comprehensive, the Statement could be amended as follows:**  ***Sustainable Growth & Prosperity Statement***  *Our aim is to guide sustainable growth and long-term prosperity in Mawgan-in-Pydar by balancing economic vitality with environmental protection, social equity, community wellbeing, and responsible resource use. Prosperity here means more than material wealth—it embraces quality of life, resilience to climate change (flooding, coastal erosion, extreme weather), clean air and water, healthy soils, vibrant biodiversity and landscapes, and opportunities that serve both present and future generations.*  *The NDP therefore commits to:*   * ***Climate resilience & energy****: tackling climate risks, promoting renewable energy, energy-efficient design and low-carbon living;* * ***Waste reduction & resource stewardship****: minimising waste, encouraging reuse and recycling, and managing water sustainably;* * ***Natural environment & landscape****: safeguarding our coastline, countryside, dark skies and green infrastructure, conserving habitats, soils and coastal waters;* * ***Historic environment & design****: celebrating our rich heritage with high-quality, context-sensitive design that respects local distinctiveness;* * ***Social inclusion & wellbeing****: ensuring fair access to housing, services, education and skills; supporting a safe, healthy, active community with quality open spaces and recreation;* * ***Economic vitality & connectivity****: fostering a diverse local economy and responsible business growth, underpinned by safe, sustainable transport, digital infrastructure and strong community links.*   *By integrating these priorities through smart land-use decisions—where new development is energy-efficient, climate-adapted, well-designed and in the right place—we will build a resilient, inclusive parish that remains a highly desirable place to live, work, visit and learn for generations to come.* |

##### Assessment of Objectives

For the assessment of Objectives [and later the NDP policies] a modified RAG [Red – Amber – Green] scoring has been set, as follows:

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| --- | --- |
| **1** | Very negative impact – The objective/policy/proposal is likely to lead to significant damage or loss, or other negative effects on Sustainability Framework Factors |
| **2** | Some negative impact – The objective/policy/proposal is likely to lead to moderate damage or loss, or other negative effects on Sustainability Framework Factors |
| **3** | Positive and negative impacts – The objective/policy/proposal may damage some Sustainability Framework Factors and improve the current situation on others. |
| **4** | Neutral impact – The objective/policy/proposal has no effects upon on Sustainability Framework Factors, or not relevant. |
| **5** | Some positive impacts – The objective/policy/proposal is likely to lead to some improvement on current situation in respect of the Sustainability Framework Factors |
| **6** | Significant positive impacts – The objective/policy/proposal is likely to lead to significant improvement on current situation in respect of the Sustainability Framework Factors |

| **Neighbourhood Plan Objectives** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Flooding, Coastal Erosion and Climate Change**   * **Address Causes and Impacts**: Develop and implement strategies to tackle the causes of climate change and adapt to its effects, focusing on long-term resilience and coastal protection. * **Acknowledge Climate Change Vulnerability**: Recognise and address Mawgan Porth's susceptibility to climate change impacts, including rising sea levels and natural cliff and coastal erosion**,**in all planning decisions. | 1 | Climatic Factors | 6 | Directly tackles causes and impacts of climate change, with significant improvement in resilience and mitigation |
| 2 | Waste | 4 | No specific measures affecting waste management |
| 3 | Minerals and Geodiversity | 4 | No direct reference to mineral workings or geodiversity |
| 4 | Soil | 5 | Coastal protection and flood-resilience help maintain soil stability and reduce erosion |
| 5 | Air | 5 | Climate-mitigation measures (eg low-carbon strategies) indirectly improve air quality |
| 6 | Water | 6 | Explicitly addresses flood risk, sea-level rise and water resilience, delivering significant positive change. |
| 7 | Biodiversity | 5 | Improved coastal and flood management supports habitat protection and biodiversity. |
| 8 | Landscape | 5 | Resilience measures protect coastal scenery and landscape character |
| 9 | Maritime | 6 | Direct focus on coastal erosion and long-term maritime defences |
| 10 | Historic Environment | 6 | Coastal protection preserves vulnerable heritage assets, delivering significant benefits |
| 11 | Design | 5 | Promotes climate-resilient and adaptive design approaches |
| 12 | Social Inclusion | 4 | No explicit measures to enhance social inclusion |
| 13 | Crime & Anti-Social Behaviour | 4 | The objectives do not address crime or anti-social behaviour |
| 14 | Housing | 6 | Protects existing and future homes from flooding and erosion, a significant positive impact |
| 15 | Health, Sport and Recreation | 5 | Ensures safe, accessible green spaces and shoreline recreation by reducing flood risk |
| 16 | Economic Development | 5 | By reducing climate-related risks, it supports business continuity and sustainable growth. |
| 17 | Education and Skills | 4 | No direct influence on education or skills programmes |
| 18 | Transport and Accessibility | 5 | Flood-resilience of roads and paths maintains connectivity |
| 19 | Energy | 5 | Tackling climate change drives low-carbon energy measures and efficiency gains. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | These objectives aim to be a direct, comprehensive, and robust strategy for addressing the causes and impacts of climate change, with a primary focus on building resilience against flooding and coastal erosion. The contribution to sustainability is positive and integrated across the environmental, social, and economic pillars.  **Environmental Sustainability:**  The objectives express a commitment to environmental sustainability, aiming to directly tackle climate change through both mitigation (e.g., low-carbon strategies, energy efficiency) and adaptation (e.g., flood defences, water resilience). This approach has the potential to deliver significant positive effects, including:   * Protection of habitats and enhancement of biodiversity through improved coastal and flood management. * Preservation of soil stability and landscape character. * Indirect improvements to air quality resulting from low-carbon measures. * Promotion of climate-resilient design, ensuring long-term adaptability.   **Social and Economic Co-Benefits:**  The strong environmental focus could generate substantial co-benefits for the community and local economy. Socially, the objectives may make a significant contribution by:   * Protecting existing and future homes, enhancing community safety and wellbeing. * Preserving vulnerable coastal heritage assets. * Ensuring continued access to recreational areas and maintaining vital transport connectivity through flood-resilient infrastructure. * Economically, by proactively reducing climate-related risks to property and infrastructure, the objectives support business continuity and create a stable environment for sustainable growth.   **Conclusion on the Contribution to Sustainability**  The objectives may make a comprehensive and significant contribution to sustainability. Their strength lies in tackling the foundational challenge of climate change head-on. By integrating mitigation and adaptation, the objectives have the potential to create a cascade of positive effects that enhance environmental, social, and economic resilience simultaneously. They move beyond treating symptoms to address root causes, for example by the promotion of low-carbon strategies alongside the construction of physical defences. Thus, the objectives may ensure that the community is not only protected from immediate threats but is also being reshaped to be more resilient, secure, and environmentally sound for the long term. | | | |
| **Recommendation** | No adjustment necessary. | | | |

| **Neighbourhood Plan Objectives** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Housing**   * **Provide Affordable Housing Options***:* Ensure a **variety** of affordable housing choices through small developments that align with the local scale and character and meet the needs of the local community, enabling local people to live within their home parish. * **Promote Locally Distinctive Design**: Advocate for housing designs that respect the surrounding environment, reflect the area's character, and, where feasible, incorporate natural and locally sourced materials. | 1 | Climatic Factors | 4 | No explicit low-carbon or climate-mitigation measures |
| 2 | Waste | 4 | Waste management not addressed |
| 3 | Minerals and Geodiversity | 4 | No direct reference to mineral extraction or geodiversity |
| 4 | Soil | 3 | Even small-scale development may disturb soil, though it is limited in extent |
| 5 | Air | 4 | No specific air-quality benefits or disbenefits |
| 6 | Water | 4 | Surface-water management is not mentioned |
| 7 | Biodiversity | 3 | Even well-designed housing can affect habitats, so mixed impacts |
| 8 | Landscape | 5 | Locally distinctive, small-scale design safeguards landscape character |
| 9 | Maritime | 4 | Irrelevant to coastal or marine issues |
| 10 | Historic Environment | 5 | Design that reflects local character helps conserve heritage assets |
| 11 | Design | 6 | Strong emphasis on context-sensitive, high-quality design |
| 12 | Social Inclusion | 6 | Affordable homes enable people to remain in the parish, enhancing social cohesion |
| 13 | Crime & Anti-Social Behaviour | 4 | No specific crime-prevention or community-safety measures |
| 14 | Housing | 6 | Directly delivers affordable, locally scaled housing to meet community needs |
| 15 | Health, Sport and Recreation | 5 | Stable, affordable housing supports health and wellbeing, and can free up local income for leisure |
| 16 | Economic Development | 5 | Potential for take up by local builders,retaining the local workforce and enabling inward‐looking growth |
| 17 | Education and Skills | 4 | No direct training or skills elements included |
| 18 | Transport and Accessibility | 4 | Development scale is small and local, with no specific transport improvements |
| 19 | Energy | 5 | Encouraging natural, locally sourced materials may support low-energy construction |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | **Social Sustainability**  These objectives focus specifically on the social, community, and design aspects of development. When assessed on these terms, with the understanding that environmental performance is covered separately, the objectives demonstrate a coherent strategy for fostering a socially and economically sustainable community. The main strength of these objectives lies in their call for a direct response to identified local needs. There is a consistent emphasis on delivering affordable, high-quality, and locally-scaled housing. This approach can help achieve key social sustainability goals through:   * Community Cohesion: By providing affordable homes, the objectives enable residents, including the local workforce, to remain within the parish, strengthening social bonds and community stability. * Health and Wellbeing: Access to stable, high-quality housing is a cornerstone of individual and community health and wellbeing. * Heritage and Character: The commitment to context-sensitive design that reflects local character serves to conserve heritage assets and safeguard the distinctive quality of the landscape.   **Economic Co-Benefits**  Economically, the strategy supports localised, inward-looking growth by enabling local builders and retaining the local workforce. While the objectives do not include direct skills or training elements, the focus on retaining residents provides a stable foundation for the local economy.  **Environmental Co-benefits**  Although some environmental harm might be generated in terms of soil loss and biodiversity, the objectives support the minimisation of landscape impacts and may encourage general improvements in terms of development that suits the character and sense of place associated with the Parish.  **Conclusion on the Contribution to Sustainability**  When viewed as one component of a wider sustainability strategy, paired with the complementary objective that address environmental performance (including energy, waste, and water), these objectives form part of a holistic and rounded approach to sustainable development. | | | |
| **Recommendation** | No adjustment necessary. | | | |

| **Neighbourhood Plan Objectives** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Economy and Employment**   * **Preserve Mawgan Porth's Character:** Maintain the unspoiled, family-friendly nature of Mawgan Porth as a coastal resort, ensuring a balance **between** tourism, the needs of the year-round local community, environmental sustainability,and the area's unique sense of place. * **Support Economic Growth:** Promote a diverse and thriving local economy by enhancing employment **opportunities** and supporting businesses at all stages, from start-ups to established enterprises. | 1 | Climatic Factors | 5 | Environmental sustainability commitment will deliver some climate‐resilience and mitigation benefits |
| 2 | Waste | 4 | No specific waste management measures |
| 3 | Minerals and Geodiversity | 4 | Not directly relevant to mineral workings or geodiversity |
| 4 | Soil | 4 | No direct impact on soils |
| 5 | Air | 4 | No explicit air-quality measures |
| 6 | Water | 5 | Protecting coastal water quality and sustainable resort management benefits aquatic environments |
| 7 | Biodiversity | 5 | Environmental sustainability and unspoiled character support habitat protection |
| 8 | Landscape | 6 | A core aim is to preserve the unspoiled coastal landscape, a significant positive impact |
| 9 | Maritime | 6 | Direct focus on maintaining coastal resort character and resilience, delivering significant benefit |
| 10 | Historic Environment | 5 | Preserving local sense of place and character supports heritage and historic assets |
| 11 | Design | 5 | Character-led development will encourage context-sensitive, high-quality design |
| 12 | Social Inclusion | 5 | Balancing tourism with year-round community needs promotes social cohesion and inclusion |
| 13 | Crime & Anti-Social Behaviour | 4 | No direct crime-prevention or safety measures |
| 14 | Housing | 4 | Housing not explicitly addressed by this objective |
| 15 | Health, Sport and Recreation | 5 | Maintaining family-friendly resort supports recreational provision and wellbeing |
| 16 | Economic Development | 6 | Explicit support for local businesses and jobs delivers significant positive impact |
| 17 | Education and Skills | 5 | Skills and training for business not specifically mentioned, but inherent in support for economic development |
| 18 | Transport and Accessibility | 4 | No explicit transport improvements, though economic growth may indirectly sustain services |
| 19 | Energy | 4 | Energy issues not directly covered |
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| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | **Economic Sustainability**  The employment objectives are fundamentally focused on delivering economic sustainability by providing explicit support for local businesses and jobs. The core strategy is to bolster the local economy by developing a resilient, year-round coastal resort.  This economic model is predicated on protecting and using to advantage the area's primary asset: its unspoiled coastal landscape and unique local character. By maintaining the quality of the resort, the objectives aim to secure a long-term, sustainable tourism industry. While the policy provides a strong foundation for growth, it is important to note that it does not contain specific measures for skills and training programmes or for direct investment in transport infrastructure, relying instead on the indirect benefits of a thriving local economy.  **Environmental Co-Benefits**  The economic imperative to preserve the landscape translates directly into positive environmental outcomes. The commitment to maintaining an "unspoiled" character inherently supports habitat protection, enhances coastal water quality through sustainable management, and contributes to climate resilience.  **Social Co-Benefits**  Socially, the objectives foster community wellbeing and cohesion. The focus on preserving local character and a "sense of place" supports heritage assets and reinforces community identity. Crucially, the policy aims to balance the needs of tourism with those of the year-round population, promoting social inclusion. Maintaining a family-friendly resort also enhances recreational opportunities and the overall quality of life for residents and visitors alike.  **Conclusion on the Contribution to Sustainability**  The employment objectives aim to make a significant and well-integrated contribution to sustainability by creating a positive feedback loop between economic prosperity and environmental protection.  The policy's primary strength is its clear recognition that for this community, long-term economic health is inseparable from a high-quality natural environment. By making the preservation of the landscape the central pillar of its economic strategy, it embeds environmental stewardship at the core of employment growth.  While the objectives are not comprehensive, for example lacking specific measures for wider issues such as waste, energy, or housing, their strategic focus is strong: They aim to align economic, social, and environmental goals in a coherent model of sustainable tourism, providing a framework for development that is both profitable and protective of the very assets that make the area unique. | | | |
| **Recommendation** | No adjustment necessary. | | | |

| **Neighbourhood Plan Objectives** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Heritage, Cornish Distinctiveness and Design**   * **Preserve and Enhance Local Character**: Protect and enhance the architectural and historic character of the area while promoting high-quality design in all development and changes within the plan area | 1 | Climatic Factors | 4 | Policy does not directly address climate mitigation or adaptation |
| 2 | Waste | 4 | No specific provisions on construction or demolition waste |
| 3 | Minerals and Geodiversity | 4 | Not directly related to mineral workings or geodiversity |
| 4 | Soil | 4 | No direct impact on soil integrity |
| 5 | Air | 4 | Air quality unaffected by heritage/design measures |
| 6 | Water | 4 | No explicit water-related interventions |
| 7 | Biodiversity | 5 | Sensitive design and building reuse can protect adjacent habitats and wildlife |
| 8 | Landscape | 6 | Enhancing local character and design quality delivers significant benefits to landscape coherence and visual amenity |
| 9 | Maritime | 5 | Coastal heritage features benefit from preservation and high-quality design, supporting maritime character |
| 10 | Historic Environment | 6 | Core objective directly safeguards and enhances heritage assets, a significant positive impact |
| 11 | Design | 6 | Strong emphasis on high-quality, context-sensitive design will significantly raise overall design standards |
| 12 | Social Inclusion | 5 | Celebrating local distinctiveness fosters community pride and cohesion |
| 13 | Crime & Anti-Social Behaviour | 4 | No explicit crime-prevention or community safety measures |
| 14 | Housing | 5 | Good design standards improve the quality and longevity of housing stock |
| 15 | Health, Sport and Recreation | 5 | Well-designed public realm and heritage assets enhance mental well-being and recreational enjoyment |
| 16 | Economic Development | 5 | Heritage and distinctive design attract visitors, support creative industries and boost local economy |
| 17 | Education and Skills | 5 | Opportunities for traditional building skills training and heritage interpretation deliver positive educational impacts |
| 18 | Transport and Accessibility | 4 | No direct measures on transport, though better design may improve wayfinding |
| 19 | Energy | 4 | Energy performance not explicitly addressed, though reuse of existing buildings can conserve embodied energy |
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| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | **Environmental Sustainability**  While climate-friendly design and energy performance are addressed under a separate objective, this policy delivers specific and important environmental benefits. Implicitly supporting the reuse of existing buildings is a key contribution, as this practice conserves significant amounts of embodied energy, a cornerstone of sustainable construction.  Furthermore, the requirement for sensitive, context-aware design helps to protect adjacent habitats and wildlife from the impacts of development. By ensuring new development respects and reinforces local character, the objective safeguards the visual quality of the natural and built environment. Other aspects such as waste management, soil integrity, and water are not within the direct scope of this design-led policy.  **Social Co-Benefits:** The core aim of safeguarding and enhancing heritage assets can deliver a significant positive impact, fostering community pride, cohesion, and a strong sense of place. This focus on high-quality, locally distinctive design raises overall standards, improving the quality and longevity of the housing stock and public spaces. This in turn can enhance the mental wellbeing of the community and provides greater opportunities for recreational enjoyment.  **Economic Co-Benefits:** Social and cultural strengths are a direct driver for local economies. The preservation of heritage and the creation of a distinctive, high-quality environment attracts visitors, supports the growth of creative industries, and provides a boost to the wider local economy. The objectives also may create direct opportunities for employment and education through the promotion of traditional building skills training and heritage interpretation.  **Conclusion on the Contribution to Sustainability**  Within its defined scope of Heritage, Cornish Distinctiveness, and Design, this objective could make a significant and targeted contribution to the social and economic pillars of sustainability. Its core strength is its contribution to place-making as a sustainable practice. The area's unique cultural and historical identity is seen as an engine for building community resilience, enhancing wellbeing, and driving economic prosperity. By embedding respect for local character and heritage into development, it creates a durable, high-quality built environment and a character-led local economy, which could provide a cultural framework for a sustainable future. | | | |
| **Recommendation** | No adjustment necessary. | | | |

| **Neighbourhood Plan Objectives** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Natural Environment and Landscape**   * **Support Sustainable Development:**Prioritise environmentally sustainable practices and biodiversity conservation in all planning and development decisions. * **Protect Natural Areas:**Ensure that all development conserves the natural environment and avoids encroachment on floodplains, coastal areas, and cliffs. | 1 | Climatic Factors | 6 | Core emphasis on sustainability delivers significant positive climate mitigation and adaptation benefits |
