

Strategic Environmental Assessment (SEA) for the Torpoint Neighbourhood Development Plan

Environmental Report to accompany the Regulation 14 version of
the Neighbourhood Development Plan

Torpoint Town Council

August 2023

Quality information

Prepared by	Checked by	Verified by	Approved by
E.B.	R.P.	A.P.	N.C.B.
Graduate Environmental Planner	Senior Environmental Planner	Associate Director	Technical Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1.0	13 th July 2023	Initial version for Neighbourhood Group comment	14 th July 2023	N.C.B.	Technical Director
V2.0	2 nd August 2023	Regulation 14 consultation version	3 rd August 2023	M.S.	Town Clerk, Torpoint Town Council

Prepared for:

Torpoint Town Council

Prepared by:

AECOM Limited
3rd Floor, Portwall Place
Portwall Lane
Bristol BS1 6NA
United Kingdom

aecom.com

© 2023 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited (“AECOM”) for sole use of Locality (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

Non-Technical Summary (NTS)	
1. Introduction	1
Background	1
SEA Screening for the Torpoint Neighbourhood Development Plan.....	2
SEA explained	2
Structure of this Environmental Report.....	3
2. Local Plan context and vision for the Torpoint Neighbourhood Development Plan	4
3. What is the scope of the SEA?	5
Summary of SEA Scoping	5
Key sustainability issues	7
SEA framework	10
4. Consideration of reasonable alternatives for the Torpoint Neighbourhood Development Plan	14
Defining reasonable alternatives	14
Housing numbers to deliver within the neighbourhood area.....	14
Discussion on the potential location of homes within the neighbourhood area	14
Potential site options considered through the SEA	15
Summary of appraisal findings	24
Developing the preferred approach.....	24
5. Appraisal of the Regulation 14 version of the Neighbourhood Development Plan	26
Torpoint Neighbourhood Development Plan policies	26
Approach to this appraisal.....	26
Biodiversity and geodiversity	27
Climate change and flood risk	29
Community wellbeing	30
Historic environment.....	32
Land, soil, and water resources	34
Landscape and townscape.....	35
Transportation	37
Conclusions at this current stage	38
6. Next steps	41
Appendix A SEA Scoping – Context review and baseline information.....	42

Non-Technical Summary (NTS)

What is Strategic Environmental Assessment (SEA)?

A Strategic Environmental Assessment (SEA) has been undertaken to inform the Torpoint Neighbourhood Development Plan. This process is required by the SEA Regulations.

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

What is the Torpoint Neighbourhood Development Plan?

The Torpoint Neighbourhood Development Plan has been prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

Purpose of this Environmental Report

This Environmental Report, which accompanies the Regulation 14 version of the Torpoint Neighbourhood Development Plan, is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (March 2023), which included information about the neighbourhood area's environment and community.

The purpose of this Environmental Report is to:

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

The Environmental Report contains:

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

- The next steps for the Torpoint Neighbourhood Development Plan and accompanying SEA process.

Consideration of reasonable alternatives for the Torpoint Neighbourhood Development Plan

Housing numbers to deliver within the neighbourhood area

Policy 2 'Spatial Strategy' of the Cornwall Local Plan identifies Torpoint as requiring an additional 350 new dwellings between 2010 and 2030. After considering the existing completions and commitments within the neighbourhood area, the residual housing target is approximately 268 new dwellings.

In this context, a key focus of the Torpoint Neighbourhood Development Plan is to identify and allocate sites to meet local housing needs.

Discussion on the potential location of homes within the neighbourhood area

With a view to meeting the housing target for the parish, the Town Council were initially keen to consider the potential constraints and opportunities for development within broad locations of growth within the neighbourhood area.

The key findings at this stage include:

- **Land within the town:** opportunities for the rejuvenation of underutilised brownfield land, subject to site availability. Recognition that any potential brownfield site options within the town are likely to be relatively small sites which limits the potential to deliver a significant number of new homes at these locations.
- **Land to the north of the town:** significant heritage sensitivities due to the proximity to Antony House (Grade II* Registered Park and Garden), two Grade II* and two Grade II listed buildings on the northern side of the A374.
- **Land to the east of the town:** the existing built-up area of the town extends to the coastline, which marks the eastern boundary of the neighbourhood area. No further opportunities to develop to the east.
- **Land to the south of the town:** within proximity to internationally and nationally protected sites for biodiversity, including Plymouth Sound and Estuaries Special Area of Conservation (SAC), Tamar Estuaries Complex Special Protection Area (SPA), and St John's Lake Site of Special Scientific Interest (SSSI).
- **Land to the west of the town:** potentially within the setting of the Cornwall Area of Outstanding Natural Beauty and St John Conservation Area, with new development likely to reduce the gap between Torpoint and Antony (neighbouring village). The land slopes upwards from the edge of the town towards the A374, with some of the only vistas across the town experienced from this location.

Potential site options considered through the SEA

With respect to site opportunities within and surrounding the town, potential options were identified through the following methods:

- A review of Cornwall Council's latest Strategic Housing Land Availability Assessment (SHLAA)¹.
- Local surveys and (e.g., walks around the town) with representatives from the Town Council, Steering Group, and local community; and
- Engagement with key local landowners to discuss site availability.

The following sites were identified:

- Site A: The Northern Fringe
- Site B: Lower Fore Street.
- Site C: Caradon 84 (To the South of Trevorder Road); and
- Site D: Caradon 87 (North of Trevol Road).

Following the site identification process, further engagement with the landowner of Caradon 84 and Caradon 87 confirmed that the sites are no longer available for consideration as a potential Neighbourhood Plan allocation². In this respect, The Northern Fringe site and Lower Fore Street site have been shortlisted for further consideration through the SEA.

To support the consideration of the suitability of the shortlisted sites for a potential allocation of a type appropriate for the Neighbourhood Plan, the SEA process has appraised the key constraints and opportunities present at each of the relevant sites (see **Table 4.1** and **Table 4.2** within the main body of the Environmental Report).

A summary of the findings is presented below in **Table NTS1**. This provides an indication of how the sites have performed in relation to each of the SEA themes, with the colouring as follows:

- Green: likely positive effects resulting from an allocation at this location.
- Yellow: likely to be limited or no effects resulting from an allocation at this location.
- Blue: likely to be uncertain effects resulting from an allocation at this location (i.e., there are constraints, but the effects are perhaps dependent or influenced on the design and mitigation measures which could be brought forward as part of a proposal).
- Red: likely negative effects resulting from an allocation at this location.

¹ Cornwall Council (2016): [SHLAA](#)

² The sites are Ministry of Defence (MoD) owned land, and whilst these sites might potentially become available during the Neighbourhood Plan period, this is not currently confirmed. The MoD advised the Town Council that the sites should not be considered for a Neighbourhood Plan allocation.

Table NTS2: Summary of SEA site assessment findings

Site reference	Biodiversity and geodiversity	Climate change	Community wellbeing	Historic env.	Land, Soil and Water Resources	Landscape and townscape	Transport
Site A							
Site B							
Key							
Likely adverse effect (without mitigation measures)						Likely positive effect	
Neutral/no effect						Uncertain effect	

Developing the preferred approach

The residual housing requirement of 268 dwellings is to be met (and slightly exceeded) through a combination of allocations on Site A: Land north of Torpoint (“The Northern Fringe”) for approximately 255 dwellings and Site B: Lower Fore Street (within the town centre environment) for 30 dwellings. The choice of site allocations has been informed by the various surveys and evidence base documents prepared to support the Neighbourhood Development Plan, responses from community consultation events, and the SEA findings.

With respect to The Northern Fringe site, the key constraints to development at this location primarily link to the ecological and heritage sensitivities. Therefore, the Neighbourhood Development Plan recommends that the site is brought forward via a comprehensive masterplan, working in collaboration with site promoters to ensure that the scheme:

- Appropriately address any constraints to development.
- Deliver key community aspirations through the design of new development areas (e.g., the provision of new community assets and infrastructure); and
- Positively contribute towards the wider visions and objectives for Torpoint as presented within the Neighbourhood Plan.

Site B ‘Lower Fore Street Site’ is allocated for 30 dwellings plus community uses, retaining the existing library at this location and potentially expanding the offer to create a community ‘hub’. The aspiration is for the site to positively contribute to some of the key objectives for the Neighbourhood Development Plan in terms of ‘stimulating the town centre’ and ‘celebrating the waterfront’, whilst also aligning with the Vision for Torpoint³ which has a strong focus on regeneration and social wellbeing.

The site-specific policies for the proposed site allocations within the Neighbourhood Development Plan (see Policies TOR SS1 and TOR SS2) contain further detail with respect to design and mitigation considerations which aim to address any potential constraints to development. These aspects are further discussed within the plan appraisal section in the main body of the Environmental Report (see **Chapter 5**).

Additionally, the Torpoint Neighbourhood Development Plan has a strong aspiration and focus to revitalise the town by facilitating the delivery of high-quality design

³ Torpoint Town Council (2016): [A Vision for Torpoint](#)

through the regeneration of previously developed land. For example, opportunities for the expansion of existing employment sites (including Town Centre Retail, Enterprise Court, and Trevol Business Park) is supported in principle, subject to neighbourhood and local policy provisions. Proposals at key locations within the town centre environment (including Harvey Street and The Waterfront) are also supported in principle providing that they would deliver public realm enhancements, enhance accessibility and connectivity within the town centre, and improve the quality of the surrounding built environment.

Appraisal of the Regulation 14 version of the Torpoint Neighbourhood Development Plan

The Regulation 14 version of the Torpoint Neighbourhood Development Plan presents seven planning policies for guiding development in the neighbourhood area. These were developed following extensive community consultation and evidence gathering.

Chapter 5 within the main body of the Environmental Report presents the findings of the appraisal of the Regulation 14 version of the Neighbourhood Development Plan. Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the Environmental Report presents the findings of the assessment as a commentary of effects under the following themes:

- Biodiversity and Geodiversity.
- Climate Change.
- Community Wellbeing.
- Historic Environment.
- Land, Soil, and Water Resources.
- Landscape and Townscape; and
- Transportation.

In the context of the above, the assessment has concluded that the Regulation 14 version of the Torpoint Neighbourhood Development Plan is likely to have **significant long terms positive effects in terms of community wellbeing**, due to the plan bringing forward sites for housing development that will meet the identified local need, and in sustainable locations with respect to community infrastructure. Furthermore, the policies have a strong design focus which should help to encourage the delivery of high-quality living environments within the neighbourhood area. Additionally, the plan sets out policies that will work to ensure community wellbeing is maintained and enhanced through development by safeguarding areas of employment and green space provision, and includes stipulations that will improve the public realm to the benefit of the community.

Minor long term positive effects are considered likely in relation to biodiversity and geodiversity. Policies encourage proposals to ensure development is sensitive to the surrounding natural environment and local character, taking into consideration ways in which the environment and biodiversity can be enhanced, and development can avoid impacts. This will help to improve the ecological value of the neighbourhood area. Furthermore, in recognition of the potential recreational pressures and water quality impact pathways with regards to the Plymouth Sound

and Estuaries SAC and Tamar Estuaries Complex SPA, the Habitats Regulations Assessment⁴ recommends that the wording of Policy TOR5 is strengthened to appropriately address these potential pressures. Providing these recommendations are incorporated into the final version of the Neighbourhood Development Plan, it can be concluded that the Plan would not cause adverse effects to the integrity of these sites, either alone or in-combination with other plans and projects.