| 2 | Waste | 4 | No specific measures on waste management |
| 3 | Minerals and Geodiversity | 4 | Not directly addressing mineral workings or geodiversity, though general conservation ethos applies |
| 4 | Soil | 5 | Protecting natural areas and avoiding floodplain encroachment helps maintain soil integrity and reduce erosion |
| 5 | Air | 5 | Environmentally sustainable practices (e.g. green infrastructure) will have positive air‐quality co‐benefits |
| 6 | Water | 6 | Explicit protection of floodplains and coastal zones delivers significant improvements in water management and flood resilience |
| 7 | Biodiversity | 6 | Biodiversity conservation is a principal objective, yielding significant positive impacts on habitats and species |
| 8 | Landscape | 6 | Direct focus on conserving and enhancing landscape character, delivering significant benefits |
| 9 | Maritime | 6 | Avoiding coastal encroachment and conserving coastal environments provides significant positive maritime impacts |
| 10 | Historic Environment | 5 | Conserved natural settings help safeguard heritage sites in their landscape context |
| 11 | Design | 5 | Sustainable design requirements will raise overall design quality and environmental performance |
| 12 | Social Inclusion | 4 | No explicit measures targeting social inclusion, though access to green spaces may benefit community wellbeing |
| 13 | Crime & Anti-Social Behaviour | 4 | Not directly addressing crime or anti-social behaviour |
| 14 | Housing | 4 | Protecting sensitive areas may constrain development locations but does not hinder overall housing provision |
| 15 | Health, Sport and Recreation | 5 | Enhanced green infrastructure and protected natural areas support recreation, wellbeing, and mental health |
| 16 | Economic Development | 5 | Sustainable environmental management underpins eco-tourism and green business opportunities |
| 17 | Education and Skills | 4 | No specific education or skills‐training components included |
| 18 | Transport and Accessibility | 4 | No direct transport or accessibility measures, though natural corridors can improve informal walking routes |
| 19 | Energy | 5 | Sustainable development practices encourage energy efficiency and low-carbon approaches |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | **Environmental Sustainability**  These objectives aim to make a serious contribution to environmental sustainability. The principal aims are the direct conservation and enhancement of biodiversity and landscape character, delivering positive impacts on habitats, species, and visual amenity. They explicitly protect floodplains and coastal zones, which provides significant improvements in water management, flood resilience, and the preservation of maritime environments. This approach also helps to maintain soil integrity and reduce erosion. While a separate objective deals specifically with climate change, these objectives’ core emphasis on sustainability and promotion of practices like green infrastructure protection/enhancement and energy efficiency mean they also have potential to deliver significant benefits for climate mitigation and adaptation, as well as positive co-benefits for air quality.  The scope of the policy is focused on the broad natural environment; therefore, it does not contain specific measures on waste management or a detailed address of mineral workings and geodiversity, though the general conservation ethos is applicable.  **Social Co-Benefits:**  The enhancement of green infrastructure and the protection of natural areas directly support public recreation, physical wellbeing, and mental health. These conserved natural settings also help to safeguard the context and character of important heritage sites. While the objectives do not target social inclusion directly, improved access to high-quality green spaces and informal walking routes provides a clear benefit to community wellbeing.  **Economic Co-Benefits:**  By safeguarding the quality and character of the natural environment, the objectives provide an essential foundation for a sustainable local economy. This high-quality landscape underpins opportunities for eco-tourism and attracts green businesses, turning environmental assets into a source of sustainable economic growth.  **Conclusion on the Contribution to Sustainability**  These objectives make a strong contribution to sustainability, serving as cornerstones for environmental stewardship. The primary strength lies in its direct, proactive, and multi-faceted approach to protecting the area's core natural capital. By securing these fundamental assets, the approach not only ensures ecological resilience but also creates the platform from which social wellbeing and a sustainable economy can flourish. It is not merely protective but enabling, securing the natural assets that are fundamental to the area's long-term identity, resilience, and prosperity. | | | |
| **Recommendation** | No adjustment necessary. | | | |

| **Neighbourhood Plan Objectives** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Community Facilities and Infrastructure**   * **Enhance Public Services:** Protect and improve public services, including better public transport links, access to local medical facilities, and support for community-focused businesses. * **Modernise Educational Facilities:** Ensure that educational facilities meet contemporary standards while preserving the parish's rural character and addressing environmental concerns. * **Strengthen Community Connections:** Foster stronger community bonds by enhancing local amenities, promoting regular local produce markets, and encouraging greater self-sufficiency to reduce dependence on distant urban centres. * **Ensure Adequate Infrastructure:** Require that infrastructure for drainage, surface water disposal, and sewage is fully in place and capable of supporting new development before it is approved, to safeguard the local environment. | 1 | Climatic Factors | 5 | Improved infrastructure can integrate climate-resilient designs (eg sustainable drainage) |
| 2 | Waste | 5 | Modern facilities and markets can enable better waste collection, recycling and local food cycles |
| 3 | Minerals and Geodiversity | 4 | Not directly targeted, but reduced ad hoc development may avoid geodiversity impacts |
| 4 | Soil | 5 | Proper drainage and sewage prevents contamination and erosion, protecting soil health |
| 5 | Air | 5 | Enhanced public transport reduces vehicle emissions, improving air quality |
| 6 | Water | 6 | Ensuring adequate drainage and sewage delivers significant protection to water quality and flood resilience |
| 7 | Biodiversity | 5 | Controlled development and green infrastructure supports habitats, while community markets can foster local stewardship |
| 8 | Landscape | 5 | Infrastructure requirements and design standards help protect the rural character and visual amenity |
| 9 | Maritime | 4 | Not directly relevant, though better drainage benefits coastal water quality |
| 10 | Historic Environment | 5 | Thoughtful modernisation and utility upgrades protect heritage settings by avoiding intrusive retrofits |
| 11 | Design | 5 | Promotes well-designed, context-sensitive facilities that blend with local character |
| 12 | Social Inclusion | 6 | Improved services, transport, markets and amenities directly enhance access and cohesion across all community groups |
| 13 | Crime & Anti-Social Behaviour | 5 | Activated public spaces and better lighting/infrastructure at community hubs can deter anti-social behaviour |
| 14 | Housing | 4 | Indirect benefit from services and infrastructure, but housing delivery not the core aim |
| 15 | Health, Sport and Recreation | 6 | Better medical access, transport links, and enhanced amenities deliver significant positive impacts on wellbeing and recreation |
| 16 | Economic Development | 6 | Supporting local business infrastructure, markets and transport fosters strong economic resilience and diversification |
| 17 | Education and Skills | 6 | Modernised educational facilities directly improve skills provision and lifelong learning opportunities |
| 18 | Transport and Accessibility | 6 | Core emphasis on public transport improvements yields significant gains in connectivity and access |
| 19 | Energy | 5 | Infrastructure upgrades (eg efficient pumps, lighting, heating) can integrate low-energy technologies and renewable sources |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | **Social Sustainability**  These objectives aim to make a direct contribution to social sustainability by focusing on the core services and facilities that underpin community life. The primary strength lies in enhancing equity and access for all residents. The emphasis on improving public transport, medical access, and educational facilities delivers significant and tangible gains in connectivity, health, and lifelong learning opportunities. This directly addresses the needs of the community, enhances wellbeing, and boosts recreation. By supporting well-designed public spaces, local markets, and better infrastructure, the approach fosters social cohesion and can help deter anti-social behaviour. Furthermore, the commitment to context-sensitive design and thoughtful modernisation ensures that new facilities respect and protect local character and heritage settings.  **Environmental Co-Benefits:**  Upgrading infrastructure provides a key opportunity to embed sustainability into the community. Enhanced public transport directly improves air quality by reducing vehicle emissions. Ensuring adequate drainage and modern sewage systems delivers significant protection for water quality, soil health, and flood resilience. While climate is a separate objective, these objectives support its goals by integrating climate-resilient designs (e.g., sustainable drainage systems) and low-energy technologies into infrastructure upgrades. Modern facilities can also enable better waste management and local food cycles, while green infrastructure supports local habitats.  **Economic Co-Benefits:**  The objectives foster strong economic resilience and diversification. Supporting local business infrastructure, providing vibrant community markets, and improving transport connectivity are direct investments in the local economy. The modernisation of educational facilities has the potential economic impact of improving access to modern teaching tools and spaces, supporting future skills provision and creating a more adaptable local workforce.  **Conclusion on the Contribution to Sustainability**  These objectives make a comprehensive contribution to sustainability, with a robust foundation in the social pillar. The core strength is in their practical, integrated approach. Investing directly in the wellbeing of people and the functionality of communities can create widespread positive outcomes for the environment and the economy. By ensuring that the community has the modern, resilient, and accessible infrastructure it needs to thrive, the approach helps to create the necessary conditions for a more equitable, environmentally responsible, and prosperous future. | | | |
| **Recommendation** | No adjustment necessary. | | | |

| **Neighbourhood Plan Policy Reference** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy FFC1 – Reduction in Flood Risk** | 1 | Climatic Factors | 6 | Rigorous assessment of climate-change-adjusted flood and erosion risks plus SuDS adaptation delivers significant climate resilience benefits. |
| 2 | Waste | 4 | Policy does not directly address waste management; minor neutral impact. |
| 3 | Minerals and Geodiversity | 4 | No direct link to mineral extraction or geodiversity protection; neutral. |
| 4 | Soil | 6 | SuDS and avoidance of non-permeable surfaces protect soil structure, prevent compaction and erosion, a significant positive impact. |
| 5 | Air | 4 | No explicit air-quality measures, though reduced stormwater pollutants may have minor co-benefits. |
| 6 | Water | 6 | Core focus on SuDS and preventing polluted runoff to greenfield rates and safeguarding bathing waters yields significant water quality and flood-risk reduction improvements. |
| 7 | Biodiversity | 6 | Naturalistic drainage and protection of habitats and LGS enhance biodiversity through habitat conservation and improved water regimes. |
| 8 | Landscape | 5 | Retaining permeable surfaces and avoiding hard landscaping protects landscape character, though detailed design is required for highest benefit. |
| 9 | Maritime | 5 | Controls on runoff to bathing waters protect coastal water quality; moderate positive maritime impact. |
| 10 | Historic Environment | 6 | Preventing subsidence and flood damage safeguards heritage assets and their settings, a significant positive impact. |
| 11 | Design | 6 | Requirement for site-specific assessments and context-sensitive SuDS design drives high-quality, resilient development design. |
| 12 | Social Inclusion | 5 | Protecting homes, services, LGS and beaches benefits all community groups, though social measures are indirect. |
| 13 | Crime & Anti-Social Behaviour | 4 | No direct crime-prevention measures; neutral overall. |
| 14 | Housing | 6 | Ensures new and existing homes are protected from flood and erosion, significantly improving housing security and resilience. |
| 15 | Health, Sport and Recreation | 6 | Safeguards Local Green Spaces, footpaths and bathing beaches, delivering significant benefits for public health, sport and recreation. |
| 16 | Economic Development | 5 | Reducing flood and erosion risk protects businesses and farmland, supporting economic continuity, though not explicitly an economic policy. |
| 17 | Education and Skills | 4 | No direct training or educational components, though implementation may involve specialist SuDS and flood-risk expertise. |
| 18 | Transport and Accessibility | 6 | Protecting footpaths and preventing flood-related road closures maintains critical access and connectivity. |
| 19 | Energy | 4 | Energy systems are not directly addressed, though resilient drainage protects underground utilities. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FFC1 establishes a framework for reducing flood risk through the rigorous assessment of climate-adjusted risks and the implementation of Sustainable Drainage Systems (SuDS). Its core focus on managing surface water to greenfield rates has the potential to significantly improve water quality in rivers and bathing waters, protect soil structure from erosion, and enhance biodiversity through naturalistic drainage and the protection of local green spaces. This approach directly safeguards new and existing homes, heritage assets, and critical transport links from flood damage, thereby enhancing housing security and community connectivity. Furthermore, by protecting local green spaces and beaches, the policy secures vital recreational amenities that support public health, while the overall reduction in flood risk underpins economic continuity for local businesses. | | | |
| **Recommendation** | No Change. | | | |

| **Neighbourhood Plan Policy Reference** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy FFC2 – Natural Flood Management Solutions** | 1 | Climatic Factors | 6 | Natural flood management (NFM) builds resilience to extreme events and stores carbon in soils/vegetation, a significant adaptation and mitigation benefit. |
| 2 | Waste | 4 | Policy does not directly address waste management. |
| 3 | Minerals and Geodiversity | 5 | NFM features (e.g. leaky barriers) protect geological features and avoid mineral disturbance, aligning with CC3 requirements. |
| 4 | Soil | 6 | Techniques such as re-wetting, tree planting and woody debris placements improve soil structure, reduce erosion and enhance infiltration. |
| 5 | Air | 5 | Increased vegetation cover from NFM captures pollutants and produces oxygen, improving air quality. |
| 6 | Water | 6 | Core focus on slowing, storing and filtering water through natural processes delivers significant improvements in flood risk reduction and water quality. |
| 7 | Biodiversity | 6 | NFM creates and enhances wetlands, riparian habitats and woodlands, delivering significant gains for species diversity. |
| 8 | Landscape | 6 | NFM features integrate as naturalistic landscape elements, enhancing visual amenity and supporting recreational use. |
| 9 | Maritime | 5 | Reduced upstream flood peaks benefit downstream coastal and estuarine environments, supporting marine water quality. |
| 10 | Historic Environment | 5 | Sensitive placement of NFM avoids damage to heritage sites and can complement historic landscapes with new habitat features. |
| 11 | Design | 5 | Encourages innovative, ecosystem-based engineering solutions, raising overall design quality in flood-risk management. |
| 12 | Social Inclusion | 5 | Community-accessible green spaces created by NFM foster social cohesion and provide recreational opportunities. |
| 13 | Crime & Anti-Social Behaviour | 4 | No direct anti-crime measures, though active, well-used green spaces may deter anti-social activity. |
| 14 | Housing | 5 | By reducing flood peaks, NFM protects existing homes and lowers long-term flood risk to properties. |
| 15 | Health, Sport and Recreation | 6 | New wetlands and green corridors offer significant recreational assets and mental health benefits. |
| 16 | Economic Development | 5 | NFM reduces flood damage costs and can generate eco-tourism and green enterprise opportunities. |
| 17 | Education and Skills | 5 | Implementation provides learning and training in habitat restoration, land management and ecosystem-based engineering. |
| 18 | Transport and Accessibility | 5 | Slower flood flows reduce risk of path and road closures, supporting reliable transport and access. |
| 19 | Energy | 4 | Energy systems are not directly addressed, though riparian vegetation can offer biomass resources in the long term. |
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| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FFC2 promotes Natural Flood Management (NFM), an ecosystem-based approach that uses natural processes to build climate resilience and manage flood risk throughout the wider landscape. By slowing, storing, and filtering water through techniques like tree planting and wetland creation, NFM delivers significant improvements in flood reduction and water quality, while simultaneously enhancing biodiversity, improving soil structure, and storing carbon. This creation of new, naturalistic green corridors and wetlands also has the potential for major social benefits, offering valuable recreational assets that support public health, protecting homes and heritage sites, and fostering community cohesion. Economically, the approach reduces long-term flood damage costs, creates opportunities for eco-tourism and green enterprise, and provides practical training in habitat restoration. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Reference** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy FCC3 – Resilient Sewage and Drainage Infrastructure** | 1 | Climatic Factors | 6 | Detailed climate‐change resilience tests and SuDS adaptation deliver significant benefits for withstanding increased storm intensity and variable rainfall. |
| 2 | Waste | 5 | Maximising grey‐water recycling and strict runoff controls reduce pollutant loads, yielding positive waste‐water management outcomes. |
| 3 | Minerals and Geodiversity | 4 | No direct intervention in mineral workings or geodiversity, though protecting watercourses indirectly benefits riparian geological features. |
| 4 | Soil | 6 | SuDS and infiltration-first hierarchy protect soil structure, prevent compaction and erosion, and improve infiltration rates, a significant positive soil impact. |
| 5 | Air | 4 | No explicit air‐quality measures, though preventing sewage odours and pollutant volatilization may have minor co‐benefits. |
| 6 | Water | 6 | Core focus on safeguarding bathing water and river quality, limiting runoff to greenfield rates, and preventing misconnections delivers major improvements in water quality and flood risk. |
| 7 | Biodiversity | 6 | Cleaner, more natural drainage regimes and avoidance of direct discharges support aquatic and riparian habitats, significantly enhancing biodiversity. |
| 8 | Landscape | 5 | SuDS features can be integrated as landscape assets; prohibition of hard landscaping preserves visual amenity, though detailed design quality will determine full benefit. |
| 9 | Maritime | 6 | Protecting bathing water quality at Mawgan Porth and river inputs yields significant benefits for coastal and marine ecosystems. |
| 10 | Historic Environment | 6 | Preventing subsidence, safeguarding watercourses and avoiding misconnections protects historic mills, bridges and other heritage structures from damage. |
| 11 | Design | 6 | Rigorous site‐specific assessments and adherence to a clear drainage hierarchy drive high‐quality, context‐sensitive drainage design and integration of SuDS. |
| 12 | Social Inclusion | 5 | Ensuring safe, clean water and drainage infrastructure protects all community groups—especially vulnerable households—from pollution and flood impacts, though benefits are indirect. |
| 13 | Crime & Anti-Social Behaviour | 4 | Policy does not explicitly address crime or anti‐social behaviour; neutral overall. |
| 14 | Housing | 6 | By preventing sewer overflows and flood damage, new and existing homes gain resilience and improved living conditions, a significant positive housing impact. |
| 15 | Health, Sport and Recreation | 6 | Safeguarding bathing beaches, Local Green Spaces and footpaths through superior drainage directly enhances public health, recreation and wellbeing. |
| 16 | Economic Development | 5 | Protecting farmland, businesses and infrastructure from flooding and pollution supports economic resilience, though indirect to core economic policy. |
| 17 | Education and Skills | 5 | Implementation of advanced drainage, grey‐water and SuDS systems creates training and skill‐development opportunities in eco‐engineering and water management. |
| 18 | Transport and Accessibility | 6 | Preventing surface‐water blockages and sewer flooding maintains reliable access on roads and paths, ensuring connectivity even during extreme weather. |
| 19 | Energy | 4 | Policy does not directly address energy use, though rainwater harvesting and efficient pumping can yield minor energy savings. |
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| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FCC3 establishes a framework for resilient sewage and drainage infrastructure, ensuring development is equipped to handle climate change impacts through detailed resilience tests and a strict adherence to a Sustainable Drainage Systems (SuDS) hierarchy. Its core focus on safeguarding bathing waters and rivers by limiting runoff and preventing pollution has the potential to deliver major improvements to water quality, which in turn can significantly enhance aquatic biodiversity, protect soil structure, and preserve landscape character. This high standard of water management directly protects homes and heritage structures from flood and pollution damage, and ensures public spaces like beaches and footpaths remain safe for recreation and wellbeing. By preventing such incidents, the policy underpins the resilience of local businesses and farmland, while creating valuable skills development opportunities in eco-engineering. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Reference** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy FFC4 – Property Flood Resilience (PFR) Measures** | 1 | Climatic Factors | 6 | Directly adapts existing properties to increased flood risk with tailored, resilient measures, delivering significant climate‐adaptation benefits. |
| 2 | Waste | 4 | Does not explicitly address waste, though use of durable, water-resistant materials may reduce future waste from flood damage. |
| 3 | Minerals and Geodiversity | 4 | Not directly relevant; focused on building resilience rather than land disturbance. |
| 4 | Soil | 5 | By avoiding obstruction of drainage routes and overland flow, protects soil structure and prevents erosion or compaction. |
| 5 | Air | 4 | No direct air‐quality measures, though preventing damp and mold improves indoor air quality. |
| 6 | Water | 6 | Core aim is to manage floodwater at property level without exacerbating wider flood risk, significantly improving water resilience and protection. |
| 7 | Biodiversity | 5 | Sympathetic, minimal-footprint retrofits avoid habitat loss; relocation approach can protect sensitive ecological sites. |
| 8 | Landscape | 5 | Ensures visual amenity by requiring sympathetic design in the rural context, though impact depends on quality of installation. |
| 9 | Maritime | 4 | Not directly focused on marine environments; neutral impact unless relocation affects coastal zones. |
| 10 | Historic Environment | 3 | Protects heritage fabric by using context-sensitive measures and, where necessary, relocating at‐risk historic buildings, a significant positive for heritage conservation, but may lead to harm/loss of some heritage asset features to accommodate adaptations. |
| 11 | Design | 6 | Promotes high‐quality, character-respecting design for resilience measures, raising overall design standards in flood adaptation. |
| 12 | Social Inclusion | 5 | Helps vulnerable homeowners remain in place safely; relocation option supports those repeatedly affected, enhancing equity, though benefits are indirect. |
| 13 | Crime & Anti-Social Behaviour | 4 | No direct crime‐prevention measures; neutral overall. |
| 14 | Housing | 3 | Significantly improves the long‐term security and functionality of homes at flood risk, and provides a managed relocation pathway where needed, but may increase ownership costs. |
| 15 | Health, Sport and Recreation | 5 | Reduces property damage and associated health risks (mold, structural hazards) and ensures continued safe use of homes and private gardens, indirectly supporting wellbeing. |
| 16 | Economic Development | 5 | Minimizes repair costs, business interruptions for home‐based enterprises, and supports continued occupancy, though not a core economic policy. |
| 17 | Education and Skills | 4 | No explicit training provision, though installation may require specialist flood‐resilience skills. |
| 18 | Transport and Accessibility | 4 | Does not directly address transport infrastructure, though preventing property‐level flooding can keep access routes clear. |
| 19 | Energy | 4 | No direct energy measures, though relocation and retrofit can incorporate energy‐efficient design as part of holistic upgrades. |
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| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FFC4 aims to be a targeted climate adaptation strategy by promoting Property Flood Resilience (PFR) measures for existing buildings, including a managed relocation pathway for properties at highest risk. Its core aim is to significantly improve the long-term security and functionality of homes in flood-risk areas, using context-sensitive retrofits that are carefully designed to protect the fabric of heritage assets and respect the rural landscape. By preventing property damage, the policy also has the potential to reduce health risks from damp and mould, and support community resilience by helping vulnerable homeowners remain safely in place. This approach minimises repair costs for homes and home-based enterprises, while the option of managed relocation provides a long-term solution for the most vulnerable properties. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Reference** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy FFC5 – Preventing Pollution and Protecting Water Quality** | 1 | Climatic Factors | 5 | Enhanced pollution controls under flood risk contribute to climate resilience, though indirect to core climate measures |
| 2 | Waste | 6 | Rigorous remediation and runoff controls minimize contaminant waste and pollutant discharge, a significant benefit to waste handling |
| 3 | Minerals and Geodiversity | 5 | Protects riparian geology and soil strata by preventing contaminant leaching, helping conserve geodiversity |
| 4 | Soil | 6 | Soil remediation and buffer features prevent erosion and pollutant infiltration, significantly improving soil health and structure |
| 5 | Air | 4 | No direct air-quality measures, though preventing volatilization of pollutants from soils and stored wastes offers minor co-benefits |
| 6 | Water | 6 | Core focus on filtering runoff, remediating contamination, and safeguarding watercourses yields major improvements in water quality |
| 7 | Biodiversity | 6 | Clean water and natural buffer habitats support aquatic and riparian species, delivering significant biodiversity gains |
| 8 | Landscape | 5 | Vegetated strips and wetlands enhance landscape character, though remediation works must be sensitively designed to avoid visual disruption |
| 9 | Maritime | 5 | Improved river water quality benefits downstream coastal and estuarine environments, supporting marine ecosystem health |
| 10 | Historic Environment | 5 | Preventing contaminant migration safeguards heritage features near watercourses (e.g. historic mills, bridges) from chemical damage |
| 11 | Design | 5 | Encourages integration of natural buffer design and remediation works into site layouts, promoting high-quality, resilient design |
| 12 | Social Inclusion | 5 | Clean water and safe soils protect all community members’ health, especially those relying on local water resources, though benefits are indirect |
| 13 | Crime & Anti-Social Behaviour | 4 | Policy does not address crime or anti-social behaviour; neutral impact |
| 14 | Housing | 5 | Remediation of contaminated sites and safeguarded watercourses enhance the safety and value of nearby homes, reducing health risks |
| 15 | Health, Sport and Recreation | 6 | Enhanced water quality and buffer habitats promote safe recreational use of rivers and wetlands, significantly benefiting health and leisure activities |
| 16 | Economic Development | 5 | Protecting watercourses and farmland from pollution supports agriculture, fisheries, and tourism, bolstering local economies |
| 17 | Education and Skills | 5 | Implementation of remediation and buffer designs creates opportunities for training in environmental assessment, engineering and habitat management |
| 18 | Transport and Accessibility | 4 | No direct transport measures; neutral impact, though avoiding polluted overland flows maintains unblocked rural roads and paths |
| 19 | Energy | 4 | Policy does not address energy directly, though remediation and treatment processes may entail energy use that should be managed |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FFC5 establishes a framework for preventing pollution and protecting water quality through remediation of contamination and the implementation of natural buffer features. Its ocus on filtering runoff and remediating contamination has the potential to deliver improvements to the quality of rivers and bathing waters, which in turn supports the health of aquatic habitats, protects soil and geological features from pollutants, and benefits downstream coastal ecosystems. This creation of cleaner watercourses and safe buffer habitats would provide significant public health and recreational benefits, enhancing the safety of nearby homes, and protecting heritage assets from chemical damage. Furthermore, by safeguarding water quality, the policy directly supports local economies reliant on agriculture, fisheries, and tourism, while creating valuable training opportunities in environmental management. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Reference** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy FFC6 – Coastal Change Management Area (CCMA)** | 1 | Climatic Factors | 6 | Long-term planning for sea-level rise and erosion, with active retreat measures, delivers outstanding climate adaptation and resilience benefits. |
| 2 | Waste | 4 | Does not directly address waste, though site clearances and restoration can generate spoil that must be managed responsibly. |
| 3 | Minerals and Geodiversity | 5 | Protecting dynamic dune systems and allowing natural processes safeguards geological features and coastal geodiversity. |
| 4 | Soil | 6 | By avoiding hard defenses and enabling dune migration and restoration, the policy protects soil stability and natural sediment transport processes. |
| 5 | Air | 4 | No explicit air-quality measures, though avoiding heavy engineering works may marginally reduce construction-related emissions. |
| 6 | Water | 5 | Natural dune systems act as buffers against storm surge and wave action, benefiting coastal flood management and water quality, though primary focus is on erosion control. |
| 7 | Biodiversity | 6 | Allowing natural coastal processes supports dune habitats, coastal flora and fauna, delivering significant biodiversity enhancements. |
| 8 | Landscape | 6 | Preserving dynamic dune landforms and avoiding intrusive defenses maintains the natural coastal landscape and its visual amenity. |
| 9 | Maritime | 6 | Protects intertidal zones and supports healthy coastal ecosystems by permitting natural process and managed retreat, a major marine environment benefit. |
| 10 | Historic Environment | 5 | Managed setback of heritage buildings preserves them in safer locations while respecting setting, though relocation carries heritage interpretation challenges. |
| 11 | Design | 5 | Encourages context-sensitive design for relocated or new infrastructure, blending with coastal character; quality depends on careful implementation. |
| 12 | Social Inclusion | 3 | Supporting retreat and relocation keeps communities together and safe, though some households may face disruption during transition. |
| 13 | Crime & Anti-Social Behaviour | 4 | No direct crime-prevention measures; neutral impact. |
| 14 | Housing | 3 | Allows homes at high risk to be moved to safer sites, improving long-term security, though may reduce supply in original locations. |
| 15 | Health, Sport and Recreation | 5 | Maintaining a safe, accessible coastal path and dune systems supports recreation, though some sections may shift inland over time. |
| 16 | Economic Development | 3 | Proactive infrastructure realignment reduces future repair costs and protects tourism assets, though short-term relocation costs may be high. |
| 17 | Education and Skills | 4 | No explicit skills-training elements, though implementation offers opportunities in coastal engineering and heritage relocation techniques. |
| 18 | Transport and Accessibility | 6 | Planning for road and path realignments ensures long-term connectivity and safe access, a significant positive transport outcome. |
| 19 | Energy | 4 | Energy infrastructure is not explicitly addressed, though relocation plans may need to consider utility realignments. |
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| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FFC6 establishes a Coastal Change Management Area (CCMA) as a forward-thinking framework for climate adaptation, moving beyond simple restrictions to a strategy of managed retreat and realignment in response to sea-level rise and erosion. By supporting the avoidance of hard defences and allowing natural coastal processes to continue, the policy benefits for climate resilience, actively protecting and enhancing dune systems, coastal habitats, and the natural landscape. This strategic approach safeguards communities by planning for the managed relocation of homes, heritage assets, and essential infrastructure like roads, ensuring long-term housing security and connectivity. While acknowledging the short-term costs and disruption associated with this process, proactive realignment protects the local tourism economy from future losses and maintains safe recreational access. Ultimately, this policy demonstrates a commitment to long-term adaptation over short-term defence, and securing a resilient ecological, social, and economic future for the coastal community by working with nature rather than against it. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy FFC7 – Sustainable Design and Low Carbon Heat** | 1 | Climatic Factors | 6 | Mandates low-carbon heat and alignment with CEDPD Policy SEC1, delivering significant mitigation and adaptation benefits against climate change. |
| 2 | Waste | 6 | Explicit support for waste-minimisation and resource-efficient measures drives substantial improvements in construction and operational waste management. |
| 3 | Minerals and Geodiversity | 4 | Not directly targeted; sustainable design may avoid unnecessary mineral extraction but no explicit geodiversity measures. |
| 4 | Soil | 4 | Neutral impact; resource-efficient construction can reduce ground disturbance, but no direct soil protection provisions. |
| 5 | Air | 6 | Low-carbon heating and high design standards reduce combustion emissions, significantly improving indoor and outdoor air quality. |
| 6 | Water | 6 | BREEAM Wat 01 requirement ensures at least 40% reduction in water use for non-household developments, a significant positive water impact. |
| 7 | Biodiversity | 5 | Sustainable design and low-impact construction can protect adjacent habitats, though no explicit biodiversity credits are required. |
| 8 | Landscape | 5 | High design standards encourage context-sensitive layouts that respect landscape character, with positive visual amenity outcomes. |
| 9 | Maritime | 4 | Not directly relevant to marine factors; neutral unless coastal siting issues arise. |
| 10 | Historic Environment | 5 | Retrofit criteria encourage sensitive upgrades to historic buildings, preserving heritage fabric while improving performance. |
| 11 | Design | 6 | Core emphasis on high design standards and BREEAM credits ensures top-tier, context-aware architectural and engineering solutions. |
| 12 | Social Inclusion | 5 | Improved building performance and lower energy/water bills benefit all users, helping reduce fuel and water poverty, though benefits are indirect. |
| 13 | Crime & Anti-Social Behaviour | 4 | No explicit crime-prevention measures; neutral overall. |
| 14 | Housing | 3 | Retrofit of low-carbon heating improves comfort and reduces running costs for residents, though housing-specific design details are not separately mandated. In the short to medium term housebuilding costs and therefore house prices may be driven upwards, harming affordability. |
| 15 | Health, Sport and Recreation | 5 | Better air quality, thermal comfort and water efficiency enhance occupant wellbeing in community and civic buildings. |
| 16 | Economic Development | 5 | BREEAM certification and sustainable construction can attract investment and reduce operating costs, though direct job-creation impacts depend on scale of uptake. |
| 17 | Education and Skills | 5 | Implementation of BREEAM and SEC1 standards creates learning opportunities in green building design, construction and operations. |
| 18 | Transport and Accessibility | 4 | Not directly addressed; potential indirect benefits via integrated mixed-use design but no explicit transport measures. |
| 19 | Energy | 6 | Central focus on low-carbon heating and sustainable operation drives significant positive impacts on energy consumption and carbon emissions. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FFC7 establishes a framework mandating low-carbon heat and adherence to BREEAM standards to drive significant environmental gains in new and existing buildings. Its central focus on low-carbon heating, resource efficiency, and water conservation has the potential to deliver improvements in climate mitigation, air quality, waste management, and water use. This is underpinned by an emphasis on high design quality, ensuring that new development is context-sensitive, respects landscape character, and sensitively improves the performance of heritage assets. For the community, these high standards can translate into healthier environments, reduced fuel and water poverty through lower running costs, and create valuable skills development opportunities in the green construction sector. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| * **Policy FFC8 – Alternative Energy** | 1 | Climatic Factors | 6 | Directly promotes local low-carbon energy generation (wind, solar, hydro), delivering significant climate mitigation benefits. |
| 2 | Waste | 4 | No explicit waste management measures, though minimal site disturbance for small-scale renewables implies modest waste impacts. |
| 3 | Minerals and Geodiversity | 4 | Not directly relevant to mineral extraction; careful siting avoids disturbance of geologically sensitive areas but no proactive geodiversity protection. |
| 4 | Soil | 4 | Installation of turbines, PV arrays or penstocks has limited soil disturbance if sited per criteria, but no explicit soil-protection requirements. |
| 5 | Air | 6 | Replaces fossil generation and reduces pollutant emissions, significantly improving local and regional air quality. |
| 6 | Water | 5 | Hydropower criteria ensure no increased flood risk and protect watercourses, though solar/wind have neutral water impacts. |
| 7 | Biodiversity | 5 | Siting criteria (avoiding protected habitats, supporting fish passes) protect ecological interests and yield positive biodiversity outcomes for hydro and wind. |
| 8 | Landscape | 3 | Strong landscape-sensitivity tests (AONB/AGLV exclusions, cumulative impact criteria) mitigate adverse visual impacts, yielding a neutral-to-some-positive net effect. |
| 9 | Maritime | 4 | Not directly applied to marine contexts; neutral except for coastal zone exclusions. |
| 10 | Historic Environment | 5 | Heritage safeguards for wind turbine siting and hydro conversion of historic mills protect assets, delivering positive heritage conservation outcomes. |
| 11 | Design | 5 | Emphasis on siting, design of turbines/arrays, screening (hedges, woodland), and infrastructure scale drives high-quality, context-sensitive design. |
| 12 | Social Inclusion | 5 | Local energy generation can lower bills and foster community ownership models, enhancing energy equity, though not explicitly targeted in text. |
| 13 | Crime & Anti-Social Behaviour | 4 | No direct crime-prevention measures; neutral impact on community safety. |
| 14 | Housing | 3 | Indirect benefit via potential local energy supply stability but no direct housing measures. May be some perceived visual and noise issues for some. |
| 15 | Health, Sport and Recreation | 5 | Cleaner air and local hydro/green spaces contribute to public health and recreation, while carefully sited infrastructure avoids loss of amenity. |
| 16 | Economic Development | 6 | Stimulates local investment in green energy, creates skilled jobs in installation and maintenance, and retains energy spend locally—a significant positive economic impact. |
| 17 | Education and Skills | 5 | Implementation requires specialist skills in renewables, hydrology and heritage retrofit, fostering training and upskilling opportunities. |
| 18 | Transport and Accessibility | 3 | No explicit transport measures; minor impacts from access tracks for turbines or hydro but criteria on road-setback mitigate highway safety risks may be compensated by increased access to local vehicle charging using locally generated energy. |
| 19 | Energy | 6 | Core policy focus on diversifying and expanding local renewable energy, delivering significant positive impacts on energy security and net-zero goals, and reducing local reliance on carbon-based heating such as bottled gas and wood burners. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FFC8 builds on CEDPD Policy REN1 by providing a local framework for deploying and expanding local renewable energy generation, such as wind, solar, and hydropower, by establishing clear and rigorous local criteria for their responsible deployment. It has potential to deliver significant climate mitigation benefits and boost the local economy by stimulating investment in green energy, creating skilled jobs, and providing valuable training opportunities. This is carefully balanced against potential impacts through strong, context-sensitive criteria that protect biodiversity, safeguard heritage assets, and use landscape sensitivity tests to minimise visual harm from new infrastructure. By replacing fossil fuel generation, the policy may also significantly improve air quality. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy FFC9 – Local Energy Storage Batteries**  . | 1 | Climatic Factors | 6 | Enables greater uptake of renewables by smoothing supply, delivering significant carbon-reduction and climate-mitigation benefits. |
| 2 | Waste | 3 | End-of-life battery waste requires management; policy doesn’t mandate recycling, so neutral-to-some positive depending on implementation. |
| 3 | Minerals and Geodiversity | 4 | Battery production relies on mineral inputs, though small-scale siting avoids direct local extraction impacts; no active geodiversity protection specified. |
| 4 | Soil | 4 | Minimal soil disturbance for containerized siting; use of previously developed land reduces new soil impacts. |
| 5 | Air | 6 | By facilitating higher shares of clean generation, storage cuts reliance on fossil fuels, significantly improving air quality. |
| 6 | Water | 4 | No direct water impacts, though site siting avoids contamination risks; policy does not require water-use or runoff controls. |
| 7 | Biodiversity | 5 | Requires ecological surveys and mitigation, protecting habitats; reuse of brownfield or farm buildings reduces pressure on natural areas. |
| 8 | Landscape | 5 | Context-sensitive design and vernacular materials minimize visual intrusion in AONB/AGLV/Conservation Areas, yielding positive landscape integration. |
| 9 | Maritime | 4 | Not directly relevant to marine/coastal factors; neutral unless sited near sensitive coastlines. |
| 10 | Historic Environment | 5 | Heritage Impact Assessment requirement safeguards settings and prevents adverse effects on listed or character-area buildings. |
| 11 | Design | 6 | Strong emphasis on vernacular form, sensitive siting, integration into wider energy strategy and reuse of existing structures drives high-quality, context-aware design. |
| 12 | Social Inclusion | 5 | Improved energy resilience and potential lower energy costs benefit the whole community, though no explicit community-ownership mechanism is mandated. |
| 13 | Crime & Anti-Social Behaviour | 5 | Secure design, lighting and management requirements help deter vandalism and anti-social behaviour around battery sites. |
| 14 | Housing | 4 | Indirect benefit via more reliable local power supply, but policy does not directly address housing issues. |
| 15 | Health, Sport and Recreation | 4 | No direct recreation impacts; quieter than generator alternatives but no explicit health provisions beyond safety. |
| 16 | Economic Development | 6 | Stimulates local green-tech jobs in installation, operation and decommissioning, and strengthens energy security for businesses. |
| 17 | Education and Skills | 5 | Requires specialist skills in battery technology, safety management and decommissioning planning, fostering training opportunities. |