Minor long term positive effects are also considered likely in relation to the historic environment. The site allocation policies include provisions that will help screen development from surrounding historic environment features and include design stipulations which will ensure development is in keeping with the surrounding historic environment by using similar design choices, features, and layouts. The recommendations have been informed by the findings of detailed Built Heritage Assessments for The Northern Fringe and town centre environment. Furthermore, the wider plan policies work to protect features contributing to the environment, encouraging proposals to respect the relationship between the natural and built environment and facilitating public realm improvements. As such, the Torpoint Neighbourhood Development Plan policies work well to help maintain and enhance the setting of the historic environment of the neighbourhood area.

It is expected the Torpoint Neighbourhood Development Plan will bring forward **minor long term positive effects for land, soil, and water resources** in the neighbourhood area. This is through the design stipulations included in the site allocation policies, and the allocation of a brownfield site that offers regeneration opportunities. However, it is acknowledged that The Northern Fringe site allocation could potentially result in the permanent loss of productive agricultural land, which cannot be mitigated. Nonetheless, wider plan policies will indirectly safeguard and protect the integrity of land, soil, and water resources, primarily through encouraging green and blue infrastructure enhancements.

It is also expected the Torpoint Neighbourhood Development Plan will bring forward **minor long term positive effects for landscape and townscape** through design stipulations included in the site allocation policies that help to ensure important features within and in proximity to the sites are fully considered, maintained, and enhanced through development. Additionally, the site allocation policies work to bring forward new features that will contribute to landscape and townscape quality. The wider plan policies outline the need to improve the public realm across the neighbourhood area, protect views and regenerate areas – which will all benefit landscape and townscape by ensuring character is maintained and enhanced.

The plan also makes provision for transportation; encouraging proposals which would deliver new and enhanced public rights of way, appropriately designed and constructed parking infrastructure, and improvements to the local transport network. This will allow for safe and active transportation around the neighbourhood area and better access to locations further afield. As such, **minor long term positive effects are anticipated for transportation** through the implementation of the Torpoint Neighbourhood Development Plan.

Uncertain effects are considered likely in respect to climate change and flood risk. The Neighbourhood Development Plan has the potential to lead to positive effects through supporting proposals that promote the inclusion of low carbon

⁴ The HRA report contributes to the evidence base for the emerging Neighbourhood Development Plan and accompanies the Plan at Regulation 14 consultation.

technologies and the use of local and traditional building materials, encourage sustainable and active travel, and proactively responding to the potential impacts of climate change through the implementation of appropriate drainage solutions. However, it is recognised that new development would lead to inevitable increases in greenhouse gas emissions due to an increase in the built footprint of the neighbourhood area.

Next steps

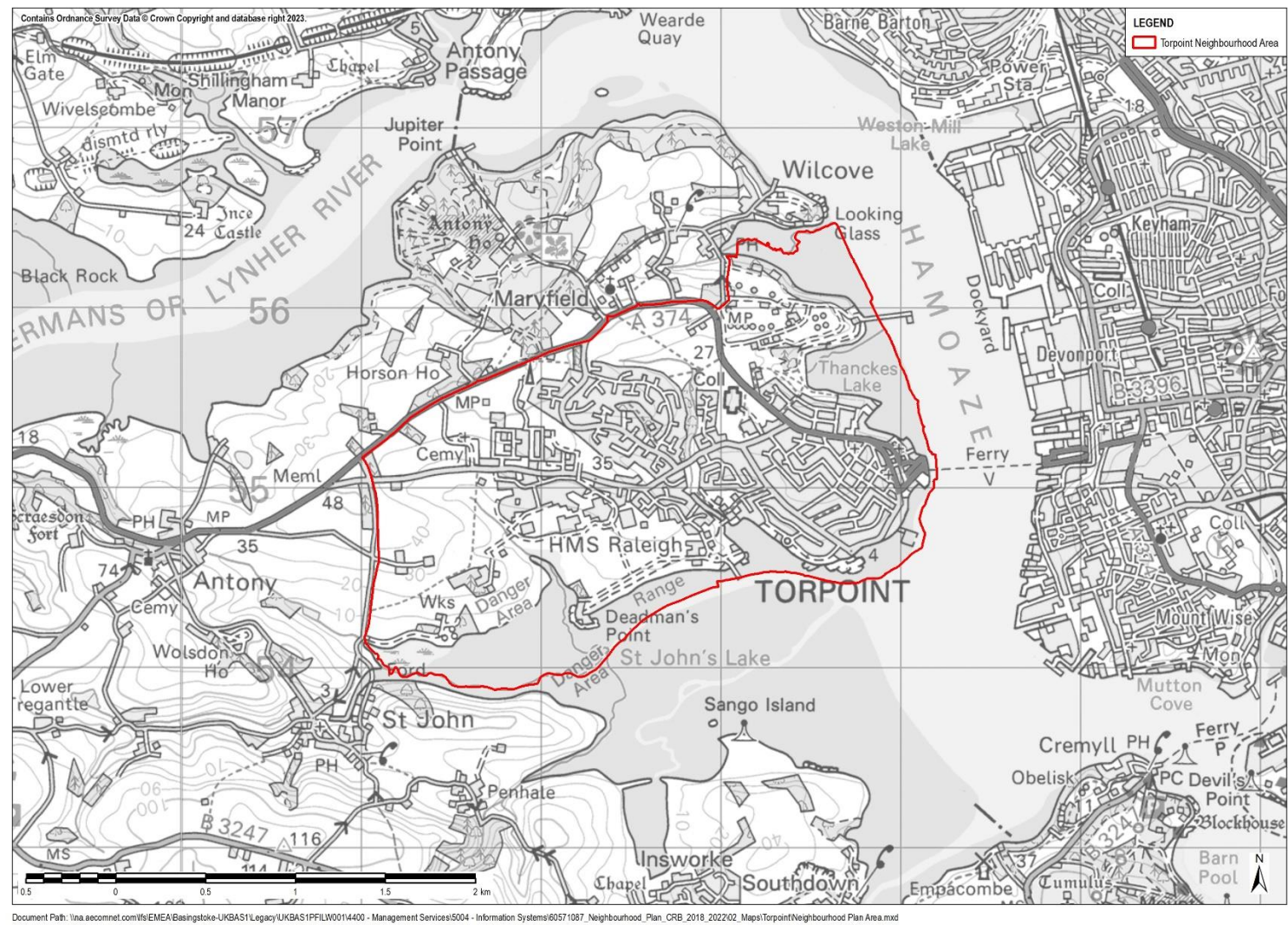
This SEA Environmental Report accompanies the Torpoint Neighbourhood Development Plan for Regulation 14 consultation.

Following the close of Regulation 14 consultation, any representations made will be considered by the Town Council, and the Torpoint Neighbourhood Development Plan and Environmental Report will be updated as necessary. The updated and final version of the SEA Environmental Report will then accompany the Torpoint Neighbourhood Development Plan for submission to the Local Planning Authority, Cornwall Council, for subsequent Independent Examination.

At Independent Examination, the Torpoint Neighbourhood Development Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with local planning policy.

If the Independent Examination is favourable, the Torpoint Neighbourhood Development Plan will be subject to a referendum, organised by Cornwall Council. If more than 50% of those who vote agree with the Torpoint Neighbourhood Development Plan, then it will be 'made'. Once made, the Torpoint Neighbourhood Development Plan will become part of the Development Plan for the parish.

Figure 1.1: Torpoint Neighbourhood Development Plan area (“the neighbourhood area”)



1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Torpoint Neighbourhood Development Plan.
- 1.2 The Torpoint Neighbourhood Development Plan is being prepared under the Localism Act 2011⁵ and the Neighbourhood Planning (General) Regulations 2012⁶, and in the context of the Cornwall Local Plan 2010-2030⁷.
- 1.3 The key information relating to the Torpoint Neighbourhood Development Plan is presented in **Table 1.1** below and the neighbourhood area is depicted in **Figure 1.1** above.

Table 1.1: Key information relating to the Torpoint Neighbourhood Development Plan

Name of Responsible Authority	Cornwall Council
Title of Plan	Torpoint Neighbourhood Development Plan
Subject	Neighbourhood planning
Purpose	<p>The Torpoint Neighbourhood Development Plan is being prepared as a neighbourhood plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The Torpoint Neighbourhood Development Plan is being prepared in the context of the Cornwall Local Plan 2010-2030.</p> <p>The Torpoint Neighbourhood Development Plan will be used to guide and shape development within the neighbourhood area.</p>
Timescale	2010 to 2030
Area covered by the plan	The neighbourhood area covers the civil parish of Torpoint, located in south east Cornwall, as shown in the figure above.
Summary of content	The Torpoint Neighbourhood Development Plan will set out a vision, strategy, and range of policies for the neighbourhood area.
Plan contact point	<p>Milly Southworth: Town Clerk, Town Council</p> <p>Email: clerk@torpointtowncouncil.gov.uk</p>

⁵ UK Government (2011) 'Localism Act 2011' can be accessed [here](#).

⁶ UK Government (2012) 'The Neighbourhood Planning (General) Regulations 2012' can be accessed [here](#).

⁷ Cornwall Council (2016) 'Cornwall Local Plan 2010-2030' can be accessed [here](#).

SEA Screening for the Torpoint Neighbourhood Development Plan

- 1.4 A Neighbourhood Plan requires SEA where it is likely to have significant environmental effects. In this respect, Neighbourhood Plans are more likely to be screened in as requiring an SEA if both the following apply:
- 1) the Neighbourhood Plan is being prepared within a neighbourhood area with significant environmental constraints, such as, for example, Special Areas of Conservation, Sites of Special Scientific Interest, or large concentrations of heritage assets; and
 - 2) the Neighbourhood Plan is likely to allocate sites for development.⁸
- 1.5 As the Torpoint Neighbourhood Development Plan is allocating sites for development in an environmentally constrained part of Cornwall, including (but not limited to): the Torpoint Estuaries Complex Special Protection Area (SPA) designation, the Plymouth Sound and Estuaries Special Area of Conservation (SAC), two Sites of Special Scientific Interest (SSSIs) and associated Impact Risk Zones (IRZs), listed buildings and the Antony House registered park and garden. It is considered that there is potential for development to result in significant environmental effects.
- 1.6 In light of this outcome, an SEA process is being undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations)⁹.

SEA explained

- 1.7 SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts and maximising the potential for positive effects. Through this approach, the SEA for the Torpoint Neighbourhood Development Plan seeks to maximise the emerging plan's contribution to sustainable development.
- 1.8 Two key procedural requirements of the SEA Regulations are that:
- i. When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues;
 - ii. A report (the 'Environmental Report') is published for consultation alongside the draft plan (i.e., the draft Torpoint Neighbourhood Development Plan) that presents outcomes from the environmental assessment (i.e., discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.
- 1.9 This 'Environmental Report' is concerned with item 'ii' above.

⁸ DLUHC (February 2022): Chief Planner's Newsletter, February 2022 "Strategic Environmental Assessment for Neighbourhood Plans: Timely and effective screening" accessible [here](#)

⁹ UK Government (2004) 'The Environmental Assessment of Plans and Programmes Regulations 2004' can be accessed [here](#).