| 18 | Transport and Accessibility | 4 | Not directly linked to transport; site access traffic is modest, but policy does not include transport-specific measures. |
| 19 | Energy | 6 | Core policy focus supports net-zero goals by enabling higher penetration of renewables and grid flexibility, delivering significant benefits to local energy systems. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FFC9 promotes local battery energy storage as a key enabling technology for the transition to renewable energy, governed by local criteria for sensitive siting and high-quality design. It has the potential to help deliver significant climate mitigation benefits and improve air quality by smoothing the supply from renewables and enhancing grid flexibility, thereby reducing reliance on fossil fuels. While acknowledging the wider lifecycle challenges of battery technology, the policy mitigates local impacts by requiring ecological and heritage impact assessments, prioritising the reuse of brownfield sites, and mandating context-sensitive designs that use vernacular forms to protect landscape character. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy FFC10 – Community Led Renewable Energy** | 1 | Climatic Factors | 6 | Directly advances local low-carbon energy generation, reducing reliance on fossil fuels and cutting emissions significantly. |
| 2 | Waste | 4 | No explicit waste measures, though community schemes often incorporate sustainability practices that can include waste reduction. |
| 3 | Minerals and Geodiversity | 4 | Not directly relevant to minerals, though careful siting avoids geodiversity impacts. |
| 4 | Soil | 4 | Minimal soil disturbance for community-scale installations; reuse of brownfield sites further reduces impacts. |
| 5 | Air | 6 | Replaces conventional generation, markedly improving outdoor and indoor air quality. |
| 6 | Water | 4 | No direct water impacts, though decentralised energy can reduce water use in centralised plants. |
| 7 | Biodiversity | 5 | Community scale allows sensitive siting and buffering to protect habitats, often with community stewardship incentives for biodiversity enhancements. |
| 8 | Landscape | 5 | Locally owned schemes can be designed to suit local character, minimising visual intrusion in sensitive landscapes. |
| 9 | Maritime | 4 | Not applicable to marine contexts unless a coastal installation is proposed; generally neutral. |
| 10 | Historic Environment | 5 | Community ownership fosters sensitive siting and design near heritage assets, protecting settings. |
| 11 | Design | 6 | Emphasis on local integration and community control drives high-quality, context-aware design tailored to parish character. |
| 12 | Social Inclusion | 6 | Ownership model and price benefits reduce energy poverty and empower a broad range of community members, delivering strong social equity gains. |
| 13 | Crime & Anti-Social Behaviour | 4 | No direct crime-prevention measures; secure, community-run sites may deter vandalism but not explicitly mandated. |
| 14 | Housing | 4 | Indirect benefit via cheaper energy for residents, but no direct housing component. |
| 15 | Health, Sport and Recreation | 5 | Lower energy costs improve household wellbeing; communal generation sites can become educational or social hubs. |
| 16 | Economic Development | 6 | Keeps energy spend local, creates community enterprises and jobs in operation and maintenance, significantly boosting the local economy. |
| 17 | Education and Skills | 5 | Community projects provide training in renewable technologies, governance and enterprise management. |
| 18 | Transport and Accessibility | 4 | Not directly related, though lower energy costs can support electric transport uptake indirectly. |
| 19 | Energy | 6 | Core policy focus on local renewables and community ownership, delivering major advances in energy resilience and net-zero progress. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FFC10 champions community-led renewable energy, a model that not only delivers s climate mitigation benefits but also ensures the economic and social rewards are retained d within the parish. Its fundamental strength lies in empowering local residents through community ownership, which directly tackles energy poverty, fosters social cohesion, and significantly boosts the local economy by creating community enterprises and keeping energy spending local. This model also provides valuable training opportunities in technology and governance, while the inherent community stewardship can ensure that projects are sensitively sited to protect biodiversity, landscape character, and heritage assets. By replacing fossil fuels, these schemes also improve air quality, contribute to public health and advance local net-zero goals. By empowering the community to lead its own energy transition not only climate resilience but also lasting social equity and economic self-sufficiency may be built. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy FFC11 – Transition from Oil and Gas Heating**  . | 1 | Climatic Factors | 6 | Directly replaces high-carbon heating, delivering major emission cuts and aligning with SEC1 climate targets. |
| 2 | Waste | 4 | No explicit waste measures, though retrofits can reduce material waste via whole-house planning; disposal of old boilers must be managed. |
| 3 | Minerals and Geodiversity | 4 | Not directly relevant; installations have minimal ground impact but no active geodiversity safeguards. |
| 4 | Soil | 4 | Minimal soil disturbance for internal retrofits; biomass systems may require fuel storage but no direct soil impacts specified. |
| 5 | Air | 6 | Eliminates on-site combustion of oil and gas, substantially improving indoor and outdoor air quality. |
| 6 | Water | 4 | No direct water impacts, though heat-pump systems use some water for ground loops and condensate; no explicit water-efficiency measures. |
| 7 | Biodiversity | 4 | Neutral overall; fuel-source choices (e.g. biomass) must consider sourcing to avoid broader habitat impacts, but policy does not require biodiversity safeguards. |
| 8 | Landscape | 4 | Internal or small external plant has negligible landscape effect; no specific landscape provisions. |
| 9 | Maritime | 4 | Not applicable to marine/coastal issues. |
| 10 | Historic Environment | 6 | Sensitive retrofit criteria protect heritage fabric, conserve historic character and enable reuse of vacant buildings, a significant positive for heritage. |
| 11 | Design | 5 | Emphasis on best-practice retrofit drives high-quality interventions, though design standards beyond heritage contexts are not detailed. |
| 12 | Social Inclusion | 6 | Reduces fuel poverty and energy bills for households, particularly those off-grid, delivering strong social equity benefits. |
| 13 | Crime & Anti-Social Behaviour | 4 | No direct crime-prevention measures; neutral impact. |
| 14 | Housing | 6 | Improves thermal comfort, reduces running costs and revitalizes vacant homes, significantly enhancing housing quality and viability. |
| 15 | Health, Sport and Recreation | 5 | Better indoor environments support occupant health; indirect benefits for community wellbeing via reduced fuel anxiety. |
| 16 | Economic Development | 5 | Stimulates local retrofit and installer markets, creating green-jobs, though large-scale economic impacts depend on rollout scope. |
| 17 | Education and Skills | 5 | Drives demand for specialist retrofit and low-carbon heating skills, fostering training opportunities. |
| 18 | Transport and Accessibility | 4 | Not directly addressed; retrofit sites largely internal with minimal transport implications. |
| 19 | Energy | 6 | Core policy focus on decarbonizing heating delivers significant positive impacts for energy efficiency and carbon reduction. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FFC11 aims to support transition away from fossil fuels in buildings by promoting the retrofitting of low-carbon heating systems, so delivering climate mitigation and energy efficiency gains. By eliminating the on-site combustion of oil and gas, this transition substantially improves both indoor and outdoor air quality, which directly supports occupant health and wellbeing. The policy has the potential to deliver strong social equity benefits by reducing fuel poverty and lowering energy bills, while significantly enhancing housing quality through improved thermal comfort and enabling the sensitive, heritage-aware revitalisation of existing homes. Widespread retrofitting can also stimulate the local green economy, creating skilled jobs in the installer market and fostering new training opportunities in low-carbon technologies. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy FFC12 – Window Replacement** | 1 | Climatic Factors | 5 | Energy-efficiency improvements in repairs/replacements contribute to reduced heat loss and carbon emissions, though limited to window openings. |
| 2 | Waste | 5 | Emphasis on repair and reuse of original elements minimizes demolition waste; replacement only when necessary reduces material waste. |
| 3 | Minerals and Geodiversity | 4 | No direct link; minimal ground impact but uses timber or glass which rely on resource supply chains, not geological interests. |
| 4 | Soil | 4 | Building-fabric focus means negligible soil impacts. |
| 5 | Air | 5 | Improved thermal performance reduces fuel combustion for heating, yielding indirect air-quality benefits. |
| 6 | Water | 4 | No direct water-use provisions, though reduced drafts may lower humidity-related building water ingress issues. |
| 7 | Biodiversity | 4 | No habitat impacts; neutral, though use of sustainably sourced timber could benefit forestry ecosystems. |
| 8 | Landscape | 6 | Preserving historic window styles and village character maintains streetscape value and visual amenity significantly. |
| 9 | Maritime | 4 | Not applicable to marine factors; neutral. |
| 10 | Historic Environment | 6 | Core aim is to conserve and enhance heritage fabric, matching materials and details, a significant positive for historic preservation. |
| 11 | Design | 6 | Requires high-quality, context-sensitive craftsmanship and accurate replication of original design, raising overall design standards. |
| 12 | Social Inclusion | 4 | No direct social measures; indirect benefit via improved comfort for occupants. |
| 13 | Crime & Anti-Social Behaviour | 4 | Not addressed; neutral. |
| 14 | Housing | 5 | Retrofit and sympathetic replacement improves thermal comfort and energy bills for residents, enhancing housing quality. |
| 15 | Health, Sport and Recreation | 5 | Better indoor environment reduces damp and mold risk, supporting occupant health and wellbeing. |
| 16 | Economic Development | 5 | Demand for specialist heritage glazing and joinery supports local craft businesses and trades. |
| 17 | Education and Skills | 5 | Encourages traditional craftsmanship skills and training in historic building conservation techniques. |
| 18 | Transport and Accessibility | 4 | No transport implications; neutral. |
| 19 | Energy | 6 | Directly addresses building energy efficiency via upgraded windows and doors, delivering significant energy-saving benefits. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy FFC12 provides a heritage-led approach to window replacement, prioritising the repair and reuse of original elements to conserve historic character while delivering significant energy-saving benefits. It aims to conserve and enhance heritage fabric by requiring high-quality craftsmanship and sympathetic design, which significantly benefits streetscape character and visual amenity. This 'repair-first' principle also minimises construction waste and ensures that any necessary replacements contribute to climate mitigation by reducing heat loss. For residents, this can result in warmer, healthier homes with lower energy bills, while economically, the policy supports the local economy by creating demand for specialist skills in traditional joinery and historic conservation. Ultimately, this policy has the potential to make an important contribution to sustainable development by demonstrating how the careful conservation of architectural heritage can be integrated with modern energy efficiency, creating a positive synergy that supports local skills, enhances wellbeing, and preserves community character. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy H1 – Sustainable Settlements** | 1 | Climatic Factors | 6 | Emphasises sustainable location, design per Natural Environment policy, and active travel, significantly reducing transport emissions and promoting low-carbon living. |
| 2 | Waste | 5 | Encourages reuse of previously developed land and conversion of existing buildings, minimising construction waste and demolition arisings. |
| 3 | Minerals and Geodiversity | 4 | No direct mineral or geology measures, but focusing on infill and redevelopment avoids disturbance of sensitive geodiversity sites. |
| 4 | Soil | 5 | Directs growth to built-up areas and previously developed sites, protecting undisturbed soils and reducing erosion potential. |
| 5 | Air | 6 | Promotes walking and cycling links and sustainable settlement patterns, significantly improving local air quality through reduced vehicle dependence. |
| 6 | Water | 5 | Redevelopment and infill facilitate SuDS integration (per other NDP policies), improving surface-water management and reducing runoff impacts. |
| 7 | Biodiversity | 5 | Prioritising brownfield, infill, rounding-off and conversions protects habitats in the open countryside, supporting biodiversity conservation. |
| 8 | Landscape | 6 | Criteria on form, character, rounding-off, and context-sensitive design preserve landscape character and avoid visual intrusion into the countryside. |
| 9 | Maritime | 4 | Not directly relevant unless coastal settlements are implicated; neutral impact. |
| 10 | Historic Environment | 6 | Encourages retention and sensitive conversion of historic buildings, and compliance with Heritage policies ensures strong protection of heritage assets. |
| 11 | Design | 6 | Requires compliance with high-quality design, Heritage and Natural Environment policies, ensuring context-aware and visually coherent development. |
| 12 | Social Inclusion | 6 | Supports a mix of tenures, access to facilities, and integration of new residents, significantly enhancing community cohesion and equity. |
| 13 | Crime & Anti-Social Behaviour | 5 | Active-travel routes, infill within built fronts, and consolidation of settlement form improve passive surveillance and reduce opportunities for anti-social behaviour. |
| 14 | Housing | 6 | Directly ensures housing delivery is appropriate, diverse, and meets local needs without compromising environmental or community assets. |
| 15 | Health, Sport and Recreation | 6 | Safe walking/cycling links to community facilities, protection of green spaces, and integrated design support active lifestyles and recreational access. |
| 16 | Economic Development | 6 | Proportional growth supports local shops, services and community facilities, sustaining economic vitality and reducing leakage of spend to larger towns. |
| 17 | Education and Skills | 5 | Improved population stability and proximity to schools and training facilities supports educational provision, though not explicitly mandated. |
| 18 | Transport and Accessibility | 6 | Emphasis on pedestrian and cycle connectivity and location within existing settlements delivers significant gains in accessibility and reduced reliance on private vehicles. |
| 19 | Energy | 5 | Settlement consolidation and redevelopment facilitate integration of energy-efficiency and low-carbon heat solutions per other NDP policies, though not explicitly required here. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy H1 provides a spatial strategy for sustainable growth, directing all new housing towards the most sustainable locations through the prioritisation of previously developed land, infill, and the conversion of existing buildings. This 'brownfield-first' approach has the potential to deliver significant environmental gains by protecting the open countryside, conserving habitats and undisturbed soils, preserving landscape character, and cutting transport-related emissions. By consolidating growth within existing settlements, the policy strengthens community cohesion, ensures new homes are well-connected to services via safe walking and cycling links, supports active lifestyles, and protects heritage assets. Furthermore, this proportional growth underpins the economic vitality of local shops and facilities and ensures the delivery of diverse housing that meets local needs. Ultimately, this policy represents a cornerstone of the entire plan, making a comprehensive contribution to sustainable development by supporting compact, resilient, and economically vibrant low-carbon communities. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy H2 – Housing Mix**  . | 1 | Climatic Factors | 4 | Housing mix itself doesn’t mandate low-carbon design, though smaller, energy-efficient units typically use fewer resources and lower operational emissions. |
| 2 | Waste | 4 | No direct waste-management measures, but lifetime-home adaptability can reduce future demolition waste by extending building life. |
| 3 | Minerals and Geodiversity | 4 | Not directly related; building mix focus avoids greenfield expansion but doesn’t explicitly protect geodiversity. |
| 4 | Soil | 4 | Neutral impact; policy doesn’t change site footprint or soil management, beyond standard planning controls. |
| 5 | Air | 5 | Smaller homes and tenure mix can reduce per-capita travel and energy use, modestly improving air quality. |
| 6 | Water | 4 | No explicit water-efficiency measures, though smaller dwellings often have lower water demand. |
| 7 | Biodiversity | 4 | Neutral overall; policy focuses on housing types rather than location or habitat protection. |
| 8 | Landscape | 5 | Lifetime-home design and diversity in scale helps housing integrate into village form without dominating the landscape. |
| 9 | Maritime | 4 | Not applicable to coastal factors; neutral. |
| 10 | Historic Environment | 4 | No direct heritage measures, but smaller, adaptable homes can be more easily fitted into historic contexts where required. |
| 11 | Design | 5 | Emphasis on lifetime-home standards and level access raises overall quality of housing design for accessibility and adaptability. |
| 12 | Social Inclusion | 6 | Directly addresses affordability, social rent, and downsizing options, delivering significant social equity and cohesion benefits. |
| 13 | Crime & Anti-Social Behaviour | 4 | No explicit safety or community-safety measures, though mixed tenure and active street frontages may indirectly deter anti-social activity. |
| 14 | Housing | 6 | Core policy ensures a range of dwelling sizes, tenures and accessibility, meeting diverse local housing needs. |
| 15 | Health, Sport and Recreation | 5 | Level-access lifetime homes and local-need focus support independent living for elderly/disabled, indirectly promoting wellbeing and access to recreation. |
| 16 | Economic Development | 5 | Affordable and mixed housing supports a stable local workforce and helps retain essential workers, benefiting the local economy. |
| 17 | Education and Skills | 4 | No direct skills or training elements, though self-build plots offer hands-on learning opportunities for local self-builders. |
| 18 | Transport and Accessibility | 5 | Smaller, local homes near to local employment reduces commuting distances, supporting year-round transport use. |
| 19 | Energy | 4 | Does not mandate energy-performance standards, though smaller homes generally require less energy to heat and maintain. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy H2 provides a framework for the housing mix, seeking to ensure that new development directly addresses diverse local needs through a range of dwelling sizes, tenures, and accessibility standards. Its core focus on social equity has the potential to deliver benefits by providing affordable and social rent options, supporting downsizing, and requiring 'lifetime home' standards to enable independent living for all ages and abilities. This diverse mix would help to sustain the local economy by retaining an essential workforce. Environmentally, while not its primary aim, the policy provides modest benefits by encouraging smaller, more resource-efficient homes that can reduce future waste and integrate sensitively into the landscape. Ultimately, this policy makes a strong contribution to social sustainability, by requiring the provision of the equitable, adaptable, and affordable housing mix that is fundamental to creating a resilient, stable, and inclusive community. | | | |
| **Recommendation** |  | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy H3 – Rural Exception Affordable Housing** | 1 | Climatic Factors | 4 | Focus is on tenure and location rather than explicit low-carbon measures; neutral to modest climate impact unless other NDP policies applied. |
| 2 | Waste | 4 | No direct waste-management provisions; standard construction controls apply. |
| 3 | Minerals and Geodiversity | 4 | Site selection outside built form avoids sensitive geology but no active geodiversity safeguards. |
| 4 | Soil | 5 | Requiring well-related sites and LVIA protects soils from inappropriate development and erosion; mitigation can preserve soil integrity. |
| 5 | Air | 5 | Locating homes near settlements and encouraging tenure-blind mixed schemes reduces travel distances, modestly improving air quality. |
| 6 | Water | 4 | No explicit water-management measures, though design can integrate SuDS under other NDP policies. |
| 7 | Biodiversity | 5 | LVIA requirement and sensitive siting protect adjacent habitats; mitigation can enhance biodiversity through planting and buffers. |
| 8 | Landscape | 6 | LVIA and mitigation ensure landscape character is respected and any harm is addressed, a significant benefit for visual amenity. |
| 9 | Maritime | 4 | Not directly relevant; neutral unless coastal exception sites are proposed. |
| 10 | Historic Environment | 5 | Sensitive site selection and design respect heritage settings; tenure-blind design avoids conspicuous affordable clusters. |
| 11 | Design | 6 | ‘Tenure blind’ requirement and mitigation-focused design drive high-quality, context-sensitive architectural outcomes. |
| 12 | Social Inclusion | 6 | Directly delivers affordable homes for local need and integrates mixed tenures, significantly enhancing social equity and cohesion. |
| 13 | Crime & Anti-Social Behaviour | 4 | No explicit crime-prevention measures; neutral, though tenure-blind, well-sited schemes can promote community surveillance. |
| 14 | Housing | 6 | Core policy ensures delivery of affordable, accessible housing in response to identified local need, a significant positive for housing supply. |
| 15 | Health, Sport and Recreation | 5 | Provision of accessible homes for older or less mobile residents supports wellbeing and reduces need to relocate, indirectly facilitating participation in community life. |
| 16 | Economic Development | 5 | Affordable housing retention supports local workforce, though not directly an economic policy; accessible homes for carers aid health-employment linkages. |
| 17 | Education and Skills | 4 | No direct training or educational elements, beyond potential skills for self-builders. |
| 18 | Transport and Accessibility | 5 | Well-related sites reduce travel distances; location outside but near settlements balances accessibility with rural character. |
| 19 | Energy | 4 | No explicit energy-efficiency requirements, though regional policies (e.g. SEC1) may apply to retrofits and new build under other NDP provisions. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy H3 builds on CLP Policy 9 to provide a carefully controlled mechanism for delivering rural exception affordable housing, allowing for development on well-related sites adjacent to settlements to meet identified local need. Its focus is on social equity, ensuring the delivery of affordable and accessible homes for local people through tenure-blind schemes that foster cohesive, mixed communities. This is balanced by a strong emphasis on environmental protection, requiring Landscape and Visual Impact Assessments (LVIA) and sensitive design to safeguard landscape character, protect heritage settings, and enhance local biodiversity through mitigation. By enabling local people, including essential workers, to stay in the community, the policy supports the rural economy and ensures new homes have reasonable access to services. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy H4 - Community Led, Self and Custom Build Housing** | 1 | Climatic Factors | 4 | Focus is on delivery mechanism and affordability; no explicit low-carbon or climate-mitigation requirements. |
| 2 | Waste | 5 | Small-scale infill and reuse of plots reduce demolition waste; local self-build often uses sustainable materials and waste-minimisation practices. |
| 3 | Minerals and Geodiversity | 4 | Not directly targeted; infill avoids new disturbance but no explicit geodiversity safeguards. |
| 4 | Soil | 3 | May be allowed on land that is normally not considered suitable for even exception housing, but infill and use of previously developed or small plots protects undisturbed soils and reduces erosion risk. |
| 5 | Air | 4 | No specific air-quality measures; neutral, though local occupancy models can reduce travel emissions modestly. |
| 6 | Water | 4 | No explicit water-efficiency or SuDS requirements in this policy. |
| 7 | Biodiversity | 3 | May be allowed on land that is normally not considered suitable for even exception housing. Small scale and sensitive siting protect habitats; community stewardship can include biodiversity enhancements. |
| 8 | Landscape | 3 | May be allowed on land that is normally not considered suitable for even exception housing. Design Codes and small-scale infill preserve settlement character and avoid visual intrusion into the open countryside. |
| 9 | Maritime | 4 | Not relevant to coastal factors unless specific coastal plots are involved; generally neutral. |
| 10 | Historic Environment | 4 | May be allowed on land that is normally not considered suitable for even exception housing. Local design guidance and sensitive small-scale development help integrate new homes within historic contexts without harming heritage assets. |
| 11 | Design | 6 | Site-wide Design Codes and community input drive high-quality, context-sensitive architecture and materials choices. |
| 12 | Social Inclusion | 6 | Directly enables local people to secure affordable homes, fosters community cohesion and ensures intergenerational retention. |
| 13 | Crime & Anti-Social Behaviour | 4 | No explicit crime-prevention measures; neutral, though community oversight may deter vandalism. |
| 14 | Housing | 6 | Core policy ensures delivery of affordable, tailored housing to meet local needs in perpetuity—a significant positive housing impact. |
| 15 | Health, Sport and Recreation | 5 | Stable local housing reduces stress and poverty, freeing resources for leisure; design codes can include access to green space. |
| 16 | Economic Development | 5 | Supports local builders, CLTs and supply chains, and retains housing spend in the community, though not directly an economic policy. |
| 17 | Education and Skills | 5 | Self-build and custom-build offer skills development in construction, project management and community engagement. |
| 18 | Transport and Accessibility | 5 | Infill in sustainable settlements reduces travel distances and encourages active modes, though not explicitly specified here (covered under H1/H5). |
| 19 | Energy | 4 | No direct energy-efficiency standards required by this policy, though other NDP policies may apply at application stage. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy H4 champions a grassroots approach to housing delivery by enabling community-led, self-build, and custom-build projects, empowering local people to meet their own specific housing needs. It has the potential to foster strong community cohesion and social equity by delivering affordable, tailored homes that are retained for local people in perpetuity. This model may also directly support the local economy by utilising small builders and supply chains, retaining wealth within the community, and offering valuable opportunities for skills development. Environmentally, the policy may lead to development in areas that would not normally be released, leading to environmental harms, but by promoting design guidance and site-wide Design Codes, harm to biodiversity, the open countryside, undisturbed soils, historic assets and landscape character, will be minimised. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy H5 – Infill Within Hamlets and Small Groups of Dwellings.** | 1 | Climatic Factors | 5 | Compact infill and home-working via broadband reduce travel-related emissions; design standards can integrate low-carbon features. |
| 2 | Waste | 4 | No explicit waste-management measures; small-scale infill generates relatively modest construction waste. |
| 3 | Minerals and Geodiversity | 4 | Avoids disturbance of undeveloped land and sensitive geology, but no active geodiversity safeguards. |
| 4 | Soil | 5 | Targets previously developed gaps, protecting undisturbed soils and reducing erosion potential. |
| 5 | Air | 5 | Reduced car dependency and support for broadband-enabled working improve air quality. |
| 6 | Water | 5 | Small sites can readily incorporate SuDS under Policy X, mitigating surface-water runoff impacts. |
| 7 | Biodiversity | 4 | Neutral overall; limited new habitat loss but sensitive design is required to avoid local biodiversity impacts. |
| 8 | Landscape | 6 | Fills existing frontage gaps and protects key open land, preserving hamlet character and landscape setting. |
| 9 | Maritime | 4 | Not directly applicable unless in coastal hamlets; neutral impact. |
| 10 | Historic Environment | 5 | Context-sensitive infill respects heritage assets by adhering to Policy X and retaining key views and open spaces. |
| 11 | Design | 6 | Compliance with NDP Policy X ensures high-quality, context-aware design that integrates seamlessly with existing frontage. |
| 12 | Social Inclusion | 6 | Enables local housing opportunities without extending settlements, supporting community cohesion and access to services. |
| 13 | Crime & Anti-Social Behaviour | 5 | Well-designed, active street-front infill can improve passive surveillance and discourage anti-social activity. |
| 14 | Housing | 6 | Delivers small-scale homes that meet local needs within the community fabric, a significant positive for housing supply. |
| 15 | Health, Sport and Recreation | 5 | Proximity to facilities and encouragement of walking/cycling support healthy lifestyles and informal recreation. |
| 16 | Economic Development | 5 | Sustains local building activity and supports home-working, while preserving connections to nearby employment hubs. |
| 17 | Education and Skills | 4 | No direct educational provisions, though digital connectivity may support remote learning and skills development. |
| 18 | Transport and Accessibility | 6 | Explicit criteria on broadband, bus links and active travel ensure high connectivity and reduced car reliance. |
| 19 | Energy | 5 | Opportunity for energy-efficient design and reduced commuting energy, supported by broadband-enabled home-working, though no explicit energy standards in this policy. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy H5 provides a framework for managing rural urbanisation by strictly limiting new development to small-scale infill within existing hamlets, effectively preventing isolated sprawl while allowing for sustainable community consolidation. This approach has the potential to deliver environmental gains by protecting the open countryside, conserving undisturbed soils, and preserving the landscape character and heritage settings of existing settlements. Socially, it may strengthen community cohesion by delivering needed local homes in locations that enhance connectivity through explicit support for active travel, bus links, and high-speed broadband. This carefully managed infill also sustains local construction activity and supports the modern rural economy through home-working. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy H6 – Second Homes & Primary Residency** | 1 | Climatic Factors | 5 | Discouraging second homes reduces empty-house energy waste and supports efficient use of existing housing stock. |
| 2 | Waste | 4 | No direct waste measures; neutral, though full occupation may reduce property maintenance waste compared to intermittently used homes. |
| 3 | Minerals and Geodiversity | 4 | Not directly related; neutral. |
| 4 | Soil | 4 | Neutral impact; policy does not affect land take or soil disturbance. |
| 5 | Air | 5 | Year-round occupancy supports local services and reduces travel from second-home visits, modestly improving air quality. |
| 6 | Water | 4 | No explicit water-efficiency measures; neutral. |
| 7 | Biodiversity | 4 | Neutral; policy does not impact habitat protection directly. |
| 8 | Landscape | 4 | Neutral; occupancy restrictions do not alter landscape character. |
| 9 | Maritime | 4 | Not applicable; neutral. |
| 10 | Historic Environment | 5 | Sustaining full-time occupancy helps maintain historic buildings in active use, reducing risk of neglect and decay. |
| 11 | Design | 4 | Neutral; policy does not mandate design standards. |
| 12 | Social Inclusion | 6 | Ensuring homes serve local residents year-round strengthens community cohesion, access to services and social equity. |
| 13 | Crime & Anti-Social Behaviour | 5 | Continuous occupancy can deter vandalism and anti-social behaviour compared to intermittently occupied properties. |
| 14 | Housing | 6 | Prioritises housing for local needs over holiday/second homes, significantly improving housing availability and affordability for residents. |
| 15 | Health, Sport and Recreation | 5 | Year-round residents support local recreational facilities and community activities, enhancing wellbeing. |
| 16 | Economic Development | 5 | Full-time occupants spend locally on services and goods, supporting the parish economy; restrictions may limit holiday-letting income but bolster sustainable demand. |
| 17 | Education and Skills | 4 | Neutral; no direct educational elements. |
| 18 | Transport and Accessibility | 5 | Year-round occupancy sustains demand for local transport services and active-travel infrastructure. |
| 19 | Energy | 5 | Reduces energy waste from unoccupied homes and promotes efficient use of heating and services. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy H6 provides a framework to ensure new housing serves local needs by restricting its occupation to that of a principal residence, directly tackling the impacts of high second-home ownership. Its primary aim is to strengthen community cohesion and support the local economy by ensuring a stable, year-round population that utilizes local services, businesses, and transport links. This has the potential gto significantly improve the availability of housing for permanent residents, helps maintain historic buildings in active use, and foster a safer community through continuous occupancy. Environmentally, while not its main focus, the policy contributes modestly by reducing the energy waste from intermittently occupied homes and cutting travel emissions from second-home visits. Ultimately, this policy makes a critical contribution to social and economic sustainability by prioritising the needs of the resident community, ensuring the parish remains a viable, year-round place to live rather than just a seasonal destination. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy ARL1 – The Arla Site**  To protect employment opportunities at | 1 | Climatic Factors | 4 | Policy does not explicitly require low-carbon design or climate resilience measures, though employment reuse avoids greenfield development. |
| 2 | Waste | 4 | No direct waste-management provisions, but site reuse can minimise demolition waste compared to new-build on greenfield land. |
| 3 | Minerals and Geodiversity | 4 | Redevelopment utilises a brownfield site, avoiding disturbance of mineral or geodiversity features, though no targeted geodiversity protections are specified. |
| 4 | Soil | 5 | Reuse of the existing employment site protects surrounding soils from new disturbance and erosion. |
| 5 | Air | 5 | Employment reuse and affordable housing mix reduce commuting distances if jobs and homes colocated, modestly improving air quality. |
| 6 | Water | 4 | No explicit water-management or SuDS requirements, though redevelopment can integrate drainage improvements under other NDP policies. |
| 7 | Biodiversity | 5 | Brownfield redevelopment avoids loss of existing habitats; opportunity exists to enhance on-site biodiversity in redevelopment designs. |
| 8 | Landscape | 5 | Reuse of a previously developed site avoids urban sprawl into countryside; design controls under NDP policies can ensure visual integration. |
| 9 | Maritime | 4 | Not applicable; neutral. |
| 10 | Historic Environment | 4 | No direct heritage safeguards mentioned, though site redevelopment is unlikely to affect heritage assets if controlled under broader NDP design policies. |
| 11 | Design | 5 | Hierarchical approach supports mixed-use and housing-led options, with potential to apply NDP design standards to all redevelopment stages. |
| 12 | Social Inclusion | 6 | Prioritising employment and permanently affordable housing, led by community groups, delivers significant benefits for local access to jobs and affordable homes. |
| 13 | Crime & Anti-Social Behaviour | 5 | Active reuse of the site for employment or housing keeps it in productive use, reducing dereliction and associated anti-social behaviour. |
| 14 | Housing | 6 | Provides a clear route to deliver permanently affordable housing, with community-led delivery and proportional mixed-use, significantly boosting local housing supply. |
| 15 | Health, Sport and Recreation | 4 | No direct recreational components, though mixed-use can include community facilities if designed into employment or housing schemes. |
| 16 | Economic Development | 6 | Core emphasis on securing local employment use and mixed-use supports job creation, economic resilience, and cross-subsidy for affordable housing via market-led viability, a significant economic benefit. |
| 17 | Education and Skills | 5 | Community-led delivery and employment reuse can foster local skills development in construction, business operation and community governance. |
| 18 | Transport and Accessibility | 5 | Colocating homes and jobs reduces travel demand; proximity to existing settlement ensures access to local services and transport links. |
| 19 | Energy | 4 | No explicit energy-efficiency or renewable energy requirements, though redevelopment could integrate these under other NDP policies or CLP standards. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy ARL1 provides a flexible and pragmatic framework for the redevelopment of the Arla brownfield site, prioritising the retention of local employment while creating a significant opportunity for community-led affordable housing. Its core aim is to bolster the local economy by securing employment uses and to deliver a substantial number of permanently affordable homes, enhancing both economic resilience and social equity. By focusing all development on this previously used site, the policy delivers inherent environmental benefits by protecting greenfield land, undisturbed soils, and existing habitats, while also helping to reduce travel demand by co-locating jobs and homes. Although the policy does not mandate specific low-carbon measures, it creates the opportunity for these to be integrated during redevelopment under wider planning guidance. Ultimately, this policy makes a significant and pragmatic contribution to sustainable development by championing the regeneration of a key brownfield site, demonstrating how a single strategic allocation can simultaneously address critical local needs for employment, affordable housing, and environmental protection. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy BE1 - Small Business Development** | 1 | Climatic Factors | 5 | Encouraging proximity to settlements or sustainable-access measures reduces transport emissions; conversions reuse existing buildings, further lowering embodied carbon. |
| 2 | Waste | 4 | No explicit waste-management measures, though conversions and adaptive reuse typically generate less demolition waste than new-build. |
| 3 | Minerals and Geodiversity | 4 | Policy steers development to existing sites and buildings, avoiding disturbance of mineral/geo sites, but no active geodiversity protections are specified. |
| 4 | Soil | 5 | Focus on reuse of brownfield and existing plots protects soils from new greenfield disturbance and erosion. |
| 5 | Air | 5 | Limiting emissions (fumes, effluent) and reducing commuter trips via live/work and sustainable access improves local air quality. |
| 6 | Water | 5 | Requirement for adequate sewerage and treatment ensures water quality protection; limiting effluent harms safeguards water resources. |
| 7 | Biodiversity | 4 | No explicit biodiversity measures, but focusing development on existing sites avoids habitat loss; environmental harm criteria can protect adjacent habitats. |
| 8 | Landscape | 5 | Design controls, character retention in extensions, and directing development to built-up areas protect visual amenity and landscape character. |
| 9 | Maritime | 4 | Not directly relevant to marine or coastal contexts; neutral unless specific site is coastal. |
| 10 | Historic Environment | 6 | Listed-building requirements and character-retaining extensions strongly protect heritage assets. |
| 11 | Design | 6 | Emphasis on scale, form, bulk, and character retention drives high-quality, context-sensitive design for both commercial and live/work units. |
| 12 | Social Inclusion | 5 | Live/work units and local business spaces support economic inclusion and job creation, though no direct social policy measures beyond use restrictions. |
| 13 | Crime & Anti-Social Behaviour | 5 | Active use of buildings for business and residence increases natural surveillance and reduces dereliction-related anti-social behaviour. |
| 14 | Housing | 5 | No net loss of dwellings criterion protects housing supply; live/work restriction ensures homes serve working households. |
| 15 | Health, Sport and Recreation | 4 | No direct recreational provisions; controlled business uses limit nuisance, indirectly supporting community wellbeing. |
| 16 | Economic Development | 6 | Provision of flexible commercial and live/work space directly supports local enterprise growth, innovation and job creation—a significant economic benefit. |
| 17 | Education and Skills | 5 | Live/work and small business uses foster skills development in entrepreneurship, trades and innovation. |
| 18 | Transport and Accessibility | 6 | Supporting proximity or sustainable-access measures (walking, cycling, public transport) enhances connectivity and reduces reliance on private vehicles. |
| 19 | Energy | 5 | Conversions and live/work reuse lower energy demand compared to new-build; proximity and design criteria support energy-efficient operation. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy BE1 provides a framework to support small business development by encouraging small scale new commercial spaces, the adaptive reuse of existing buildings and the creation of well-designed live/work units. Its primary aim is to significantly boost the local economy by fostering enterprise, innovation, and job creation, while also developing local skills in entrepreneurship and trades. This growth is managed sustainably by directing development to existing settlements where possible, which protects the open countryside, reduces transport emissions, and minimises waste, with strict design controls ensuring that any conversions or extensions respect landscape character and heritage assets. It allows for developments to be located away from settlements where necessary, subject to controls over accessibility by sustainable transport methods. Socially, the policy enhances community safety through the active use of buildings and crucially protects the existing housing supply through a 'no net loss' criterion. Overall the policy seeks to support a resilient 'live-work' economy, in which local enterprise can thrive in a way that simultaneously enhances environmental quality, protects heritage, and supports community cohesion. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy BE2 - Supporting Home Based Businesses and Working from Home** | 1 | Climatic Factors | 6 | Promotes home-working and local enterprise, reducing travel-related emissions and fostering resilience. |
| 2 | Waste | 4 | Neutral; small-scale activities generate minimal commercial waste, but no explicit waste-minimisation requirements. |
| 3 | Minerals and Geodiversity | 4 | Neutral impact; policy focuses on existing dwellings and curtilages, avoiding new land disturbance. |
| 4 | Soil | 4 | No direct soil impacts; conversions/extensions occur within existing footprints. |
| 5 | Air | 6 | Reduced commuting and freight trips improves local air quality, and controls on fumes/odours protect neighbour air quality. |
| 6 | Water | 4 | Neutral; no direct impacts on water use or quality. |
| 7 | Biodiversity | 4 | Neutral; policy prevents greenfield development but does not include habitat enhancements. |
| 8 | Landscape | 5 | Design controls ensure extensions/outbuildings respect building character and setting, protecting visual amenity. |
| 9 | Maritime | 4 | Not applicable; neutral. |
| 10 | Historic Environment | 5 | Context-sensitive design for extensions helps preserve the character of historic dwellings and their settings. |
| 11 | Design | 6 | Requires adherence to design policies, ensuring high-quality, subservient additions that complement host buildings. |
| 12 | Social Inclusion | 5 | Facilitates local entrepreneurship and flexible working without displacing housing, supporting inclusive economic participation. |
| 13 | Crime & Anti-Social Behaviour | 5 | Active daytime use deters anti-social behaviour, while nuisance controls protect neighbour amenity. |
| 14 | Housing | 5 | Retains dwellings and integrates employment uses without converting homes entirely, balancing housing and economic needs. |
| 15 | Health, Sport and Recreation | 5 | Reduced commuting frees time for recreation, and controlled work uses prevent nuisance in leisure areas. |
| 16 | Economic Development | 6 | Supports micro-business growth and self-employment, strengthening the local economy. |
| 17 | Education and Skills | 5 | Encourages skill development and innovation through home-based enterprises and workshops. |
| 18 | Transport and Accessibility | 6 | Limits additional traffic and promotes local trips, maintaining road safety and accessibility. |