Structure of this Environmental Report

1.9 This document is the SEA Environmental Report for the Torpoint Neighbourhood Development Plan and hence needs to answer all four of the questions listed below with a view to providing the information required by the SEA Regulations. Each of the four questions is answered in turn within this report, as follows:

Table 1.2: Questions that must be answered by the SEA Environmental Report to meet the regulatory¹⁰ requirements

Environmental Report question	In line with the SEA Regulations, the report must include... ¹¹
What is the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents and main objectives of the plan.
What is the sustainability 'context'?	<ul style="list-style-type: none"> Relationship with other relevant plans and programmes. The relevant environmental protection objectives, established at international or national level. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What's the scope of the SEA?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. The environmental characteristics of areas likely to be significantly affected. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What is the sustainability 'baseline'?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. The environmental characteristics of areas likely to be significantly affected. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What are the key issues and objectives?	<ul style="list-style-type: none"> Key problems/issues and objectives that should be a focus of (i.e., provide a 'framework' for) assessment.
What has plan-making/SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with. The likely significant effects associated with alternatives. Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.
What are the assessment findings at this stage?	<ul style="list-style-type: none"> The likely significant effects associated with the Regulation 14 version of the plan. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the Regulation 14 version of the plan.
What happens next?	<ul style="list-style-type: none"> The next steps for the plan making / SEA process.

¹⁰ Environmental Assessment of Plans and Programmes Regulations 2004

¹¹ NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

2. Local Plan context and vision for the Torpoint Neighbourhood Development Plan

Local Plan context for the Torpoint Neighbourhood Development Plan

- 2.1 The key document for the Cornwall Local Plan, 'Cornwall Local Plan: Strategic Policies 2010-2030'¹², was adopted in November 2016. It sets out the main planning approach and policies for Cornwall to meet the county's economic, environmental, and social needs within the plan period and work towards its aims for the future.
- 2.2 Under Policy 2 'Spatial Strategy' of the Cornwall Local Plan, Torpoint is identified as requiring an additional 350 new dwellings between 2010 and 2030. After considering the existing completions and commitments within the neighbourhood area, the residual housing target is approximately 268 new dwellings. It is expected that the residual housing target will be met through Neighbourhood Development Plan site allocations.
- 2.3 Neighbourhood plans will form part of the development plan for Cornwall Council, alongside, but not as a replacement for, the Cornwall Local Plan. Neighbourhood plans are required to be in general conformity with the Cornwall Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Cornwall Local Plan to provide a clear overall strategic direction for development in Cornwall, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Torpoint Neighbourhood Development Plan vision and objectives

- 2.4 The vision for the Torpoint Neighbourhood Development Plan captures the community's views and aspirations for the neighbourhood area as expressed through the neighbourhood planning process.
- 2.5 It forms the basis on which the neighbourhood objectives and proposed policies have been formulated.
- 2.6 The vision includes a series of ideas that point to how the town could be improved over a 10-year horizon. Specifically: Civic pride and quality; Accessibility; Community and inclusiveness; Economic and social sustainability; Regeneration focus; Feel part of the Rame Peninsula; and provide an impression of place.

¹² Cornwall Council (2016) 'Cornwall Local Plan: Strategic Policies 2010-2030' can be accessed [here](#).

3. What is the scope of the SEA?

Summary of SEA Scoping

- 3.1 The SEA Regulations require that: “When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”.
- 3.2 In England, the consultation bodies are Natural England, the Environment Agency, and Historic England¹³. These authorities were consulted on the scope of the SEA in March 2023. Additionally, Cornwall Council were also invited to comment on the scope of the SEA.
- 3.3 The purpose of scoping was to outline the ‘scope’ of the SEA through setting out the following information:
- A context review of the key environmental and sustainability objectives of national, regional, and local plans and strategies relevant to the Torpoint Neighbourhood Development Plan.
 - Baseline data against which the Torpoint Neighbourhood Development Plan can be assessed.
 - The key sustainability issues for the Torpoint Neighbourhood Development Plan; and
 - An ‘SEA Framework’ of objectives against which the Torpoint Neighbourhood Development Plan.
- 3.4 The comments provided by the consultees on the Torpoint Neighbourhood Development Plan SEA Scoping Report, and how they have been addressed, can be read in **Table 3.1** below.

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation response	How the response was considered and addressed
Cornwall Council <i>Development Officer (email response received on 3rd February 2023)</i>	
<p>Thanks for sharing the Torpoint scoping report with us. I have reviewed it and can confirm that we are satisfied with the proposed scope, subject to agreement of the 3 statutory bodies.</p> <p>Just to keep you updated, the Climate Emergency DPD was declared sound in December 2022 and will soon be formally adopted by Cornwall Council.</p>	<p>Comment noted. The Climate Emergency DPD has been referred to in the Environmental Report, where appropriate.</p>
Historic England <i>Historic Places Adviser for Historic England South West (email response received on 8th February 2023)</i>	

¹³ These consultation bodies were selected “by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effect of implementing plans and programmes” (SEA Directive, Article 6(3)).

Consultation response	How the response was considered and addressed
<p>Thank you for inviting us to comment on the scoping report for the Strategic Environmental Assessment (SEA) commissioned for the Torpoint Neighbourhood Plan.</p> <p>The approach seems rigorous and likely to form a solid foundation as a heritage evidence-base for the various site allocations proposed within the plan. Clearly, there are a concentration of heritage assets located to the north of the Neighbourhood Plan boundary. Since, this is in direct proximity to the large site allocated for housing on the Northern Fringe, we recommend particular attention here when assessing the impact and risk of harm to heritage assets.</p> <p>We have no other specific comments to make at this point in time. However, we look forward to having the opportunity to comment further at the Regulation 14 consultation stage.</p>	<p>Comment noted – the historic environment has been fully considered when considering the proposed site allocations within the Neighbourhood Development Plan to ensure heritage impacts and risk of harm to heritage assets is mitigated / avoided.</p>
<p>Natural England</p> <p><i>Lead Advisor (Sustainable Development) for Devon, Cornwall and Isles of Scilly (email response received on 28th February 2023)</i></p>	
<p>Baseline information</p> <p>Please see attached annex for our advice on sources of evidence on the natural environment.</p> <p>Natural England notes that a Habitats Regulations Assessment screening report was prepared for the Torpoint Neighbourhood Plan, which concluded that an Appropriate Assessment was required. The Strategic Environmental Assessment should be informed by and reflect the findings of the Appropriate Assessment.</p>	<p>Thank you for providing the annex – this has been a helpful source of information going forward into the Environmental Report. The findings of the HRA have been considered within the Environmental Report, specifically within the appraisal of the plan policies section of the report (see Chapter 5).</p>
<p>Biodiversity – SEA Objectives:</p> <p>It seems that the first bullet point in point 3.19 is confused by referencing both minimising impacts and biodiversity net gains. It implies that biodiversity (and geodiversity) net gains are optional/possible. We advise that the wording in the first bullet point be amended from ‘and provide net gains where possible’ to ‘following the mitigation hierarchy’. Point 5, which references biodiversity net gains, should be moved to follow this, to become bullet point 2.</p>	<p>Comment noted. The bullet points have been updated in the SEA framework in the main body of the Environmental Report.</p>
<p>Soils – SEA Objectives:</p> <p>We suggest that ‘avoid the development of the best...’ is replaced with ‘avoid the loss of the best...’ and would welcome a sub-objective that assesses whether the plan promotes the sustainable management of soils within development schemes.</p>	<p>Comment noted. The bullet points have been updated in the SEA framework in the main body of the Environmental Report. This includes the additional question as suggested.</p>

Consultation response	How the response was considered and addressed
<p>Climate Change and Flood Risk</p> <p>We advise that this section should reference the local Shoreline Management Plan.</p> <p>The SEA objectives in this section should ensure there are opportunities for biodiversity in the area to adapt or relocate in response to the effects of climate change.</p>	<p>Comment noted. The Cornwall Shoreline Management Plan has been located online and has been a useful source of reference through the SEA process. An additional supporting question will be added into the SEA framework in the main body of the report to allow for biodiversity relocation or adaptation.</p>

Key sustainability issues

Air quality

- According to data from 2022, there are no air quality management areas (AQMAs) in the neighbourhood area – the nearest being in Tideford approximately 10km north west.
- Designated biodiversity and geodiversity sites within and in proximity to the neighbourhood area are potentially sensitive to air pollution issues. The effects of the Torpoint Neighbourhood Development Plan in relation to these concerns will be explored in the ‘Biodiversity and Geodiversity’ SEA theme in Chapter 3.
- The Torpoint Neighbourhood Development Plan could present opportunities to improve accessibility and support more local and sustainable journeys / connections. These opportunities will be explored in the ‘Community Wellbeing’ and ‘Transportation’ SEA themes in Chapter 5 and Chapter 9.
- The effects of traffic and congestion, and the potential effects of the Ultra-Low Emission Taxi Infrastructure Scheme, will be explored in the ‘Climate change and flood risk’ SEA theme in Chapter 4 and the ‘Transportation’ SEA theme in Chapter 9.
- Due to the absence of any significant air quality issues raised in relation to the Torpoint Neighbourhood Development Plan, **the air quality theme has been scoped out for the purposes of the SEA process.**

Biodiversity and geodiversity

- The neighbourhood area has parts of the Plymouth Sound and Estuaries SAC and the Tamar Estuaries Complex SPA within its boundaries, and is within the Zone of Influence for the Plymouth Sound and Estuaries SAC.
- Nationally designated sites within and within proximity to the neighbourhood area include the St. John’s Lake SSSI and the Lynher Estuary SSSI. Given the locations of these designations, the neighbourhood area is subject to SSSI IRZs for the types of development likely to be brought forward through the Torpoint Neighbourhood Development Plan; and
- There are a variety of Biodiversity Action Plan (BAP) Priority Habitats within the neighbourhood area, and the southern half falls into Network Enhancement Zone 2. This would be a suitable area to introduce green space to maximise the benefits for the local biodiversity.

Climate change and flood risk

- Cornwall Council was one of the first authorities to declare a climate change emergency, and has produced the Cornwall Climate Risk Assessment and the Climate Emergency Development Plan Document to assess the potential effects on the county.
- The transport sector continues to be a key challenge in terms of reducing emissions. The Torpoint Neighbourhood Development Plan could guide development towards the most accessible locations in the neighbourhood area, and introduce / improve local infrastructure (including walking and cycling infrastructure) where appropriate to encourage active and sustainable transportation methods.
- Opportunities to influence per capita emissions could be sought the Torpoint Neighbourhood Development Plan process, particularly by planning for integrated and connected development, which reduces the need to travel and supports opportunities to travel by more sustainable modes.
- Whilst the majority of the neighbourhood area is within Flood Zone 1 and at a low risk of surface level flooding, the land to the eastern and southern neighbourhood area boundaries are within Flood Zone 3 due to the presence of the River Tamar and St John's Lake. Additionally, parts of the neighbourhood area are at varying risk of surface level flooding – these areas are located in proximity to existing drains or small watercourses. It is possible that surface water run-off from development could exacerbate the risk of flooding by increasing the run-off from land to these drains and watercourses; and
- Opportunities to enhance the resilience of the both the neighbourhood area and its residents, to the effects of climate change, should be sought. This can include adaptation strategies, green infrastructure enhancement, flood betterment measures, infrastructure development, and increased renewable energy sources.