| 19 | Energy | 5 | Home-based work uses existing domestic energy systems efficiently, and reduced travel lowers overall energy demand. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy BE2 provides a supportive framework for home-based businesses and working from home, to enable a modern, flexible economy while ensuring the protection of residential amenity and local character. It has the potential to strengthen the local economy by fostering micro-enterprises, self-employment, and local skills development, which in turn may provide inclusive and flexible working opportunities for residents. This model can deliver significant environmental benefits by reducing commuter travel, which improves local air quality and lowers overall energy demand. The policy ensures that any physical changes are of a high-quality, subservient design that respects heritage assets, while strict controls on nuisance and traffic maintain community safety and protect the primary residential function of the area. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy BE3 - Farm Business Diversification and Rural Tourism** | 1 | Climatic Factors | 6 | Encourages low-carbon design via CEDPD alignment, SuDS, renewables and waste minimisation, delivering significant climate mitigation and adaptation co-benefits. |
| 2 | Waste | 6 | Explicit promotion of recycling, waste minimisation and local materials significantly reduces construction and operational waste streams. |
| 3 | Minerals and Geodiversity | 5 | Redevelopment within existing farm complexes avoids new disturbance of geological features; landscape-sensitive siting protects geodiversity. |
| 4 | Soil | 5 | SuDS and water-efficiency measures protect soil structure and reduce erosion risk; limiting expansion into open countryside preserves undisturbed soils. |
| 5 | Air | 5 | Reduced vehicle travel for farm diversification linked enterprises and controlled visitor flows improve local air quality. |
| 6 | Water | 6 | SuDS requirements and water efficiency measures deliver significant improvements in surface-water management and reduce flood risk. |
| 7 | Biodiversity | 6 | Alignment with biodiversity net gain and avoidance of sensitive sites ensure significant positive impacts for habitats and species. |
| 8 | Landscape | 6 | Scale controls, siting within existing complexes, and compliance with design/landscape policies strongly protect visual amenity and character. |
| 9 | Maritime | 4 | Not directly applicable unless coastal farmland is involved; generally neutral. |
| 10 | Historic Environment | 5 | Sensitive reuse and design alignment protect heritage farm buildings and rural character. |
| 11 | Design | 6 | Strong emphasis on NDP design and environmental policy alignment drives high-quality, context-sensitive development. |
| 12 | Social Inclusion | 6 | Accessible tourism and diversified farm enterprises support local employment, inclusion of less mobile users, and community benefit. |
| 13 | Crime & Anti-Social Behaviour | 5 | Active farm and tourism uses reduce dereliction, while scale controls and management mitigate potential nuisance or anti-social issues. |
| 14 | Housing | 4 | Neutral to housing, though controlled holiday-only accommodation prevents loss of permanent housing stock. |
| 15 | Health, Sport and Recreation | 6 | New recreational and tourism facilities, combined with accessibility measures, greatly enhance local wellbeing and leisure options. |
| 16 | Economic Development | 6 | Diversified farm income and quality tourism accommodation directly boost rural economies and resilience. |
| 17 | Education and Skills | 5 | Farm diversification and tourism create opportunities for skills development in hospitality, land management and green technologies. |
| 18 | Transport and Accessibility | 5 | Sustainable-access measures and controlled visitor traffic safeguard local roads and promote walking/cycling. |
| 19 | Energy | 6 | Encouragement of renewables and low-carbon technologies for farm and tourism uses delivers significant energy and carbon benefits. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy BE3 provides a framework for farm business diversification and rural tourism, by enabling economic growth while embedding high standards of environmental protection and design. It has the potential to boost the rural economy and its resilience by supporting diversified farm incomes and high-quality tourism, which in turn creates new local jobs, enhances recreational facilities for the community, and fosters skills development. It seeks to protect the countryside by directing activity to existing farm complexes, requiring biodiversity net gain, and mandating sustainable practices like waste minimisation and low-carbon design. Furthermore, strong controls on scale and siting, coupled with the sensitive reuse of historic farm buildings, ensure all new development respects the area's unique landscape character. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy BE4 - Peer to Peer (P2P) Accommodation** | 1 | Climatic Factors | 5 | Retaining homes in full-time residential use reduces vacancy-driven energy waste and limits additional travel associated with holiday lets. |
| 2 | Waste | 4 | Neutral; policy does not target construction or operational waste, though avoiding churn of short-term turnovers may marginally reduce waste. |
| 3 | Minerals and Geodiversity | 4 | Neutral; no direct impact on geology or mineral resources. |
| 4 | Soil | 4 | Neutral; policy does not affect land use beyond existing building footprints. |
| 5 | Air | 5 | Reduces visitor travel emissions by maintaining long-term occupancy by residents rather than frequent guest turnover. |
| 6 | Water | 4 | Neutral; no direct water-use provisions, though permanent residences often use water more efficiently than short-stay lets. |
| 7 | Biodiversity | 4 | Neutral; policy does not directly influence habitat or species protection. |
| 8 | Landscape | 4 | Neutral; conversions occur within existing buildings, so landscape character is unaffected. |
| 9 | Maritime | 4 | Neutral; not specific to coastal or marine contexts. |
| 10 | Historic Environment | 5 | Maintaining long-term residential use helps preserve historic buildings’ interiors and reduces wear from high guest turnover. |
| 11 | Design | 4 | Neutral; policy does not impose design requirements, but avoids layout changes associated with commercial use. |
| 12 | Social Inclusion | 6 | Ensures homes remain available for local residents, supporting community cohesion and access to housing. |
| 13 | Crime & Anti-Social Behaviour | 5 | Reduces risk of short-stay lets being unoccupied between bookings, which can attract anti-social behaviour, and maintains natural surveillance by permanent residents. |
| 14 | Housing | 6 | Prioritises year-round housing stock for residents, significantly improving availability and affordability. |
| 15 | Health, Sport and Recreation | 4 | Neutral; policy does not directly affect recreational facilities, though stable communities support local services. |
| 16 | Economic Development | 4 | Mixed; may reduce tourist spend locally but supports resident-driven economy and service demand year-round. |
| 17 | Education and Skills | 4 | Neutral; no direct educational impacts. |
| 18 | Transport and Accessibility | 5 | Reduces seasonal peaks in travel demand, smoothing traffic flows and improving local transport reliability. |
| 19 | Energy | 5 | Permanent occupancy yields more consistent and efficient energy use patterns compared to variable holiday-let consumption. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy BE4 provides a framework to control the conversion of residential homes into peer-to-peer (P2P) short-term accommodation, aiming to protect the permanent housing stock for local residents. Its primary goal is to significantly improve housing availability and affordability for local people, thereby strengthening community cohesion and ensuring a stable, year-round population. This approach supports a more resilient, resident-driven local economy over a seasonal tourist one, while also enhancing community safety by maintaining natural surveillance from permanent occupants. Environmentally, while not its main focus, the policy provides modest benefits by promoting more efficient year-round energy use in homes and reducing the high-turnover visitor travel associated with short-term lets. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy D1 – Design and Functionality Standards for Sustainable Development** | 1 | Climatic Factors | 6 | Mandates climate-resilient materials and construction methods, MMC adaptation, and robust designs that withstand Cornwall’s weather and future climate impacts. |
| 2 | Waste | 5 | High-quality durable materials and MMC reduce construction waste, and active frontage/public realm designs discourage litter and unmanaged debris. |
| 3 | Minerals and Geodiversity | 4 | No direct geodiversity measures, though avoiding prominent sites and limiting spoil from ridgelines protects underlying geology. |
| 4 | Soil | 5 | Permeability, SuDS (implied) connectivity, and avoidance of steep slopes protect soil structure, reduce erosion and maintain natural drainage. |
| 5 | Air | 5 | Secure designs and active frontages reduce idling traffic; climate-resilient orientation enhances natural ventilation, improving indoor/outdoor air quality. |
| 6 | Water | 5 | Robust materials, permeability and MMC can include integrated drainage controls, protecting water quality and reducing flood risk. |
| 7 | Biodiversity | 5 | Requirement for green spaces, permeability corridors and avoidance of sensitive slopes supports habitat connectivity and urban biodiversity. |
| 8 | Landscape | 6 | Strong emphasis on harmony with local scale, character, contours and avoidance of prominent sites preserves landscape character and visual amenity. |
| 9 | Maritime | 4 | Neutral; policy does not directly address coastal or marine factors, though climate resilience may benefit coastal developments under separate policies. |
| 10 | Historic Environment | 6 | Alignment with local design codes and HA2 ensures that layouts, scale, and materials respect heritage assets and their settings. |
| 11 | Design | 6 | Comprehensive design criteria (active frontages, character alignment, MMC respect, secure by design) drive exceptionally high-quality, context-sensitive development. |
| 12 | Social Inclusion | 5 | Active frontages and public-realm connectivity promote inclusive, safe environments; adequate garden and communal spaces support social cohesion. |
| 13 | Crime & Anti-Social Behaviour | 6 | “Secure by Design,” active frontages, legible layouts and well-lit connectivity significantly deter crime and anti-social behaviour. |
| 14 | Housing | 6 | Robust design standards, amenity protection, parking provision and adaptable MMC ensure sustainable, high-quality housing that meets resident needs. |
| 15 | Health, Sport and Recreation | 6 | Mandatory green space, permeability, safe pedestrian routes and active frontages enhance mental and physical wellbeing and support informal recreation. |
| 16 | Economic Development | 5 | High-quality design and MMC encourage local construction innovation and durable assets, though direct economic measures are indirect. |
| 17 | Education and Skills | 5 | MMC and secure-by-design demand new construction skills training; design-led projects foster local capacity in heritage-sensitive and sustainable building techniques. |
| 18 | Transport and Accessibility | 6 | Requirements for road widths, permeability, active frontages and pedestrian/cycle connectivity deliver significant transport and accessibility benefits. |
| 19 | Energy | 5 | Climate-resilient construction and MMC facilitate energy-efficient outcomes, though no explicit passive-design or net-zero standards are specified here. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy D1 establishes a set of design and functionality standards, aiming to ensure that all new development is of high quality, is climate-resilient, and context-sensitive. It requires the use of durable materials, while a strong emphasis on harmony with local character, permeable layouts, and the protection of sensitive slopes safeguards landscape, heritage, soil, and water systems. Socially, the policy drives improvements in community wellbeing and safety by mandating 'Secure by Design' principles, active frontages, integrated green spaces, and safe connectivity for pedestrians and cyclists. These r standards ensure the delivery of high-quality housing and foster local skills development in sustainable construction techniques. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy HA1 – Heritage Assets** | 1 | Climatic Factors | 4 | Heritage impact focus doesn’t directly address climate, though conserving existing structures avoids carbon cost of rebuild. |
| 2 | Waste | 6 | Prioritising conservation over replacement minimises demolition waste and embodied-material loss—a significant waste reduction benefit. |
| 3 | Minerals and Geodiversity | 4 | Neutral; policy protects built assets rather than geology, though archaeological work can document subsurface features without major disturbance. |
| 4 | Soil | 5 | Archaeological assessments and controlled investigations protect soil layers and structure, preventing unplanned excavation impacts. |
| 5 | Air | 4 | No direct air-quality measures, though avoiding new construction indirectly reduces dust and emissions from building works. |
| 6 | Water | 4 | Neutral; policy does not address water management, though controlled digs can mitigate sediment runoff. |
| 7 | Biodiversity | 4 | Neutral; heritage-led investigations are limited in footprint, so minimal impact on habitats when managed appropriately. |
| 8 | Landscape | 5 | Conserving historic features and settings maintains landscape character and sense of place. |
| 9 | Maritime | 4 | Neutral; policy does not directly affect marine or coastal heritage. |
| 10 | Historic Environment | 6 | Core aim is to protect and enhance non-designated heritage, delivering a significant positive impact on local historic fabric. |
| 11 | Design | 5 | Requires sensitive design integration with heritage assets, promoting high-quality, context-aware architectural responses. |
| 12 | Social Inclusion | 5 | Conserving local heritage fosters community identity and cohesion, benefiting all social groups. |
| 13 | Crime & Anti-Social Behaviour | 4 | Neutral; policy does not address security directly, though active use and conservation may deter vandalism of heritage sites. |
| 14 | Housing | 4 | Neutral; policy protects heritage but does not directly influence housing supply or standards. |
| 15 | Health, Sport and Recreation | 5 | Cultural heritage conservation enriches community wellbeing and can support heritage-based leisure and education activities. |
| 16 | Economic Development | 5 | Protecting heritage assets supports heritage tourism and local crafts, providing positive economic opportunities. |
| 17 | Education and Skills | 6 | Archaeological assessment and heritage mitigation generate training and skills development in conservation and archaeology—a significant educational benefit. |
| 18 | Transport and Accessibility | 4 | Neutral; policy does not affect transport, though improved interpretation of heritage sites can enhance pedestrian access in some locations. |
| 19 | Energy | 4 | Neutral; policy does not address energy, though retaining existing buildings conserves embodied energy. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy HA1 provides a framework for the protection and enhancement of heritage assets, with a particular focus on conserving the character of non-designated local historic fabric. Its primary goal is to foster community identity and wellbeing by conserving the historic features and settings that define the local sense of place, while also promoting high-quality design that sensitively integrates with these assets. This protection of heritage has the potential to support the local economy through tourism and craft-based enterprise, and to create opportunities for skills development in conservation and archaeology. Environmentally, the policy delivers benefits by prioritising conservation over demolition, which minimises construction waste, protects archaeological soil layers, and conserves the embodied energy within existing structures. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy HA2 – Cornish Distinctiveness and Design** | 1 | Climatic Factors | 4 | Heritage-focused design does not directly mandate low-carbon measures, though robust traditional materials can offer thermal mass benefits. |
| 2 | Waste | 5 | Retention and reuse of existing boundary features and traditional detailing minimizes demolition and construction waste. |
| 3 | Minerals and Geodiversity | 4 | Policy preserves built heritage rather than geological sites; neutral on geodiversity aside from avoiding ground disturbance. |
| 4 | Soil | 4 | Construction footprint remains similar; policy does not directly address soil management. |
| 5 | Air | 4 | No explicit air-quality measures; neutral, though traditional designs may include natural ventilation strategies. |
| 6 | Water | 4 | No direct water-management requirements; neutral. |
| 7 | Biodiversity | 5 | Retaining hedges, Cornish hedges, and natural boundary planting supports habitat connectivity and local biodiversity. |
| 8 | Landscape | 6 | Emphasis on streetlines, public views, landscape setting, and use of local materials strongly protects and enhances landscape character. |
| 9 | Maritime | 4 | Not specifically relevant to coastal factors; neutral. |
| 10 | Historic Environment | 6 | Core policy preserving Cornish distinctiveness, boundary features, and appraisals ensures significant positive outcomes for both designated and non-designated heritage. |
| 11 | Design | 6 | Detailed guidance on form, detailing, materials, contrast conditions, and design-code alignment drives exceptionally high design quality and contextual appropriateness. |
| 12 | Social Inclusion | 5 | Retaining local character fosters community identity and pride, benefiting social cohesion, though no direct social measures. |
| 13 | Crime & Anti-Social Behaviour | 5 | Active street frontages, coherent enclosure, and retention of natural boundaries improve passive surveillance and reduce anti-social risks. |
| 14 | Housing | 5 | Ensuring contextual design and use of local materials enhances the quality and longevity of housing, though does not affect housing quantity. |
| 15 | Health, Sport and Recreation | 5 | Preserved and enhanced streetscapes and gateways improve the public realm for walking and informal recreation, supporting wellbeing. |
| 16 | Economic Development | 5 | High-quality Cornish design attracts tourism and skilled craft businesses, supporting local economic activity. |
| 17 | Education and Skills | 6 | Archaeological assessments and traditional craftsmanship requirements provide training and skills development in heritage conservation and vernacular building techniques. |
| 18 | Transport and Accessibility | 5 | Reflecting streetlines and maintaining coherent public frontages enhances walkability and legibility, supporting pedestrian connectivity. |
| 19 | Energy | 4 | No explicit energy-efficiency standards, though robust local materials may improve building performance indirectly. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy HA2 provides a design framework aiming to conserve and enhance Cornish distinctiveness, by ensuring all new development is of a high quality and is respectful of local character. Its primary goal is to protect the unique sense of place by controlling form, materials, and detailing, which significantly enhances landscape character, streetscapes, and both designated and non-designated heritage assets. This approach has the potential to deliver important environmental co-benefits by retaining natural boundary features like Cornish hedges that support biodiversity, and strengthens community safety and identity through coherent public spaces. Economically, the emphasis on high-quality vernacular design supports heritage tourism and local craft businesses, while fostering valuable skills in traditional building techniques. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy CF 1 – Protection and Enhancement of Community Facilities** | 1 | Climatic Factors | 5 | Promoting active travel and sustainable access for community facilities reduces transport emissions; flood-risk mitigation at the school site builds climate resilience. |
| 2 | Waste | 4 | No explicit waste provisions; neutral, though well-designed public realm and facility upgrades can incorporate recycling and waste-minimisation measures. |
| 3 | Minerals and Geodiversity | 4 | Policy focuses on existing facilities within settlements, avoiding new land disturbance; no targeted geodiversity safeguards. |
| 4 | Soil | 4 | Redevelopment concentrates on built sites, protecting undisturbed soils; flood-risk criteria prevent erosion impacts but soil is not explicitly addressed. |
| 5 | Air | 5 | Reduced vehicle usage for school and community visits, via active travel and sustainable transport, improves local air quality. |
| 6 | Water | 6 | Mandatory flood-risk mitigation for school redevelopments and relocation ensures water management and safety, delivering significant water resilience benefits. |
| 7 | Biodiversity | 5 | Well-designed public realm and inclusive green gathering spaces support urban biodiversity; avoiding new greenfield development for facilities protects habitats. |
| 8 | Landscape | 5 | Redevelopment and relocation criteria require respect for Conservation Area and local character, preserving visual amenity and landscape setting. |
| 9 | Maritime | 4 | Not directly relevant to marine contexts; neutral unless school sites near coast require specific flood measures. |
| 10 | Historic Environment | 6 | Conservation-area sensitivity for both redevelopment and relocation preserves historic character and setting, a significant benefit for heritage assets. |
| 11 | Design | 6 | High-quality design emphasis, public-realm improvements, and context-sensitive school architecture ensure excellent, functional, and locally appropriate design outcomes. |
| 12 | Social Inclusion | 6 | Protecting and enhancing community facilities—including school access, gathering spaces, and inclusive design—greatly strengthens social cohesion and equity. |
| 13 | Crime & Anti-Social Behaviour | 5 | Active frontages, public-realm enhancements, and shared school/community use deter anti-social behaviour by increasing natural surveillance and daytime activity. |
| 14 | Housing | 4 | Neutral; policy protects community facilities but does not directly affect housing, though improved amenities can support residential desirability. |
| 15 | Health, Sport and Recreation | 6 | Enhanced community services, safe gathering spaces, and modern school facilities deliver significant benefits for physical activity, mental wellbeing, and recreational opportunities. |
| 16 | Economic Development | 5 | Viable community facilities and upgraded school infrastructure support local employment and service provision, boosting economic resilience. |
| 17 | Education and Skills | 6 | Modernising the primary school, ensuring safe relocation and shared community use directly enhances educational infrastructure and learning opportunities. |
| 18 | Transport and Accessibility | 6 | Requirements for active-travel routes, cycle storage, safe crossings, and adequate parking deliver major improvements in connectivity and accessibility for all community members. |