Community wellbeing

- There has been a decrease in population between the 2011 and 2021 Census; this has the potential to impact upon the vitality of the local community.
- Based on the 2019 IMD data, the area overlaps with five LSOAs. All five LSOAs experience deprivation linked to health and disability, and the whole neighbourhood area experiences deprivation linked to income, barriers to housing and services, employment, and income. There are varying levels of deprivation across the neighbourhood area in this respect.
- The existing services, facilities, and amenities within the neighbourhood area support community vitality and the quality of life of residents. An increasing population (as associated with any new development proposals in the neighbourhood area) has the potential to impact the capacity of the existing community infrastructure of the neighbourhood area; and
- As the requirements of the working population continue to change, particularly in response to the COVID-19 pandemic, there is likely to be a

requirement for adaptable dwellings which can accommodate more flexible working practices.

Historic environment

- With a variety of designated heritage assets within and surrounding the neighbourhood area, development of the Torpoint Neighbourhood Development Plan provides an opportunity to deliver a spatial strategy that avoids or minimises impacts for the historic environment.
- The Torpoint Neighbourhood Development Plan provides an opportunity to develop the existing evidence base in relation to the historic environment. It also poses an opportunity to further heritage understanding in the neighbourhood area through exploring the heritage assets in the area.
- There is an identified heritage asset 'at risk' within the neighbourhood area. Any opportunity to restore or support appropriate management plans for the conservation of this asset should be explored; and
- It will be important to ensure that future development avoids / minimises impacts upon the historic environment and maximises opportunities to improve the public realm and green infrastructure, to the indirect benefit of heritage settings.

Land, soil, and water resources

- The provisional agricultural land classification (ALC) data indicates the majority of the neighbourhood area is within urban land use, with a small area in non-agricultural use. The undeveloped land is considered to be Grade 2 'Very Good' with a high likelihood of being best and most versatile (BMV) land. As such, wherever possible, future development should be focused on brownfield land to avoid adverse impacts on these finite resources.
- The neighbourhood area does not overlap with any water bodies, nor is it within a nitrate vulnerability zone, safeguarding zones or in proximity to source protection zones. As such, development is not expected to cause adverse impacts on water quality; and
- Plan making should consider how local decisions affect water supply, such as water accessibility issues, and ensure that appropriate drainage infrastructure is in place to accommodate new development areas.

Landscape and townscape

- There are a range of landscape features present within the neighbourhood area which contribute to the character and quality of the landscape and townscape. These features should be protected and enhanced where possible.
- The neighbourhood area is within proximity to two Areas of Outstanding Natural Beauty (AONBs); the management plans of these designations should be reviewed to ensure development and policies that form the Torpoint Neighbourhood Development Plan will not adversely impact their landscapes and settings; and

- New development has the potential to lead to incremental change in landscape and townscape character, and visual amenity. However, through sensitive design, new development has the opportunity to enhance parts of the neighbourhood area that are important contributors to landscape and townscape interpretation and experience.

Transportation

- There is no rail station in the neighbourhood area, the nearest being located in Plymouth approximately 3.5km away, and St Germans approximately 5.5km away. These stations provide access to a variety of locations.
- There are multiple bus services that run through the neighbourhood area, but they do not run so regularly as to allow for good access to surrounding locations. New development proposals should seek to connect to existing public transport networks wherever possible and identify opportunities for active and sustainable travel in the neighbourhood area.
- The neighbourhood area is well served by the road network, which allows for easy vehicular access to a variety of locations and the wider regional road network. As such, the new development proposals within the neighbourhood area should enable easy access to the local road network whilst ensuring negative impacts are avoided, such as the creation of traffic pinch points.
- There are public rights of way (PRoW) within the neighbourhood area in the form of multiple footpaths, most of which are located in the north of the neighbourhood area. These footpaths create safe active transport opportunities and should be retained and enhanced through development. Additionally, new development could look to extend these footpaths or expand the PRoW network which will improve the active and safe transport opportunities for pedestrians and cyclists.
- The recovery from the COVID-19 pandemic has the potential to change travel patterns in the short, medium and (potentially) longer term.

SEA framework

- 3.5 The SEA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard ‘tests’. Each proposal within the current version of the Torpoint Neighbourhood Development Plan will be assessed consistently using the framework.
- 3.6 The SEA Framework of objectives and assessment questions is presented in **Table 3.2** below.

Table 3.2: SEA Framework

SEA theme	SEA objective	Assessment questions (will the proposal help to)
Biodiversity and geodiversity	Protect and enhance biodiversity and geodiversity within and surrounding the neighbourhood area.	<ul style="list-style-type: none"> • Avoid or, if not possible, minimise impacts on biodiversity and geodiversity, including internationally and nationally designated sites, following the mitigation hierarchy? • Achieve biodiversity net gains and support the delivery of ecosystem services and multifunctional green infrastructure services? • Support the integrity of the designated sites for biodiversity and geodiversity located within proximity to the neighbourhood area? • Protect and enhance priority habitats, semi-natural habitats, species, and the ecological network connecting them? • Support the national habitat network, particularly Network Enhancement Zone 2 and identified restorable habitat? • Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks? • Support and promote access to and interpretation and understanding of biodiversity and geodiversity?
Climate change and flood risk	Reduce the contribution to climate change made by activities within the neighbourhood area and increase resilience to the potential effects of climate change, including flooding.	<ul style="list-style-type: none"> • Reduce the number of journeys made and reduce the need to travel? • Promote the use of more sustainable modes of transport, including walking, cycling, public transport, and electric vehicle (EV) infrastructure? • Increase the number of new developments meeting or exceeding sustainable design criteria? • Generate energy from low or zero carbon sources, or reduce energy consumption from non-renewable resources? • Ensure that inappropriate development does not take place in areas at higher risk of flooding, considering the likely future effects of climate change? • Improve and extend green infrastructure networks in the neighbourhood area? • Sustainably manage water run-off, reducing run-off where possible? • Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks? • Ensure there are opportunities for biodiversity in the area to adapt or relocate in response to the effects of climate change?
Community wellbeing	Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving accessibility, anticipating future needs and specialist requirements, reducing	<ul style="list-style-type: none"> • Provide everyone with the opportunity to live in good quality, affordable housing? • Support the provision of a range of house types and sizes? • Meet the needs of all sectors of the community?

SEA theme	SEA objective	Assessment questions (will the proposal help to)
	deprivation, and supporting cohesive and inclusive communities.	<ul style="list-style-type: none"> • Provide flexible and adaptable homes that meet people's needs, particularly the needs of an ageing population? • Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people? • Encourage and promote social cohesion and active involvement of local people in community activities? • Facilitate green infrastructure enhancements? • Promote the use of sustainable building techniques, including use of sustainable building materials in construction? • Minimise fuel poverty? • Maintain or enhance the quality of life of existing residents?
Historic environment	Protect, conserve, and enhance the historic environment within and surrounding the neighbourhood area.	<ul style="list-style-type: none"> • Conserve and enhance buildings, structures, and areas of architectural or historic interest, both designated and non-designated, and their settings? • Support access to and the interpretation and understanding of the historic environment? • Support the undertaking of archaeological investigations and, where appropriate, recommend mitigation strategies? • Protect the integrity and the historic setting of key finds of cultural heritage interest as listed in the Cornwall and Isles of Scilly Historic Environment Record (HER)?
Land, soil, and water resources	Ensure the efficient and effective use of land, and protect and enhance water quality, using water resources in a sustainable manner.	<ul style="list-style-type: none"> • Promote the use of previously developed land wherever possible, including the regeneration of underutilised brownfield land? • Identify and avoid the loss of best and most versatile agricultural land? • Promote the sustainable management of soils within development schemes? • Support the minimisation, reuse, and recycling of waste? • Avoid any negative impacts on water quality and support improvements to water quality? • Ensure appropriate drainage and mitigation is delivered alongside proposed development? • Protect waterbodies from pollution? • Maximise water efficiency and opportunities for water harvesting and/or water recycling?
Landscape and townscape	Protect and enhance the character and quality of the immediate and surrounding landscape and townscape.	<ul style="list-style-type: none"> • Protect and enhance the setting and integrity of nationally protected landscapes? • Protect and enhance the local landscape and townscape character, key sensitivities and features, and quality of place? • Conserve and enhance local identity, diversity, and settlement character?

SEA theme	SEA objective	Assessment questions (will the proposal help to)
		<ul style="list-style-type: none"> • Protect visual amenity and locally important views in the neighbourhood area? • Support the integrity of the landscape in the neighbourhood area in accordance with the Cornwall Landscape Character Assessment?
Transportation	Promote sustainable transport use and active travel opportunities and reduce the need to travel.	<ul style="list-style-type: none"> • Support the objectives within the Cornwall Local Transport Plan to encourage the use of more sustainable transport modes? • Encourage a shift to more sustainable forms of travel and enable sustainable transport infrastructure enhancements? • Improve local connectivity and pedestrian and cyclist movement? • Facilitate working from home to reduce the use of private vehicles to access workplaces outside of the neighbourhood area? • Reduce the impact of the transport sector on climate change? • Improve road safety? • Reduce the impact on residents from the road network?

4. Consideration of reasonable alternatives for the Torpoint Neighbourhood Development Plan

Introduction

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

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

4.2 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, how the SEA process to date has informed the consideration of different approaches for key elements of the Torpoint Neighbourhood Development Plan.

Defining reasonable alternatives

4.3 Whilst work on the Torpoint Neighbourhood Development Plan has been underway for some time, the aim here is not to provide a comprehensive explanation of work to date, but rather to explain work undertaken to develop and appraise reasonable alternatives.

4.4 In the context of the above, this chapter of the Environmental Report presents information on reasonable alternative approaches to addressing key issues that are of central importance to the Torpoint Neighbourhood Development Plan.

Housing numbers to deliver within the neighbourhood area

4.5 As discussed within Chapter 2 of this Environmental Report, Policy 2 'Spatial Strategy' of the Cornwall Local Plan identifies Torpoint as requiring an additional 350 new dwellings between 2010 and 2030. After considering the existing completions and commitments within the neighbourhood area, the residual housing target is approximately 268 new dwellings.

4.6 In this context, a key focus of the Torpoint Neighbourhood Development Plan is to identify and allocate sites to meet local housing needs.

Discussion on the potential location of homes within the neighbourhood area

4.7 With a view to meeting the housing target for the parish, the Town Council were initially keen to consider the potential constraints and opportunities for development within broad locations of growth within the neighbourhood area.

4.8 The key findings at this stage include:

- **Land within the town:** opportunities for the rejuvenation of underutilised brownfield land, subject to site availability. Recognition that any potential brownfield site options within the town are likely to be relatively small sites

which limits the potential to deliver a significant number of new homes at these locations.

- **Land to the north of the town:** significant heritage sensitivities due to the proximity to Antony House (Grade II* Registered Park and Garden), two Grade II* and two Grade II listed buildings on the northern side of the A374.
- **Land to the east of the town:** the existing built-up area of the town extends to the coastline, which marks the eastern boundary of the neighbourhood area. No further opportunities to develop to the east.
- **Land to the south of the town:** within proximity to internationally and nationally protected sites for biodiversity, including Plymouth Sound and Estuaries SAC, Tamar Estuaries Complex SPA, and St John's Lake SSSI.
- **Land to the west of the town:** potentially within the setting of the Cornwall AONB and St John Conservation Area, with new development likely to reduce the gap between Torpoint and Antony (neighbouring village). The land slopes upwards from the edge of the town towards the A374, with some of the only vistas across the town experienced from this location.