| 19 | Energy | 4 | No explicit energy-efficiency standards, though high-quality designs and flood-risk mitigation may incorporate energy-resilient features; policy does not mandate low-carbon measures. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy CF1 provides a framework for the protection and enhancement of community facilities, with a focus on modernising the primary school and ensuring all services are resilient and highly accessible. Its goal is to significantly strengthen social cohesion and educational opportunities by upgrading school infrastructure, protecting shared community spaces, and delivering major improvements in connectivity through safe active-travel routes. This is underpinned by strong environmental safeguards, including mandatory flood-risk mitigation for the school to build climate resilience, and design criteria that protect the landscape and heritage character of the Conservation Area. By ensuring the viability of these core facilities, the policy supports local employment and delivers significant benefits for community health and wellbeing. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy CF 2 - Protection and Enhancement of Open Space and Recreation**  .  **.** | 1 | Climatic Factors | 5 | Protecting and enhancing green spaces supports urban cooling, carbon sequestration and resilience to extreme weather, with co-benefits for climate adaptation. |
| 2 | Waste | 4 | Policy does not directly address waste, though improved open spaces discourage littering through design and management. |
| 3 | Minerals and Geodiversity | 5 | Retaining natural spaces and PRoWs protects underlying geological features and avoids disturbance of geodiversity. |
| 4 | Soil | 6 | Safeguarding parks, allotments and natural habitats preserves soil structure and fertility, preventing compaction and erosion. |
| 5 | Air | 5 | Trees and vegetation in protected open spaces improve air quality by filtering pollutants and producing oxygen. |
| 6 | Water | 6 | Multifunctional design with hydrology consideration and SuDS‐style features in open spaces enhances flood management and water quality. |
| 7 | Biodiversity | 6 | Protecting diverse open space types, enhancing PRoW links and encouraging multifunctional habitats delivers significant biodiversity gains. |
| 8 | Landscape | 6 | Retention and enhancement of parks, natural spaces and recreation grounds preserves and enriches landscape character and visual amenity. |
| 9 | Maritime | 4 | Neutral; policy focuses on inland open spaces, unless coastal green spaces are included—no specific maritime impacts. |
| 10 | Historic Environment | 5 | Protecting cemeteries and historic parks safeguards heritage settings; PRoW improvements can enhance access to historic sites. |
| 11 | Design | 6 | Requirement for high‐quality, multifunctional facilities and well‐designed public realm ensures open spaces are safe, accessible and attractive. |
| 12 | Social Inclusion | 6 | Ensuring accessible playspaces, allotments and sports facilities for all ages promotes community cohesion and equitable access to recreation. |
| 13 | Crime & Anti-Social Behaviour | 5 | Increased active use of well-designed open spaces and shared facilities deters anti-social behaviour through natural surveillance. |
| 14 | Housing | 4 | Neutral; policy does not directly affect housing, though proximity to quality open spaces enhances residential amenity and property values. |
| 15 | Health, Sport and Recreation | 6 | Core aim is to protect and expand recreation and sports amenities, delivering major public health and wellbeing benefits through physical activity opportunities. |
| 16 | Economic Development | 5 | Attractive open spaces and recreation provision support tourism, local events and community‐led enterprises, bolstering the local economy. |
| 17 | Education and Skills | 5 | Allotments and PRoW expansions provide hands‐on learning in horticulture and nature; teen facilities can support youth development programs. |
| 18 | Transport and Accessibility | 6 | PRoW improvements, active‐travel promotion and on-site parking ensure safe, convenient access to open spaces for all community members. |
| 19 | Energy | 4 | No explicit energy considerations; although green infrastructure can reduce heating/cooling loads locally, the policy does not mandate renewable energy uses in open spaces. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy CF2 provides a comprehensive framework for the protection and enhancement of open spaces, ensuring that parks, recreation grounds, allotments, and natural habitats are safeguarded and improved for community benefit. Its primary goal is to deliver major public health and wellbeing benefits by protecting and expanding accessible recreational amenities, including sports facilities and playspaces, which fosters social cohesion and community safety. Environmentally, these protected green spaces provide critical ecosystem services, enhancing biodiversity, improving air and water quality, protecting soils, and building climate resilience through carbon sequestration and urban cooling. Furthermore, high-quality open spaces support the local economy by attracting tourism and events, while enhancements to the Public Rights of Way network improve active travel connectivity. | | | |
| **Recommendation** |  | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy CF 3 - Footways, Pedestrian Links, Public Rights of Way.**  **.** | 1 | Climatic Factors | 6 | Promoting and expanding walking and cycling infrastructure significantly reduces reliance on motor vehicles, cutting transport emissions and aiding climate mitigation. |
| 2 | Waste | 4 | Policy does not directly address waste management; neutral overall. |
| 3 | Minerals and Geodiversity | 5 | Creating and preserving wildlife corridors and avoiding hard roadside pavements help protect underlying geodiversity and prevent intrusive engineering in sensitive areas. |
| 4 | Soil | 5 | Well-designed paths and wildlife corridors use permeable surface materials and alignments that minimize soil compaction and erosion, protecting soil health. |
| 5 | Air | 6 | Shifting trips from cars to walking/cycling leads to substantial local air-quality improvements by cutting exhaust emissions. |
| 6 | Water | 5 | Least Restrictive Access routes and green corridors can incorporate SuDS principles—permeable surfaces and vegetated swales—to manage runoff and protect water quality. |
| 7 | Biodiversity | 6 | Integrating paths as landscaped wildlife corridors and upgrading routes supports habitat connectivity and species movement, delivering significant biodiversity benefits. |
| 8 | Landscape | 6 | Preserving the character and ambience of PRoWs, respecting traditional features, and embedding routes in green corridors sustains landscape character and scenic amenity. |
| 9 | Maritime | 4 | Neutral unless routes extend to coastal paths; policy does not directly target maritime environments. |
| 10 | Historic Environment | 6 | Respect for heritage elements (stiles, hedges) and preservation of ambience ensures historic features are conserved within the walking network. |
| 11 | Design | 6 | “Least Restrictive Access,” avoidance of unreasonable diversions, and wildlife corridor integration drive high-quality, inclusive, context-sensitive path design. |
| 12 | Social Inclusion | 6 | Universal-access routes and improved connectivity to transport and services enhance mobility for all user groups, including those with disabilities, fostering social equity. |
| 13 | Crime & Anti-Social Behaviour | 5 | Active, well-lit, accessible routes increase natural surveillance and deter anti-social behaviour, particularly when integrated with community spaces. |
| 14 | Housing | 4 | Neutral; policy does not directly affect housing, though better walking links enhance residential amenity and property access. |
| 15 | Health, Sport and Recreation | 6 | Expanded, safe walking, cycling, bridle routes provide direct public health benefits by promoting physical activity and outdoor recreation. |
| 16 | Economic Development | 5 | Improved active-travel networks support local economies by increasing footfall to businesses and reducing transport costs, though impacts are indirect. |
| 17 | Education and Skills | 5 | Route improvements and heritage interpretation along corridors offer opportunities for community education on local history and ecology. |
| 18 | Transport and Accessibility | 6 | Core policy focus on safe, accessible pedestrian and cycle links dramatically enhances connectivity and reduces reliance on private vehicles, a significant transport gain. |
| 19 | Energy | 5 | Lower transport energy use through modal shift to walking/cycling, supplemented by permeable, low-energy path materials. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy CF3 provides a framework for protecting and enhancing footways, pedestrian links, and Public Rights of Way, creating a safe, inclusive, and high-quality active travel network. Its aims to enhance connectivity and social equity by promoting accessible walking and cycling routes for all user groups, which directly encourages physical activity and improves public health. Environmentally, this network delivers substantial benefits by reducing vehicle emissions, which improves air quality and aids climate mitigation, while the integration of paths as landscaped wildlife corridors enhances biodiversity and protects landscape character. Improved connectivity also supports the local economy by increasing footfall to businesses and helps conserve community heritage along historic routes. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy CF 4 – Transport, Highways and Communications** | 1 | Climatic Factors | 6 | Strong emphasis on walking, cycling, public transport and rail integration significantly reduces private vehicle use and transport emissions. |
| 2 | Waste | 4 | Policy does not directly address waste; neutral, though improved freight/loading planning can reduce delivery vehicle idling and related waste fluids. |
| 3 | Minerals and Geodiversity | 4 | Neutral; policy focuses on transport infrastructure, avoiding new land disturbance but not explicitly protecting geological features. |
| 4 | Soil | 4 | Neutral; new infrastructure within existing carriageways and paths minimizes soil impacts, but no explicit soil-protection measures. |
| 5 | Air | 6 | Promoting sustainable travel and traffic-calming reduces vehicle speeds and idling, improving local air quality substantially. |
| 6 | Water | 4 | No direct water-management requirements; neutral. |
| 7 | Biodiversity | 5 | Traffic calming and safeguarded routes can be designed to avoid sensitive habitats, and green corridor integration for pedestrian/cycle paths can enhance biodiversity. |
| 8 | Landscape | 5 | Road-safety and transport improvements, when sensitively designed, preserve rural character; careful routing of new paths avoids visual intrusion. |
| 9 | Maritime | 4 | Neutral; policy does not target coastal transport issues, though reduced road congestion can benefit coastal air quality. |
| 10 | Historic Environment | 5 | Protecting infrastructure around heritage areas (e.g., Cornish lanes, bridges) and integrating improvements sensitively safeguards historic character. |
| 11 | Design | 6 | Comprehensive design standards for transport links, traffic management, and parking ensure high-quality, context-sensitive infrastructure that complements local streetscapes. |
| 12 | Social Inclusion | 6 | Ensuring accessible pedestrian links, public transport integration and safe highways benefits all groups, including non-drivers and those with mobility challenges. |
| 13 | Crime & Anti-Social Behaviour | 5 | Improved lighting, traffic calming, and active frontages on pedestrian routes enhance safety and natural surveillance, deterring anti-social activity. |
| 14 | Housing | 5 | Access to sustainable transport and safe roads enhances residential amenity and connectivity, though policy does not directly affect housing supply. |
| 15 | Health, Sport and Recreation | 6 | Safe walking/cycling links and traffic-calmed streets encourage active lifestyles, delivering significant public health and recreation benefits. |
| 16 | Economic Development | 5 | Improved transport and access support local businesses, reduce delivery delays, and enhance workforce mobility, though benefits are indirect to core economic policy. |
| 17 | Education and Skills | 5 | Safer routes to schools and transport hubs improve access to education; integrating active-travel infrastructure can support skills in sustainable-transport planning and maintenance. |
| 18 | Transport and Accessibility | 6 | Core policy focus on safe, inclusive and sustainable transport links, parking, and highway improvements delivers major gains in network functionality and accessibility. |
| 19 | Energy | 5 | Reduced vehicle use lowers transport energy demand; traffic-calming and efficient routing improve fuel efficiency, though no explicit renewable-energy measures are included. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy CF4 provides a framework for creating a safer, more inclusive, and sustainable transport network by promoting a shift from private vehicles to walking, cycling, and public transport. Its aim is to deliver major gains in network functionality and accessibility for all community members, particularly non-drivers, while traffic-calming measures and high-quality walking and cycling links directly encourage active lifestyles and improve public health. Environmentally, this focus on sustainable travel has the potential to deliver benefits by reducing transport emissions and improving local air quality, with design standards ensuring that new infrastructure is sensitively integrated to protect landscape character and heritage assets. Such an improved and more reliable network would also support the local economy by enhancing workforce mobility and business access. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy CF5 - Digital Infrastructure, Resilience and Investment** | 1 | Climatic Factors | 5 | Integration of solar-powered backups and resilience measures supports low-carbon energy use and climate adaptation during outages. |
| 2 | Waste | 4 | Policy does not directly target waste, though durable digital equipment and backups may reduce e-waste from frequent device replacements. |
| 3 | Minerals and Geodiversity | 4 | Neutral; infrastructure installation is minimal footprint and avoids new land disturbance. |
| 4 | Soil | 4 | Neutral; installation within buildings or small-site boosters has negligible soil impact. |
| 5 | Air | 5 | Reduced reliance on diesel generators (via solar backups) and lower travel needs (owing to better digital connectivity) yield minor air-quality benefits. |
| 6 | Water | 4 | Neutral; no direct water-management requirements. |
| 7 | Biodiversity | 4 | Neutral; small-scale installations have minimal habitat impact if sensitively sited. |
| 8 | Landscape | 4 | Neutral; rooftop or internal backups and low-profile boosters avoid visual intrusion when well designed. |
| 9 | Maritime | 4 | Neutral; not specific to coastal factors. |
| 10 | Historic Environment | 5 | Resilience solutions housed internally or discreetly sited preserve the character of historic buildings while safeguarding communication. |
| 11 | Design | 5 | Encourages integration of resilient digital systems into building design, promoting high-quality, future-proof infrastructure. |
| 12 | Social Inclusion | 6 | Reliable digital connectivity and VoIP resilience ensure all residents—including remote or vulnerable households—maintain access to services and social networks. |
| 13 | Crime & Anti-Social Behaviour | 5 | Improved communications during outages aid emergency reporting and community safety; better connectivity deters isolation of vulnerable areas. |
| 14 | Housing | 6 | Strong broadband and power-backup requirements significantly enhance the living standards and marketability of new homes. |
| 15 | Health, Sport and Recreation | 5 | Enables telehealth, online learning and virtual recreation access during outages, supporting wellbeing when physical mobility may be limited. |
| 16 | Economic Development | 6 | High-speed, resilient digital infrastructure attracts businesses, supports home-working and innovation, driving local economic growth. |
| 17 | Education and Skills | 6 | Reliable connectivity and VoIP support online education, remote training and digital skills development, a major benefit for lifelong learning. |
| 18 | Transport and Accessibility | 5 | Enhanced broadband reduces travel needs for remote work/services; mobile signal boosters improve safety and connectivity in poorly served areas. |
| 19 | Energy | 5 | Encouraging solar or generator backups and reduced generator use promotes sustainable energy resilience, though not explicitly mandating efficiency standards. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy CF5 establishes a framework for resilient digital infrastructure that ensures that reliable, high-speed broadband and mobile connectivity are standard, even during power outages. Its goal is to drive local economic growth by attracting businesses and supporting home-working, while also delivering major social benefits by ensuring all residents, including the most vulnerable, have equitable access to online education, telehealth, and essential services. The policy has the potential to enhance community safety and resilience through its requirements for power backups, such as solar, which maintain vital communications during emergencies. This focus on digital connectivity may also provide modest environmental gains by reducing travel needs, whilst design criteria ensures that any new infrastructure is discreetly sited to protect heritage assets. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy NE1- Proposed Area of Local Landscape Value** | 1 | Climatic Factors | 4 | Policy focuses on landscape protection rather than climate specifics; conserving vegetation provides minor climate adaptation through carbon storage. |
| 2 | Waste | 4 | Neutral; policy does not address waste. |
| 3 | Minerals and Geodiversity | 5 | Protecting valued landscape features under LL23.2(b) indirectly conserves geodiversity by preventing intrusive development in sensitive geological areas. |
| 4 | Soil | 5 | Safeguarding landscape features prevents soil erosion and compaction, maintaining soil structure and fertility. |
| 5 | Air | 4 | Neutral; policy does not directly address air quality, though retained vegetation can filter pollutants. |
| 6 | Water | 5 | Conserved landscape features often include riparian corridors and wetlands, aiding natural water management and quality. |
| 7 | Biodiversity | 6 | Protecting landscape values under LL23.2(b) safeguards habitats and species, delivering significant biodiversity benefits. |
| 8 | Landscape | 6 | Core aim is to preserve scenic quality and landscape character, a significant positive impact on visual amenity and sense of place. |
| 9 | Maritime | 4 | Neutral; ALLI designation is inland-focused unless coastal landscapes are included under LL23.2(b). |
| 10 | Historic Environment | 5 | Landscapes often contain historic features; policy alignment with LL23.2(b) helps protect settings of heritage assets. |
| 11 | Design | 5 | Development within ALLI must respond sensitively to landscape character, promoting high-quality, context-aware design. |
| 12 | Social Inclusion | 5 | Preserving valued landscapes supports community identity and wellbeing, offering access to green spaces for all. |
| 13 | Crime & Anti-Social Behaviour | 4 | Neutral; policy does not address security, though active landscape use can deter anti-social behaviour. |
| 14 | Housing | 4 | Neutral; policy restricts development in scenic areas, which may limit housing supply but ensures quality of setting for any permitted housing. |
| 15 | Health, Sport and Recreation | 6 | Protected landscapes provide opportunities for recreation, walking and mental health benefits, a significant positive impact. |
| 16 | Economic Development | 5 | Scenic landscapes attract tourism and support outdoor recreation economies, enhancing local economic opportunities. |
| 17 | Education and Skills | 5 | Conserved landscapes serve as outdoor classrooms for environmental education and skills in landscape management. |
| 18 | Transport and Accessibility | 4 | Neutral; policy does not directly influence transport, though maintained landscapes can include PRoW improvements under other NDP policies. |
| 19 | Energy | 4 | Neutral; policy does not address energy, though preserved vegetation under ALLI can contribute to microclimate regulation and reduced energy demand in adjacent areas. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy NE1 designates an Area of Local Landscape Value, providing a protective framework to conserve the scenic quality, character, and sense of place of the area's most valued landscapes. Its goal is to preserve visual amenity and landscape character, which in turn delivers significant environmental co-benefits by safeguarding habitats and biodiversity, protecting soils from erosion, and conserving natural water management features. This protection of the natural environment has the potential to provide a major social dividend, offering valuable opportunities for outdoor recreation that support public health and wellbeing, while also reinforcing community identity and protecting heritage settings. Economically, this scenic landscape is a key asset, supporting local tourism and recreation-based businesses and serving as an outdoor classroom for environmental education. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy NE2 – National Landscape Setting and Scenic Protection** | 1 | Climatic Factors | 4 | Policy focuses on scenic protection rather than climate measures; conserving vegetation has minor adaptation benefits through carbon storage and microclimate regulation. |
| 2 | Waste | 4 | Neutral; policy does not address waste management. |
| 3 | Minerals and Geodiversity | 5 | Protects geomorphological features and avoids intrusive development, conserving geological diversity and landforms fundamental to the National Landscape’s character. |
| 4 | Soil | 5 | Preventing inappropriate development and requiring mitigation preserves soil structure, reduces erosion on slopes, and maintains natural sediment processes. |
| 5 | Air | 4 | No direct air-quality measures, though protection of vegetation and limiting traffic can yield minor improvements. |
| 6 | Water | 5 | Maintaining natural landscapes and minimising hard surfacing supports natural drainage, reduces runoff, and protects watercourses within the National Landscape. |
| 7 | Biodiversity | 6 | Safeguarding and enhancing habitat networks, including long views preserving wildlife corridors, delivers significant biodiversity benefits in this sensitive area. |
| 8 | Landscape | 6 | Core policy aim is to protect scenic quality, long views, and landscape character; a major positive for visual amenity and sense of place. |
| 9 | Maritime | 5 | Coastal views and ecosystems are integral to this stretch; conserving natural beauty benefits marine interfaces and coastal processes. |
| 10 | Historic Environment | 5 | Landscape settings often include historic sites; protecting scenic context preserves the setting and significance of heritage assets. |
| 11 | Design | 6 | Strict scale, material, and layout criteria plus LVIA requirement drive high-quality, context-sensitive design that respects the National Landscape. |
| 12 | Social Inclusion | 5 | Preserving public access and long views supports community enjoyment and wellbeing, though policy is primarily environmental. |
| 13 | Crime & Anti-Social Behaviour | 4 | Neutral; policy does not address security, though well-used, enhanced landscapes may deter anti-social behaviour. |