Potential site options considered through the SEA

4.9 With respect to site opportunities within and surrounding the town, potential options were identified through the following methods:

- A review of Cornwall Council's latest Strategic Housing Land Availability Assessment (SHLAA)¹⁴.
- Local surveys and (e.g., walks around the town) with representatives from the Town Council, Steering Group, and local community; and
- Engagement with key local landowners to discuss site availability.

4.10 The following sites were identified:

- Site A: The Northern Fringe
- Site B: Lower Fore Street.
- Site C: Caradon 84 (To the South of Trevorder Road); and
- Site D: Caradon 87 (North of Trevol Road).

4.11 Following the site identification process, further engagement with the landowner of Caradon 84 and Caradon 87 confirmed that the sites are no longer available for consideration as a potential Neighbourhood Plan allocation¹⁵. In this respect, The Northern Fringe site and Lower Fore Street site have been shortlisted for further consideration through the SEA.

4.12 To support the consideration of the suitability of the shortlisted sites for a potential allocation of a type appropriate for the Neighbourhood Plan, the SEA

¹⁴ Cornwall Council (2016): [SHLAA](#)

¹⁵ The sites are Ministry of Defence (MoD) owned land, and whilst these sites might potentially become available during the Neighbourhood Plan period, this is not currently confirmed. The MoD advised the Town Council that the sites should not be considered for a Neighbourhood Plan allocation.

process has appraised the key constraints and opportunities present at the each of the relevant sites.

- 4.13 In this context, the sites have been considered in relation to the SEA Framework of objectives and decision-making questions developed during SEA scoping (see **Chapter 3**, above) and the baseline information.
- 4.14 The appraisal considers the relative sustainability merits of each of the potential site options. Findings are presented as a commentary on effects for each SEA theme. It is anticipated that this will provide the reader with a likely indication of the relative performance of the potential site options in relation to each theme considered.
- 4.15 Sources of information to support the appraisal has included (amongst others): Ordnance Survey maps, MAGIC Interactive Map¹⁶, reports and interactive mapping layers available on Cornwall Council's webpages¹⁷ (including Cornwall's Definitive Interactive Map¹⁸), and baseline studies provided by the Town Council (available to access via the Torpoint Neighbourhood Development Plan website¹⁹).
- 4.16 **Table 4.1** and **Table 4.2** below present the findings of the appraisal of the site options for each of the SEA themes. **Table 4.3** which follows presents a summary of the appraisal findings.

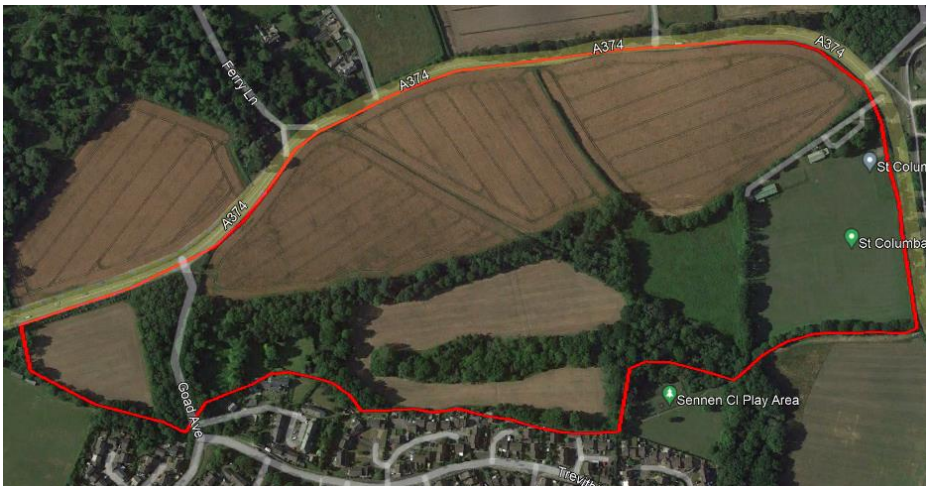
¹⁶ MAGIC (2023): [Interactive Map](#)

¹⁷ Cornwall Council (2023): [Planning and Building Control](#)

¹⁸ Cornwall Council (2023): [Definitive Interactive Map](#)

¹⁹ Torpoint Town Council (2023): [Torpoint Neighbourhood Development Plan](#)

Table 4.1: Site A: Northern Fringe Site

SEA Theme	Commentary, Site A: Northern Fringe site
	
	<p>This site is approximately 840 m west of the Plymouth Sound and Estuaries Special Area of Conservation (SAC) and is 1.06 km south east of the Tamar Estuaries Special Protection Area (SPA) and Lynher Estuary Site of Special Scientific Interest (SSSI). Given the proximity of the site to these designations, it overlaps with SSSI Impact Risk Zones (IRZs) for the types of development that could potentially be taken forward through the neighbourhood plan (i.e., residential, rural residential, and rural non-residential). As such, consultation with Natural England will likely be required for this site if taken forward as a Neighbourhood Development Plan allocation. It is noted, however, that the site is not seen to be suitable for habitat creation or extension that would benefit these international and national biodiversity designations as it does not overlap with Network Enhancement or Network Expansion zones according to Natural England guidance²⁰.</p>
Biodiversity and geodiversity	<p>The site does have deciduous woodland Biodiversity Action Plan (BAP) Priority Habitat within its perimeter, mainly concentrated in the southern and western areas. Development of the site does have the potential to impact on these habitats through tree loss to allow space for development, as well as noise and light pollution during the construction and delivery phases. Additionally, there are hedgerows located on the site perimeter, specifically the eastern, southern and western boundaries. These could be impacted by development on the site, as they may need to be removed to allow for access into the site. Hedgerows should be retained and enhanced as far as possible to avoid biodiversity impacts and to help deliver biodiversity connectivity and net gains.</p> <p>Overall, negative effects are considered likely if development comes forward on this site. This reflects the potential impacts on international and national biodiversity and geodiversity designation, BAP priority habitat and the hedgerows on the site perimeter.</p>


²⁰ Natural England (2020) 'National Habitat Network Maps' can be accessed [here](#).

SEA Theme	Commentary, Site A: Northern Fringe site
Climate change and flood risk	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions, linked to the construction phase of development, the increase in the built footprint of Torpoint and an intensification of use at this site. Given the size of the site, the increase in greenhouse gas emissions has the potential to be substantial; impacting the local carbon dioxide (CO₂) emissions and contributing to climate change effects in the local area. This in turn has the potential to cause effects for other areas included under the SEA framework, such as community wellbeing (through potential impacts on health linked to emissions) and biodiversity and geodiversity (through potential impacts on habitats, species and designated sites).</p> <p>In terms of flood risk, the whole site is within Flood Zone 1 and has a low risk of fluvial flooding. There is a medium to high risk of surface water flooding in the southern part of the site linked to the presence of a stream / drain, and areas at high risk of surface water flooding on Goad Avenue cutting through the site, and on the A374 directly north of the site. The site may benefit from sustainable drainage systems (SuDS) in this area. As the site is relatively large, opportunities for green and blue infrastructure enhancements are perhaps more readily achievable at a scale which could adapt to any potential impacts of climate change associated with new development proposals. However, this depends on the extent to which climate change adaptation measures are included within the design of new development areas.</p> <p>Given this, uncertain effects are considered likely if development comes forward on this site, with potential impacts influenced by the extent to which mitigation and adaptation measures are incorporated into the design of the new development areas.</p>
Community wellbeing	<p>Given the size of the site, allocating it for development will make a large positive contribution towards meeting local housing needs as outlined by Cornwall Council, and could bring forward a level of affordable housing.</p> <p>Torpoint is well served by services, facilities, and amenities, offering grocery stores (Sainsburys, The Co-Operative), educational facilities (nurseries, infant, primary, secondary and 6th form) and health infrastructure (Pentorr Health, dental), as well as designated local green spaces to facilitate outdoor fitness and activity. As the site is adjacent to the settlement, new development at this location will be in proximity to these services and facilities and will be readily accessible via pedestrian linkages.</p> <p>Given this, positive effects are considered likely if development comes forward on this site, given its proximity to services and facilities.</p>
Historic environment	<p>The site is within 10 m of two Grade II listed buildings – the Entrance Lodge and Gateway, and Firleigh and house attached to left. The former is a feature within the Grade II* listed Antony House registered park and garden, which is also located within 10 m north of the site. This feature is designated for its 18th century gardens, pleasure grounds and park together with 20th century gardens and woodland pleasure grounds, and its 13 associated listed buildings.</p> <p>Without appropriate mitigation, development of this site (particularly the northern section of the site) has the potential to significantly impact the setting and special qualities of these historic environment assets and areas (including views to and from these features). As such, negative effects are considered likely for development on this site, with impacts likely to be more pronounced if development is focused within the northern section of the site.</p>

SEA Theme	Commentary, Site A: Northern Fringe site
Land, soil, and water resources	<p>According to the indicative Agricultural Land Classification (ALC) for the south west region provided by Natural England, this site is considered to be within an area of Grade 2 'Very Good' agricultural land (ALC), with a high likelihood (>60%) of being best and most versatile (BMV) land. As such, allocating this site for development has the potential to lead to the loss of productive agricultural land. Furthermore, being a greenfield site, development here would not encourage the most efficient use of land within the neighbourhood area (i.e., reuse of brownfield land).</p> <p>There is a stream / drain in the southern half of the site that runs to the east and then south out of the site, moving through the neighbourhood area and entering St John's Lake to the south, which is designated internationally and nationally.</p> <p>Given the likely loss of best and most versatile land for agricultural purposes which cannot be mitigated, and the potential for negative impacts on the stream / drain that runs to St John's Lake to the south, it is considered likely allocating this site will result in negative effects.</p>
Landscape and townscape	<p>This site is located adjacent to the existing built-up area of Torpoint (to the south) and the neighbourhood boundary (to the north). It is not within a National Park, but is within proximity to the Tamar Valley Area of Outstanding Natural Beauty (AONB) – located within 10 m north of the site. As such, new development has the potential to impact upon the setting of the AONB.</p> <p>The site, like the whole neighbourhood area, is within the National Character Area (NCA) 152: Cornish Killas, and within the local character area CA25 – Lynher and Tiddy River Valleys. Pressure on this local landscape character area includes extension around existing settlements, which development of this site would achieve. However, it is noted development at this site would be constrained by the A374 to the north and east of the site, historical and landscape designations to the north, industrial development to the east, residential dwellings to the south, and recreational and religious ground to the west. As such, it is unlikely development would set the precedent for future development in this area.</p> <p>This site is more elevated than the existing Torpoint settlement and gently slopes downwards in a southern direction. Therefore, it is likely new development could be seen from the A374 directly to the north of the site, and it is possible new dwellings on this site will have views into residential properties on the southern site boundary and potentially further afield across the settlement. Given this, it is also likely residential properties on the southern site boundary, in particular along Borough Court, The Meadows, Primrose Close, Kynance Close and Mullion Close, will have their northward views impacted. It is also possible views northwards from properties further afield could be affected due to the elevation of the site. However, it is noted there is vegetation on the eastern, southern, and western site boundaries and within the site itself that could offer an element of screening of new properties, thus reducing the visual impact for existing dwellings. As the site is relatively large, opportunities to incorporate green and blue infrastructure enhancements at the landscape scale are more readily achievable. However, this is dependent on the design of any development areas which are brought forward at this location.</p> <p>Overall, uncertain effects are considered likely following an allocation of this site. Whilst the proximity of the Tamar Valley AONB, the pressures on the Lynher and Tiddy River Valleys local character area, as well as the impacts on views into and towards the site are key considerations, it is noted that potential impacts could be mitigated through sensitive landscaping design. This is perhaps more readily achievable given the size of the site.</p>

SEA Theme	Commentary, Site A: Northern Fringe site	
Transportation	<p>The nearest bus stop to the site is located approximately 55 m south along Trevithick Avenue (in proximity to the southern site boundary), which could allow for sustainable transport opportunities to Plymouth and Cremyll via service 70 / 70A / 70B if access to this road could be achieved.</p> <p>The site is adjacent to the A374 to the east and north, which allows for vehicular access to Plymouth to the east via the Torpoint Ferry, and smaller settlements and the A38 to the west and north west. This road also has pavement to allow for safe active transportation into the main settlement of Torpoint and throughout the wider neighbourhood area. Access to the site could come from this road, but would likely involve the removal of a section of pavement and hedgerow. Goad Avenue is within the site boundary to the west, and connects to the A374 in the north, Trevithick Avenue to the south and Trevol Road to the south. Again, this road has pavement to allow for safe active transportation engagement if access to the site could be achieved.</p> <p>There are two public rights of way (PRoW) in the form of public footpaths. One is on the southern site boundary, connecting to the A374 in the east and two additional public footpaths to the east – one of which runs through the site to allow for safe pedestrian access to Antony House and the A374 in the north.</p> <p>Given this, positive effects are considered likely through developing this site, given the site's connection to the local strategic road network, and the opportunity for sustainable and active transportation engagement.</p>	
	Key	
	Likely adverse effect (without mitigation measures)	Likely positive effect
	Neutral / no effect	Uncertain effect

Table 4.2: Site B: Lower Fore Street Site

SEA Theme	Commentary, Lower Fore Street site
	
Biodiversity and geodiversity	<p>This site is approximately 150 m west of the Plymouth Sound and Estuaries SAC and is 832 m north east of the Tamar Estuaries SPA and St John’s Lake SSSI. The site overlaps with SSSI IRZ for residential, rural-residential, and rural non-residential development types. However, the indicative total capacity for the site, if brought forward for development, is not likely to exceed the IRZ thresholds at this location (particularly for the residential IRZ). Additionally, as the location of the site is within the settlement boundary, the thresholds for the rural residential and rural non-residential development types (which are focused on new development areas outside of existing settlements / urban areas) are not likely to be applicable for the site. Therefore, consultation with Natural England is not likely to be necessary if the site is brought forward.</p> <p>It is noted this site is within an area of Network Enhancement Zone 2, which indicates the area has the ability to contribute to biodiversity improvement through land management and / or green infrastructure provision. This, coupled with the brownfield nature of the site, presents a positive opportunity for biodiversity and geodiversity enhancement.</p> <p>Whilst the site does not have any BAP Priority Habitats within its perimeter, there are some trees and hedgerows on the site that should be retained through development to maintain biodiversity on the site and help deliver biodiversity net gains.</p> <p>Overall, broadly neutral / no effects are considered likely on biodiversity and geodiversity if development comes forward for this site given the lack of impact on designated sites and habitats.</p>

SEA Theme	Commentary, Lower Fore Street site	
Climate change and flood risk	<p>Development of this site will lead to a short-term increase in greenhouse gas emissions linked to the construction phase of development. However, as the site is brownfield and already has a level of development on it, it is unlikely CO₂ emissions from the development itself will significantly impact local CO₂ trends and climate change effects in the area.</p> <p>In terms of flood risk, the whole site is within Flood Zone 1 and has a low risk of fluvial flooding. Additionally, there is no risk of surface water flooding on the site.</p> <p>Given the above, broadly neutral / no effects are considered likely if development comes forward on this site, due to negligible increases in CO₂ and no significant fluvial or surface water flood risks.</p>	
Community wellbeing	<p>An allocation at this site will contribute positively towards meeting local housing needs as outlined by Cornwall Council, and could bring forward a level of affordable housing.</p> <p>Torpoint is well served by services, facilities, and amenities, offering grocery stores, educational facilities and health infrastructure, as well as designated local green spaces to facilitate outdoor fitness and activity. As the site is located within the settlement, new development at this location will be in proximity to these services and facilities and will be able to access them with little trouble given the readily accessible pavement in the settlement centre.</p> <p>Given this, positive effects are considered likely if development comes forward on this site, given its proximity to services and facilities.</p>	
Historic environment	<p>The site is within 100 m of four Grade II listed buildings and one Grade II* building, located to the north and west of the site. However, given the level of development between the site and these features (which provides visual screening between the site and nearby heritage assets), and that the site has current development within its perimeter which (in its current form) potentially detracts from the quality of the surrounding townscape, it is unlikely regenerating and developing this site will negatively impact the historic environment. Additionally, regenerating this site could bring forward benefits for the local historic environment by improving the setting of these features. However, this is dependent on the design of new development areas.</p> <p>Given this, it is considered broadly neutral effects are likely for the historic environment through developing this site, with the potential for positive effects with the implementation of considerate design that improves the historic setting.</p>	
Land, soil, and water resources	<p>The provisional ALC for the south west region indicates the site is classified as land predominantly in urban use; as such, it is not considered to have a BMV land value. Additionally, the site is brownfield – allocating development here provides the opportunity for brownfield regeneration, which contributes to efficient land use in the neighbourhood area.</p> <p>Given this, it is considered likely that positive effects will be brought forward through allocating this site for development.</p>	

SEA Theme	Commentary, Lower Fore Street site	
Landscape and townscape	<p>This site is within the existing built-up area of Torpoint, located in the south eastern corner of the settlement. It is not within the boundaries of any nationally protected landscapes.</p> <p>Similar to the neighbourhood area as a whole, the site is within the National Character Area (NCA) 152: Cornish Killas, and within the local character area CA25 – Lynher and Tiddy River Valleys. However, as this site is within the existing built-up footprint of Torpoint, allocating it is unlikely to have a significant impact on the landscape and townscape character – and will not set the precedent for settlement extension. Additionally, as the site has been previously developed and is brownfield in nature, there is the potential to bring forward positive effects for landscape and townscape by encouraging development that is in-keeping with and considerate of the surrounding environment.</p> <p>This site is at a similar elevation as the surrounding development, and as such will have a limited visual impact – only impacting on views from nearby buildings, which are already affected by the existing development on the site.</p> <p>Overall, positive effects are considered likely following an allocation of this site. This reflects the location and nature of the site; a brownfield site within the built-up footprint of Torpoint, which presents opportunities to pursue development that positively impacts the landscape and townscape character.</p>	
Transportation	<p>The nearest bus stop to the site is located approximately 87 m north along Harvey Street on the western site boundary, which allows for sustainable transport opportunities to Plymouth and Cremyll via service 70 / 70A / 70B, and Liskeard via the 75 service.</p> <p>The site is adjacent to the A374 to the west, which allows for vehicular access to Plymouth to the east via the Torpoint Ferry, and smaller settlements and the A38 to the west and north west. Fore Street and Macey Street also run through the site, and Hooper Street is on the southern boundary; access is currently achieved through these roads, and could continue to provide access following redevelopment of the site.</p> <p>There are no PRoW on the site or within proximity to it, but Fore Street, Hooper Street, Macey Street and Harvey Street have pavement to allow for safe, active pedestrian transport around the town centre and further afield using the pavement network.</p> <p>Given this, positive effects are considered likely through developing this site, given the site’s connection to the local strategic road network, and the opportunity for sustainable and active transportation engagement.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral / no effect		Uncertain effect

Summary of appraisal findings

Table 4.3: Summary of SEA site appraisal findings

Site reference	Biodiversity and geodiversity	Climate change	Community wellbeing	Historic env.	Land, Soil and Water Resources	Landscape and townscape	Transport
Site A							
Site B							
Key							
Likely adverse effect (without mitigation measures)						Likely positive effect	
Neutral/no effect						Uncertain effect	

Developing the preferred approach

Choice of sites taken forward as allocations within the Neighbourhood Plan

- 4.17 The residual housing requirement of 268 dwellings is to be met (and slightly exceeded) through a combination of allocations on Site A: Land north of Torpoint (“The Northern Fringe”) for approximately 255 dwellings and Site B: Lower Fore Street (within the town centre environment) for 30 dwellings. The choice of site allocations has been informed by the various surveys and evidence base documents prepared to support the Neighbourhood Development Plan, responses from community consultation events, and the SEA findings.
- 4.18 With respect to The Northern Fringe site, the key constraints to development at this location primarily link to the ecological and heritage sensitivities. Therefore, the Neighbourhood Development Plan recommends that the site is brought forward via a comprehensive masterplan, working in collaboration with site promoters to ensure that the scheme:
- Appropriately address any constraints to development.
 - Deliver key community aspirations through the design of new development areas (e.g., the provision of new community assets and infrastructure); and
 - Positively contribute towards the wider visions and objectives for Torpoint as presented within the Neighbourhood Plan.
- 4.19 Site B ‘Lower Fore Street Site’ is allocated for 30 dwellings plus community uses, retaining the existing library at this location and potentially expanding the offer to create a community ‘hub’. The aspiration is for the site to positively contribute to some of the key objectives for the Neighbourhood Development Plan in terms of ‘stimulating the town centre’ and ‘celebrating the waterfront’, whilst also aligning with the Vision for Torpoint²¹ which has a strong focus on regeneration and social wellbeing.
- 4.20 The site-specific policies for the proposed site allocations within the Neighbourhood Development Plan (see Policies TOR SS1 and TOR SS2) contain further detail with respect to design and mitigation considerations which

²¹ Torpoint Town Council (2016): [A Vision for Torpoint](#)

aim to address any potential constraints to development. These aspects are further discussed within the plan appraisal section of the Environmental Report (see **Chapter 5**, below).

- 4.21 Additionally, the Torpoint Neighbourhood Development Plan has a strong aspiration and focus to revitalise the town by facilitating the delivery of high-quality design through the regeneration of previously developed land. For example, opportunities for the expansion of existing employment sites (including Town Centre Retail, Enterprise Court, and Trevol Business Park) is supported in principle, subject to neighbourhood and local policy provisions. Proposals at key locations within the town centre environment (including Harvey Street and The Waterfront) are also supported in principle providing that they would deliver public realm enhancements, enhance accessibility and connectivity within the town centre, and improve the quality of the surrounding built environment.

5. Appraisal of the Regulation 14 version of the Neighbourhood Development Plan

Introduction

5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the Regulation 14 version of the Torpoint Neighbourhood Development Plan. This chapter presents:

- An appraisal of the current version (i.e., the Regulation 14 version) of the Torpoint Neighbourhood Plan under the seven SEA theme headings.
- Consideration of potential cumulative effects; and
- The overall conclusions at this current stage.