| 14 | Housing | 4 | Neutral; policy restricts housing scale and location to protect the landscape, which may limit housing supply but preserves quality of setting. |
| 15 | Health, Sport and Recreation | 6 | Protected landscapes with intact views and access networks greatly enhance opportunities for recreation, walking, and mental health benefits. |
| 16 | Economic Development | 5 | Tourism and recreation benefit from protected scenic quality, supporting local economies without overdevelopment. |
| 17 | Education and Skills | 5 | Landscape conservation and LVIA processes offer learning in ecology, design, and heritage, fostering skills in environmental assessment and landscape management. |
| 18 | Transport and Accessibility | 5 | Protecting PRoWs and viewsheds ensures continuity of pedestrian access and scenic routes, though increased protection may limit new transport infrastructure. |
| 19 | Energy | 4 | Neutral; policy does not address energy, though conserving vegetation can have microclimate benefits reducing local heating/cooling demand marginally. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy NE2 provides a protective framework for the National Landscape and its setting, aiming to ensure that its scenic quality, long views, and exceptional character are conserved and enhanced. Its goal is to preserve the visual amenity of this nationally important landscape, which in turn delivers significant environmental co-benefits by safeguarding habitat networks, protecting sensitive geological features and soils, and supporting natural coastal processes. This conservation effort may provide a major social dividend by protecting public access and recreational networks, which greatly enhances opportunities for physical activity and supports mental wellbeing, while also preserving the setting of heritage assets. Economically, scenic quality underpins the local tourism and recreation sectors, while strict design criteria foster specialist skills in landscape management. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy NE3 – Local Areas of Landscape Character – St Mawgan Village and Trenance** | 1 | Climatic Factors | 4 | Policy focuses on landscape character rather than climate measures; retained trees and green infrastructure provide minor microclimate and carbon-storage benefits. |
| 2 | Waste | 4 | Neutral; no direct waste-management measures, though limiting intensification reduces construction waste. |
| 3 | Minerals and Geodiversity | 5 | Protecting low-density, vegetated areas conserves underlying geology and prevents intrusive development on sensitive slopes. |
| 4 | Soil | 5 | Retained gardens, trees and green corridors protect soil structure and prevent erosion, especially on coastal slopes. |
| 5 | Air | 5 | Mature tree cover and green infrastructure improve air filtration and local air quality. |
| 6 | Water | 5 | Green infrastructure and permeable surfaces support natural drainage and reduce runoff, benefiting water quality and flood resilience. |
| 7 | Biodiversity | 6 | Preserving mature vegetation, gardens and native planting enhances habitat connectivity and species diversity significantly. |
| 8 | Landscape | 6 | Core aim is to maintain the open, naturalistic and coastal landscape character, a significant positive for visual amenity and sense of place. |
| 9 | Maritime | 5 | Coastal views at Trenance are protected, benefiting marine-adjacent landscapes and ecosystem context. |
| 10 | Historic Environment | 5 | The rural setting often underpins historic buildings; conserving landscape character protects the context of heritage assets. |
| 11 | Design | 6 | Strict criteria on low density, layout, materials, and planting drive high-quality, landscape-sensitive design outcomes. |
| 12 | Social Inclusion | 5 | Green, open areas enhance community wellbeing and access; preserving public views and open space supports inclusive enjoyment. |
| 13 | Crime & Anti-Social Behaviour | 4 | Neutral; policy does not explicitly address security, though maintained open spaces can reduce concealment opportunities. |
| 14 | Housing | 4 | Neutral; restricting intensification may limit housing supply but protects quality of setting for existing homes. |
| 15 | Health, Sport and Recreation | 6 | Preserving open, green areas and views supports walking, informal recreation and mental wellbeing, a significant public health benefit. |
| 16 | Economic Development | 4 | Neutral; policy protects residential landscape character but does not directly support economic uses. |
| 17 | Education and Skills | 4 | Neutral; no direct educational elements, though protected landscapes can serve as outdoor learning spaces under other policies. |
| 18 | Transport and Accessibility | 4 | Neutral; policy does not address transport, though retaining visual corridors can support way-finding and scenic walking routes. |
| 19 | Energy | 4 | Neutral; policy does not address energy, though retained tree cover and green infrastructure can marginally reduce local energy demands. |
|  |  |  |  |
| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy NE3 provides a targeted framework to protect the particular landscape character of St Mawgan Village and Trenance, ensuring that their open, naturalistic, and green settings are preserved. The policy goal is to maintain visual amenity and sense of place by controlling development density and promoting landscape-sensitive design, which in turn delivers significant environmental co-benefits by enhancing habitat connectivity, protecting soils, and supporting natural water and air quality regulation. This preservation of green infrastructure has the potential to deliver a major social benefit by safeguarding spaces for informal recreation that are vital for public health and mental wellbeing, while also protecting the historic context of heritage assets. While neutral on direct economic matters, the policy's focus on conservation underpins the high quality of life that makes the area desirable. | | | |
| **Recommendation** |  | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy NE4 – Local Green Spaces** | 1 | Climatic Factors | 6 | Protection of green spaces preserves urban cooling, carbon sequestration and flood resilience, delivering significant climate adaptation and mitigation benefits. |
| 2 | Waste | 4 | Neutral; policy does not address waste management directly, though retained green spaces can host recycling facilities if needed. |
| 3 | Minerals and Geodiversity | 5 | Conserving undeveloped land protects underlying geology and prevents disturbance of sensitive mineral or geological features. |
| 4 | Soil | 6 | Prevents soil sealing and compaction, maintaining infiltration, fertility and erosion control in key green spaces. |
| 5 | Air | 6 | Trees and vegetation in protected green spaces filter pollutants and improve air quality significantly. |
| 6 | Water | 6 | Unsealed, vegetated land supports natural drainage, reduces surface runoff, and enhances water quality and flood management. |
| 7 | Biodiversity | 6 | Maintaining a network of varied green spaces preserves habitats, corridors and species diversity, delivering major biodiversity benefits. |
| 8 | Landscape | 6 | Core aim is to safeguard landscape character, scenic vistas and village setting, a significant positive for visual amenity and sense of place. |
| 9 | Maritime | 5 | Protection of coastal-adjacent green spaces (e.g., Coast Guard Cottages area) benefits coastal ecosystem resilience and shoreline processes. |
| 10 | Historic Environment | 5 | Many Local Green Spaces include historic settings (e.g., Convent forecourt), preserving their context and preventing development that would harm heritage significance. |
| 11 | Design | 5 | By prohibiting development, the policy ensures that any changes to these spaces will be exceptionally sensitive and context-appropriate. |
| 12 | Social Inclusion | 6 | Access to green spaces across the parish supports health, recreation and community cohesion for all demographic groups, a major social benefit. |
| 13 | Crime & Anti-Social Behaviour | 5 | Well-used, maintained green spaces deter anti-social behaviour, and designation helps ensure ongoing stewardship and natural surveillance. |
| 14 | Housing | 4 | Restricting development may limit housing potential, but protects quality of life and amenity for existing residents. |
| 15 | Health, Sport and Recreation | 6 | Formal protection of diverse green spaces supports recreational use, mental wellbeing and physical activity opportunities. |
| 16 | Economic Development | 5 | Attractive green spaces can boost local tourism, property values and community events, indirectly supporting the local economy. |
| 17 | Education and Skills | 5 | Green spaces like the Community Orchard serve as outdoor classrooms for environmental education and horticultural skills development. |
| 18 | Transport and Accessibility | 5 | Many spaces are linked by footpaths and the Polgreen route, providing accessible active-travel routes that the policy safeguards. |
| 19 | Energy | 4 | Neutral; policy does not address energy directly, though green infrastructure can contribute to local microclimate regulation and reduce building energy needs marginally. |
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| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy NE4 provides protective designation for Local Green Spaces, formally safeguarding a diverse network of open land and natural areas that are major contributors to the ‘sense of place’ from inappropriate development. Environmentally, these protected spaces deliver critical ecosystem services by enhancing biodiversity, improving air and water quality, preventing soil erosion, and providing significant climate adaptation benefits through urban cooling and natural flood management. Socially, the policy makes a major contribution to public health and community cohesion by securing accessible areas for recreation and wellbeing, while also protecting the setting of heritage assets and enhancing community safety. Furthermore, these high-quality green spaces support the local economy by boosting tourism and community events, and form crucial nodes in the active-travel network. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy NE5 - Biodiversity and Green Infrastructure** | 1 | Climatic Factors | 6 | Biodiversity net gain and green infrastructure increase ecosystem resilience to climate change, enhance carbon sequestration, and support adaptation through natural buffers. |
| 2 | Waste | 4 | Policy does not directly address waste; neutral, though green infrastructure can facilitate composting and organic waste recycling. |
| 3 | Minerals and Geodiversity | 5 | Retaining and creating habitats over existing soils protects geodiversity by avoiding intrusive groundworks and conserving geological features. |
| 4 | Soil | 6 | Limiting vegetation loss, promoting native planting, and enhancing habitat buffers prevent erosion, improve soil structure, and maintain fertility. |
| 5 | Air | 5 | Expanded green infrastructure improves air quality through pollutant filtration and oxygen production, benefiting local and regional air standards. |
| 6 | Water | 6 | Green infrastructure and habitat linkages support natural water retention, reduce runoff, and improve water quality via vegetated swales and buffer strips. |
| 7 | Biodiversity | 6 | Core policy requirement of 10 % net gain, habitat connectivity, retention of semi-natural patches and native planting delivers significant, measurable biodiversity improvements. |
| 8 | Landscape | 6 | Integrated green infrastructure and habitat enhancements preserve and enrich landscape character, connectivity and public amenity. |
| 9 | Maritime | 5 | Coastal-adapted planting and conservation of coastal habitats support shoreline ecology and resilience, delivering positive marine–terrestrial interface benefits. |
| 10 | Historic Environment | 5 | Green corridors often coincide with historic field patterns and boundaries; retention preserves the setting and context of heritage features. |
| 11 | Design | 6 | Embedding BNG, habitat corridors, and native landscaping into site layouts drives high-quality, multifunctional design that integrates ecology and public amenity. |
| 12 | Social Inclusion | 6 | Accessible green corridors, community orchards and open habitats support recreation, health, and environmental education for all demographic groups. |
| 13 | Crime & Anti-Social Behaviour | 5 | Active, well-designed green spaces with natural surveillance and clear sightlines deter anti-social behaviour and enhance community safety. |
| 14 | Housing | 5 | Green infrastructure integrated into residential areas improves amenity, property values, and wellbeing, making housing more attractive and sustainable. |
| 15 | Health, Sport and Recreation | 6 | Expanded, connected green spaces support walking, informal recreation, and mental wellbeing, delivering substantial public health benefits. |
| 16 | Economic Development | 5 | Biodiversity gains and green networks boost eco-tourism, local nature-based enterprises, and green jobs in habitat management and environmental services. |
| 17 | Education and Skills | 6 | Habitat creation, monitoring and BNG Plans create opportunities for environmental education, citizen science and skills development in ecology and land management. |
| 18 | Transport and Accessibility | 5 | Green corridors often align with active-travel routes, improving pedestrian and cycle connectivity while enhancing ecological networks. |
| 19 | Energy | 5 | Increased tree cover and vegetation reduce local heating/cooling energy demands via shading and windbreaks, although energy systems are not directly addressed in the policy. |
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| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy NE5 provides a framework for environmental enhancement, mandating a 10% biodiversity net gain (BNG) and the creation of integrated green infrastructure networks in all new development. Its primary goal is to deliver significant and measurable biodiversity improvements by creating and connecting habitats, which in turn builds ecosystem resilience to climate change, improves air and water quality, and protects soil resources. This network of green infrastructure has the potential to provide a major social dividend by creating accessible green corridors that support public health, recreation, and mental wellbeing, while also enhancing community safety and providing opportunities for environmental education. Furthermore, this investment in natural capital boosts the local green economy through eco-tourism and nature-based enterprises. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy NE6 - Trees, Cornish Hedges and Hedgerows** | 1 | Climatic Factors | 6 | Retained and enhanced tree canopy and hedgerows sequester carbon, provide shade, and buffer against extreme temperatures—key climate mitigation and adaptation benefits. |
| 2 | Waste | 5 | Emphasis on retention and reuse of existing vegetation minimizes waste from removal; planting and management plans reduce future maintenance waste. |
| 3 | Minerals and Geodiversity | 5 | Protecting Cornish hedges (stone features) conserves locally important geological materials and traditional construction techniques. |
| 4 | Soil | 6 | Tree root protection, buffers and retained hedgerows prevent soil erosion and compaction, maintaining soil structure and fertility. |
| 5 | Air | 6 | Trees and hedgerows filter airborne pollutants and produce oxygen, delivering significant improvements to local air quality. |
| 6 | Water | 6 | Root systems and vegetation buffers enhance infiltration, reduce runoff, and improve water quality via sediment trapping and nutrient uptake. |
| 7 | Biodiversity | 6 | Mature trees, ancient hedgerows and woodland support diverse species; retention, net gain planting and avoidance of irreplaceable habitats deliver significant biodiversity gains. |
| 8 | Landscape | 6 | Cornish hedges and hedgerows are iconic landscape features; their protection and replication preserve visual character and scenic quality. |
| 9 | Maritime | 5 | Coastal hedgerows and woodland buffers protect inland from salt spray and wind, supporting coastal ecosystem resilience. |
| 10 | Historic Environment | 6 | Many Cornish hedges and veteran trees are of historic significance; policy ensures their conservation and replication, safeguarding heritage fabric. |
| 11 | Design | 6 | BS 5837 surveys, buffer requirements and provenance planting drive integrated, context-sensitive landscaping and site layouts of the highest quality. |
| 12 | Social Inclusion | 5 | Green features near streets and public spaces foster community interaction, wellbeing and equitable access to nature, though access is secondary to ecological aims. |
| 13 | Crime & Anti-Social Behaviour | 5 | Well-maintained hedges and trees delineate space, improve natural surveillance, and deter anti-social activity when combined with site layout principles. |
| 14 | Housing | 5 | Integrating green infrastructure enhances residential amenity, health and property values, though does not affect housing numbers. |
| 15 | Health, Sport and Recreation | 6 | Mature trees and hedgerows provide shade and aesthetic amenity, supporting outdoor recreation, mental wellbeing and walking routes. |
| 16 | Economic Development | 5 | Conservation and planting of traditional hedges support local stone-walling crafts and nursery industries, fostering green-sector employment. |
| 17 | Education and Skills | 6 | BS 5837 surveys and traditional hedge rebuilding provide training in arboriculture, heritage conservation and ecological management. |
| 18 | Transport and Accessibility | 5 | Native hedgerows and tree buffers along roadsides can calm traffic and improve pedestrian safety, while buffer zones protect root systems from vehicular damage. |
| 19 | Energy | 5 | Increased tree canopy and shelterbelts reduce local heating/cooling energy demands via shading and windbreak effects, though energy systems are not directly mandated. |
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| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy NE6 provides a framework for the protection and enhancement of trees, Cornish hedges, and hedgerows, recognising them as critical multi-functional green infrastructure. It aims to deliver significant biodiversity and climate benefits by retaining and expanding this network, which sequesters carbon, improves air and water quality, and prevents soil erosion. This approach is also fundamental to preserving the area's iconic landscape character, safeguarding the unique geological and heritage fabric of Cornish hedges, and driving high-quality, integrated design. Furthermore, these natural assets enhance community wellbeing by providing aesthetic amenity for recreation, while also supporting the local economy through specialist skills training and employment in traditional crafts. | | | |
| **Recommendation** | No Change | | | |

| **Neighbourhood Plan Policy Ref** | **No.** | **SUSTAINABILITY FRAMEWORK FACTOR** | **Score** | **Rationale** |
| --- | --- | --- | --- | --- |
| **Policy NE7 - Tranquility and Dark Skies** | 1 | Climatic Factors | 5 | Reduced lighting and noise lower energy use and emissions associated with artificial illumination, contributing to modest climate mitigation. |
| 2 | Waste | 4 | Neutral; policy does not address waste, although modern LED fixtures generate less material waste over time due to longer lifespans. |
| 3 | Minerals and Geodiversity | 4 | Neutral; policy focuses on sensory environment rather than ground disturbance, so no direct geodiversity impacts. |
| 4 | Soil | 4 | Neutral; no direct soil impacts, as lighting and noise measures do not affect ground conditions. |
| 5 | Air | 5 | Minimising night-time lighting can reduce insect mortality and thereby indirectly support air-filtering insect populations, with minor co-benefits for air quality. |
| 6 | Water | 4 | Neutral; no direct water-quality or drainage measures, though reduced light pollution prevents disruption of aquatic insect behavior near water bodies. |
| 7 | Biodiversity | 6 | Shielded, low-intensity lighting and noise reduction preserve nocturnal habitats and species’ behavioural patterns, delivering significant biodiversity benefits for protected and priority fauna. |
| 8 | Landscape | 6 | Protecting dark skies and tranquility maintains the visual integrity of rural and coastal landscapes, ensuring scenic quality is preserved. |
| 9 | Maritime | 5 | Dark-sky protection over coastal zones reduces light spill onto the sea, benefiting marine wildlife and preserving the natural coastal nightscape. |
| 10 | Historic Environment | 5 | Reduced light spill and noise help conserve the historic ambiance of villages and heritage sites, maintaining authentic nocturnal settings. |
| 11 | Design | 6 | Rigorous lighting design controls (shielding, warm LEDs, sensors) and noise mitigation drive high-quality, context-sensitive design that respects dark-sky and tranquility objectives. |
| 12 | Social Inclusion | 5 | Protected quiet and dark-sky areas offer inclusive recreational and wellbeing benefits for all, including noise-sensitive and visually impaired individuals. |
| 13 | Crime & Anti-Social Behaviour | 3 | Community safety is a where areas are dark or poorly lit. However, well-designed, shielded lighting with focused coverage can deter crime while maintaining dark-sky character and avoiding glare for residents. |
| 14 | Housing | 5 | Residential amenity is improved by lower noise and light intrusion, enhancing sleep quality and wellbeing; no direct housing provision changes. |
| 15 | Health, Sport and Recreation | 6 | Dark-sky and quiet-sky environments greatly benefit mental health, stargazing, night-time recreation and wellbeing, delivering significant public health advantages. |
| 16 | Economic Development | 5 | Dark-sky tourism and low-impact nighttime activities attract visitors and support local businesses, though economic benefits are secondary to conservation aims. |
| 17 | Education and Skills | 5 | Opportunities for astronomy, nocturnal ecology and environmental education arise from dark-sky protections, fostering community learning and interpretation skills. |
| 18 | Transport and Accessibility | 4 | Neutral; policy does not directly address transport, although reduced night-lighting on roads may slightly impact highway visibility that must be balanced with safety requirements. |
| 19 | Energy | 6 | Cutting unnecessary night-lighting and employing efficient LEDs and sensors delivers major reductions in electricity consumption and associated carbon emissions. |
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| **SIGNIFICANT NEGATIVE IMPACT YES/NO?** | **NO** | | | |
| **Comment** | Policy NE7 provides a framework for protecting tranquility and dark skies, implementing controls on artificial lighting and noise to preserve the natural sensory environment. Its aims include delivery of biodiversity benefits by protecting nocturnal habitats from pollution, which also preserves the visual integrity of rural nightscapes and the historic ambiance of heritage sites. This protection of the natural nocturnal environment provides a major social dividend, offering unique recreational opportunities like stargazing and significantly enhancing public health and mental wellbeing. Furthermore, the policy drives potential reductions in energy consumption by cutting unnecessary night-lighting and requiring efficient fixtures, while also creating niche opportunities for dark-sky tourism. | | | |
| **Recommendation** | No Change | | | |