Torpoint Neighbourhood Development Plan policies

5.2 To support the implementation of the vision statement for the Torpoint Neighbourhood Development Plan, the Regulation 14 version of the plan puts forward seven policies to guide new development within the neighbourhood area. Specifically:

Policy reference	Policy name
TOR1	Development Boundary and Development Principles
TOR2	Employment
TOR3	Transport
TOR4	Local Green Space
TOR5	Green Infrastructure
TOR SS1	The Northern Fringe
TOR SS2	Torpoint Town Centre

Approach to this appraisal

5.3 For each theme, 'significant' effects of the Regulation 14 version of the Torpoint Neighbourhood Development Plan on the baseline are predicated and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations. For example, account is taken of the probability, duration, frequency, and reversibility of the effects as far as possible. These effect 'characteristics' will be described within the assessment, as appropriate.

5.4 Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high-level nature of the Torpoint Neighbourhood Development Plan. The ability to predict effects accurately is

also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects to ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

- 5.5 Finally, it is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency, and reversibility of effects as far as possible. These effect ‘characteristics’ are described within the assessment as appropriate.

Biodiversity and geodiversity

- 5.6 There are a number of internationally designated sites for biodiversity and geodiversity within and in proximity to the neighbourhood area. This includes the Plymouth Sound and Estuaries Special Area of Conservation (SAC) and the Tamar Estuaries Complex Special Protection Area (SPA). Given the proximity of the neighbourhood area to internationally and nationally designated sites for biodiversity and geodiversity, a Habitats Regulation Assessment (HRA)²² process has been completed for the Neighbourhood Development Plan. In recognition of the potential recreational pressures and water quality impact pathways with regards to the SAC and SPA, the HRA recommends that the wording of Policy TOR5 is strengthened to appropriately address these potential pressures. Providing these recommendations are incorporated into the final version of the Neighbourhood Development Plan, it can be concluded that the Plan would not cause adverse effects to the integrity of these sites, either alone or in-combination with other plans and projects.
- 5.7 In light of this, no adverse impacts on internationally and nationally designated sites are considered likely through adopting and implementing Neighbourhood Development Plan policies or proposals. Nonetheless, there is a strong focus within the Plan on protecting and enhancing the natural environment.
- 5.8 With further respect to nationally designated sites, there is one Site of Special Scientific Interest (SSSI) within Torpoint – the St John’s Lake designation, located in the southern part of the neighbourhood area. There is a further SSSI designation approximately 560 m north east of the neighbourhood area – the Lynher Estuary SSSI. The neighbourhood area is subject to SSSI Impact Risk Zones (IRZs) across its whole reach for development likely to be brought forward through the Torpoint Neighbourhood Development Plan (e.g., residential, rural residential and rural non residential); as such, consultation with Natural England will likely be required for the site allocated under Policy TOR SS1. There are Biodiversity Action Plan (BAP) Priority Habitats within in the neighbourhood area, including coastal saltmarsh, mudflats and deciduous woodland. The coastal saltmarsh and mudflats are present along the southern and eastern neighbourhood area boundaries, and the deciduous woodland is distributed throughout the neighbourhood area – with greater concentrations in

²² AECOM (2023) – HRA Report’ *The HRA contributes to the evidence base for the Neighbourhood Development Plan, available to view alongside the additional Regulation 14 consultation documents.*

the northern half of Torpoint. As such, there is an overlap between the deciduous woodland habitats and the site allocation under Policy TOR SS1.

- 5.9 The site allocation under Policy TOR SS1 is located approximately 840 m west of the Plymouth Sound and Estuaries SAC and 1.06 km south east of the Tamar Estuaries Complex SPA and Lynher Estuary SSSI. Despite its proximity to these designations, the site is not seen to be within network enhancement or extension zones and is therefore less suitable for habitat creation or extension that would benefit these designations. There are areas of deciduous woodland BAP Priority Habitat type within the site that could be negatively impacted through development of the site due to potential loss of trees and habitat disturbance. Policy TOR SS1 does make provision for biodiversity, indicating a protected and enhanced network of green infrastructure will be implemented on site to ensure the required biodiversity net gain is achieved. This will also boost ecological connections in the neighbourhood area by maintaining and extending the existing network. Furthermore, Policy TOR SS1 indicates land to the north will be designated as open space – bringing forward benefits for biodiversity and geodiversity through retaining land that contributes to the biodiversity and green infrastructure network.
- 5.10 The site allocated under Policy TOR SS2 (Lower Fore Street) is approximately 105 m west of the Plymouth Sound and Estuaries SAC and 832 m north east of the Tamar Estuaries Complex SPA and St John's Lake SSSI. Despite its proximity to these internationally and nationally designated sites, the site allocation is brownfield in nature; and redevelopment of the site provides opportunity to achieve biodiversity net gain in line with national policy, which will benefit these important designations. This is further exemplified by the overlap of this site allocation with an area of Network Enhancement Zone 2²³ – this indicates the site can contribute to biodiversity improvement through land management changes and / or green infrastructure provision. As such, it is recommended the Lower Fore Street section of Policy TOR SS2 is strengthened to include the suggested wording: development proposals should encourage opportunities for biodiversity net gains on site, wherever possible, utilising the latest available metric tools. This will maximise the potential for biodiversity enhancements on the site.
- 5.11 The wider Torpoint Neighbourhood Development Plan policies work to maintain and enhance biodiversity and geodiversity in the neighbourhood area. Policies TOR4 and TOR5 work to protect designated local green spaces and the green infrastructure network; this will bring forward benefits for biodiversity and geodiversity in the neighbourhood area by maintaining habitat and species connectivity and access throughout Torpoint, and safeguarding spaces that act as biodiversity hotspots. Furthermore, Policy TOR SS2 (Harvey Street) includes stipulations around the visual improvement of Harvey Street and the area around St James Church, including tree planting. This will benefit biodiversity and geodiversity by extending the habitat network in the neighbourhood area.
- 5.12 In conclusion, the allocated sites under policies TOR SS1 and TOR SS2 will bring forward benefits for biodiversity and geodiversity in the neighbourhood area through protecting and enhancing green infrastructure and the

²³ Natural England (2020) 'National Habitat Network Maps User Guidance v.2' can be accessed [here](#).

development of a brownfield site. Additionally, the wider plan policies work to maintain and enhance biodiversity and geodiversity through protecting designated local green spaces and features that contribute to the green infrastructure network, as well as incorporating biodiversity and geodiversity into community infrastructure projects. As such, **minor long term positive effects** are concluded most likely in the long term through the implementation of the Torpoint Neighbourhood Development Plan.

Climate change and flood risk

- 5.13 Cornwall Council declared a climate emergency in January 2019; as such, the Torpoint Neighbourhood Development Plan should encourage design features that help the area to mitigate and adapt to climate change and increase the resilience of the neighbourhood area and its community. The transport sector is the biggest contributor to carbon dioxide (CO₂) emissions in Cornwall according to emissions data, though up until 2016 it was the industry and commercial sector. Opportunities to explore mitigation and adaptation techniques for transport, including electric vehicle charging provision and the enhancement of public transport, would be beneficial for cutting carbon emissions in the neighbourhood area. In terms of flood risk, the majority of the neighbourhood area is within Flood Zone 1 and is at very low risk of flooding; the land adjacent to the River Tamar and St John's Lake (to the east, south-east and south) are within Flood Zone 3 and have a high risk of flooding. Surface water flood risk is very low throughout the neighbourhood area, with higher risk associated with watercourses and drains located in and around Goad Avenue, Trevithick Avenue and Carbeile Road. These areas could benefit from drainage and surface water flood mitigation.
- 5.14 The allocation under Policy TOR SS1 is located adjacent to the existing Torpoint settlement. Given its proximity, and the pavement access along Goad Avenue to the west and along the A374 to the east, it is likely development at this location would allow for pedestrian and cycle opportunities into the settlement centre and around the neighbourhood area. Additionally, the policy indicates development should introduce new and enhance existing walking and cycling networks; this will further encourage the use of active transportation on the site, and reduce CO₂ emissions linked to vehicular transportation. By having the opportunity to engage in active transport options, CO₂ emissions resulting from travel could decrease. However, this is not likely to balance the increase in emissions expected from the intensification of land use at this site. The southern half of the site is at medium and high risk of surface water flooding along the stream / drain present there, and is adjacent to small areas at high risk of surface water flooding on the A374 to the north and Goad Avenue in the western part of the site. Policy TOR SS1 does make provision for climate change and flood risk, indicating development shall be supported when it meets the requirements for protecting and enhancing the green infrastructure on site (including tree planting and naturalised drainage systems); this will help to capture CO₂ through a greater number of trees on site and minimise flood risk.
- 5.15 The site allocated under Policy TOR SS2 (Lower Fore Street) is unlikely to lead to an increase in greenhouse gas emissions in the long term, given the site has already been developed; as such, a large shift from baseline emissions originating from this site is not considered likely. The policy indicates

development of this site will be supported where public realm improvements are implemented; this is likely to include the planting of new trees to help capture CO₂ emissions.

- 5.16 The wider plan policies also work to mitigate and adapt to the effects of climate change and flood risk in the neighbourhood area. Policy TOR1 indicates development outside of the defined development boundary will need to be in line with the Cornwall Council Climate Emergency Development Plan Document (DPD); ensuring regenerative and low impact development is put in place, thus reducing CO₂ emissions originating in the neighbourhood area. Transport is the main focus of Policy TOR3, which indicates development should improve connectivity, link to existing cycling and walking routes, and encourage public transportation and access. This will help to reduce CO₂ emissions in the neighbourhood area linked to the use of private vehicles by making public and active sustainable transportation a more robust choice. Policies TOR4 and TOR5 work to protect designated local green spaces and the green infrastructure network; this will bring forward benefits for climate change and flood risk by maintaining the current level of carbon capture through vegetation, and increasing it, whilst introducing enhanced natural flood defence. Policy TOR SS2 also supports climate change and flood risk mitigation; it indicates development and regeneration of the Torpoint town centre should be in line with policies set out in the Cornwall Council Climate Emergency DPD (Diversity of uses in the town centre). The policy also indicates tree planting should be implemented along Harvey Street (Harvey Street), and better connections will be sought out from the town centre to the waterfront (The Waterfront). These stipulations will help to tackle the climate crisis.
- 5.17 In conclusion, the site allocation under Policy TOR SS1 does include stipulations that will help mitigate and adapt to the effects of climate change and flood risk that would result from developing on this site. However, the emissions linked to this site are unlikely to be balanced out through these provisions. The wider plan policies work to mitigate the effects of development on climate change and flood risk through increased planting, considerate development in line with the Cornwall Council Climate Emergency DPD and the encouragement of active and public transportation usage. These policies extend to the site allocated under Policy TOR SS2. As such, **uncertain effects** are anticipated for climate change and flood risk under the Torpoint Neighbourhood Development Plan.

Community wellbeing

- 5.18 With reference to new housing, the residual housing requirement of 268 dwellings is to be met (and slightly exceeded) through a combination of allocations on Site A: Land north of Torpoint ("The Northern Fringe") for approximately 255 dwellings and Site B: Lower Fore Street (within the town centre environment) for 30 dwellings. The choice of site allocations has been informed by the various surveys and evidence base documents prepared to support the Neighbourhood Development Plan, responses from community consultation events, and the SEA findings. This is further discussed within **Chapter 4** of the Environmental Report, presented above.

- 5.19 The site included under Policy TOR SS1 is allocated for approximately 255 homes as part of a sustainable community, bringing forward housing, convenience retail floor space, a community building and provision for sporting grounds. This will help meet the needs of the neighbourhood area by providing housing and needed community infrastructure, allowing for the retention of the population and a reduction in barriers to housing and services. Additionally, the policy indicates there will be the development and enhancement of walking and cycling networks – this will promote a greater level of physical activity, which is beneficial for physical and mental health, and will help to tackle the health and disability deprivation that is experienced across the whole neighbourhood area. The site included under Policy TOR SS2 (Lower Fore Street) is allocated for approximately 30 residential dwellings, a community hub and library and retail and commercial space. Like Policy TOR SS1, this allocation is bringing forward needed housing and community infrastructure, which will help tackle the level of deprivation experienced in the neighbourhood area linked to barriers to housing and services and health and disability.
- 5.20 Housing quality provisions are made in Policy TOR SS2 (Conservation, Design and Local Distinctiveness; and Lower Fore Street) – ensuring design, materials and layout are considered in the design proposal to blend new development seamlessly into the surrounding town. Provisions are also made in Policy TOR1, which indicates development within and outside of the defined development boundary will be supported where it is appropriate in terms of scale, height, density, design and choice of materials, and provides a mix of housing types. This ensures development is reflective of the needs of the community in terms of size and tenure types, and is appropriate for its location.
- 5.21 Maintaining and improving features that contribute to the public realm is a focus of multiple policies. Policy TOR SS2 (Conservation, Design and Local Distinctiveness; Diversity of uses in the town centre; and The Waterfront) encourages development proposals to include public realm, green infrastructure and open space improvements. This will benefit community wellbeing by providing space for the community to get together, and providing green spaces that are beneficial for mental health. Policy TOR1 indicates development will be supported where it does not negatively impact on existing infrastructure and will deliver new or enhance existing community services and facilities. This will help to maintain the existing community infrastructure network and prevent strain on it, which will reduce issues like longer wait times at the supermarket and busy facilities.
- 5.22 Active transportation opportunities are key to mental and physical health through allowing residents to get outdoors and move. Policy TOR3 sets out the need for new development to link to existing walking and cycling routes where possible, to ensure active lifestyles can be supported. Policies TOR4 and TOR5 work to protect designated local green spaces and the green infrastructure network; again, this will help to bring forward benefits for community wellbeing by safeguarding areas used for safe exercise and community gathering.
- 5.23 Economic vitality is also considered through Policy TOR SS1 and Policy TOR SS2 (Lower Fore Street) through the allocation of retail and commercial spaces, which will reduce the need for residents to travel further afield to access retail areas, which in turn helps the local economy. It is also provided

for under Policy TOR1, which indicates development will be supported where it aids in economic regeneration through an enhanced tourism offer. This will aid in bringing more tourists into the neighbourhood area, and increasing the income in the neighbourhood area through increased spending. This will support the local economy of the neighbourhood area, which is also covered in Policy TOR1. Policy TOR2 sets out to protect the Trevol Business Park and Enterprise Court, which are significant employment areas for Torpoint. Through protecting these sites, the Torpoint Neighbourhood Development Plan is ensuring employment levels are not negatively impacted, and sustains the local economy.

- 5.24 In conclusion, the site allocations under policies TOR SS1 and TOR SS2 will enhance community wellbeing in the neighbourhood area by providing additional dwellings for the local population which meet local housing requirements. They also support the vitality of the local community and economy, through encouraging opportunities to expand community infrastructure and local employment provision. The wider Torpoint Neighbourhood Development Plan policies also work to improve improve community wellbeing by maintaining and enhancing features that contribute to community cohesion and the public realm, whilst maintaining the character of the neighbourhood area and boosting connectivity. As such, **significant long-term positive effects** are anticipated in relation to community wellbeing.

Historic environment

- 5.25 Within the neighbourhood area there are a variety of historic environment features. This includes 13 listed buildings; one Grade II* listed building – Tor House and Terrace Walls and Piers (HE List Entry Number: [1162315](#)), and 12 Grade II listed buildings. Additionally, there is a scheduled monument in the neighbourhood area – the Ballast pond at Torpoint 690m west of North Corner Quay (HE List Entry Number: [1007261](#)), and the neighbourhood area overlaps with the St John Conservation Area in the south west. The Grade II* listed Antony registered park and garden is immediately north of the neighbourhood area. It will be important to ensure development and the Torpoint Neighbourhood Development Plan policies avoid, or if not minimises, impacts upon the historic environment and pursues opportunities to enhance it.
- 5.26 The northern part of the site allocated under Policy TOR SS1 is within 100 m of two Grade II listed buildings – Firleigh and House Attached to Left, and Entrance Lodge and Gateway, both located to the north. It is also within 100 m of the Grade II* listed Antony registered park and garden, located to the north. The historic environment assessment for the Northern Fringe²⁴ (which forms part of the evidence base for the Neighbourhood Development Plan) anticipates no significant archaeological remains will be adversely impacted through development of the site. Additionally, as the northern half of the site is not being developed, the assessment also indicates the registered park and garden is unlikely to experience visual impacts linked to development. It does recognise the designation could be impacted by disturbances linked to increased traffic, noise, activity and light. However, these can be mitigated for during the construction and delivery phases, and after, through careful design

²⁴ Cotswold Archaeology (2022) 'Torpoint Neighbourhood Plan Allocations – Northern Fringe, Torpoint, Cornwall Historic Environment Desk-based Assessment' can be accessed [here](#).

and the retention of landscape buffers. In the context of the above, Policy TOR SS1 indicates measures to address the recommendations of the Built Heritage Assessment should be incorporated into development proposals for the site – including landscape buffer retention, considerate design, and an additional archaeological investigation. This will ensure any buried historic environment features are uncovered and preserved in an appropriate manner, whilst preserving and enhancing the setting of historic environment features to the north of the site.

5.27 The site allocated under Policy TOR SS2 is located within 100 m of five listed buildings; one Grade II* listed building – Tor House and Terrace Walls and Piers to the west, and four Grade II listed buildings to the west and north (Church of St James, Lamp Post About 8 Metres East of Church of St James, Vera's and Wesleyan Methodist Church). It is noted in the Built Heritage Assessment for the Torpoint Town Centre²⁵ that the town's character depends on the survival of the original grid layout of the settlement, and that it is still possible to experience the 'original scale, type, detailing and character' of the built environment. Policy TOR SS2 (Lower Fore Street) provides stipulations for the historic environment, indicating proposals will be required to reintroduce the historic grid layout of the town centre. This ensures new development is in-keeping with the existing structures and does not detract from its historical significance, but rather adds to it.

5.28 The wider Torpoint Neighbourhood Development Plan policies also work to maintain and enhance the historic environment of the neighbourhood area. Policy TOR1 designates a development boundary for Torpoint and indicates development proposals within and outside it will be supported where they are appropriate in terms of scale, density, design, and choice of materials. This ensures new development is in-keeping with the existing structures and does not detract from the historical significance of the area, therefore positively contributing to the setting of historic environment features. Policy TOR4 and Policy TOR5 aim to maintain and improve designated local green space and extend the green infrastructure network – which will bring benefits to the historic environment by enhancing the setting of historic features. Furthermore, Policy TOR SS2 (Conservation, Design and Local Distinctiveness) outlines the requirement for development proposals within the historic core of Torpoint town centre to demonstrate how they will conserve and enhance the historic fabric of the area. This includes scale, design and choice of material as outlined in the Built Heritage Assessment for Torpoint Town Centre. Additionally, the policy indicates new development should complement the historic and architectural character and distinctiveness of the town centre through the restoration of important features, spaces, and the historic layout. This will help new development to blend into the existing historic development in the town centre; and considerate development will bring forward benefits for historic environment features by maintaining and enhancing their settings.

5.29 In conclusion, the site allocation under Policy TOR SS1 includes stipulations that will help screen development from Antony registered park and garden and the listed buildings to the north and will help guide development proposals to be in-keeping with the surrounding historic environment by using similar design

²⁵ Cotswold Archaeology (2022) 'Torpoint Neighbourhood Plan Allocations – Town Centre, Torpoint, Cornwall Built Heritage Assessment' can be accessed [here](#).

choices and features. Additionally, the policy sets out the requirement for archaeological assessment where appropriate. Policy TOR SS2 also provides stipulations for the historic environment, indicating proposals will be required to reintroduce the historic grid layout of the town centre. These stipulations ensure the historic environment around the sites are not adversely impacted by development by ensuring development is considerate of the existing historic context, thus ensuring the setting of features is not compromised. The wider plan policies also work to protect features contributing to the environment, which will maintain and enhance the setting of the historic environment in the neighbourhood area. As such, **broadly long-term positive effects** are anticipated in relation to the historic environment.

Land, soil, and water resources

- 5.30 Provisional mapping provided by Natural England indicates the majority of the neighbourhood area is classified as land predominantly in urban use, with a small section of land primarily in non-agricultural use to the north; the rest of the neighbourhood area is considered to be Grade 2 'Very Good' agricultural land, which has a high likelihood of being 'best and most versatile' (BMV) land. The neighbourhood area is within the Lynher operational catchment, but does not overlap with any waterbodies, nor is there any overlap with nitrate vulnerability zones (NVZs) or source protection zones (SPZs).
- 5.31 The site allocated under Policy TOR SS1 is a greenfield site which is classified as Grade 2 'Very Good' agricultural land, with a high likelihood of being BMV land. As such, there is the potential for productive agricultural land loss through developing this site which cannot be mitigated. Additionally, there is a stream / drain in the southern section that could be negatively impacted through the site allocation, for example due to surface water run-off carrying sediment into the water course during construction phases. Policy TOR SS1 does make stipulations for land, soil and water resources; it indicates development will include a protected and enhanced network of green infrastructure, sustainable drainage systems, natural space, tree planting and public open space. By including green space and features in the development, the Torpoint Neighbourhood Development Plan is ensuring soil quality can be maintained and enhanced, and the implementation of drainage systems will reduce the risk of pollution entering the stream in the south.
- 5.32 The site allocated under Policy TOR SS2 (Lower Fore Street) is a brownfield site within the settlement of Torpoint. By focusing development here, the Torpoint Neighbourhood Development Plan is reducing the loss of productive agricultural land and regenerating developed land – which contributes to efficient land use in the neighbourhood area. Additionally, regenerating a brownfield site brings forward benefits within other SEA themes, like biodiversity and geodiversity, landscape and townscape, and transportation, by limiting the impact on the existing natural environment and landscape and being more integrated with existing infrastructure.
- 5.33 The wider Torpoint Neighbourhood Development Plan policies work to maintain and enhance land, soil and water resources in the neighbourhood area. Key policies in this regard include Policy TOR4 and TOR5 which aim to protect designated local green spaces and the green infrastructure network. This will indirectly protect soil and water resources through safeguarding the natural

environment within the neighbourhood area through elevated protection and vegetation planting.

- 5.34 In conclusion, developing the site allocated under Policy TOR SS1 will result in the loss of very good quality agricultural land. Additionally, the policy includes guidance around drainage, which will help reduce pollution reaching the stream / drain in the southern part of the site. The site allocated under Policy TOR SS2 is a brownfield site; allocating it will reduce adverse effects on land, soil, and water resources by focusing development away from better quality, undeveloped land. Furthermore, allocating a brownfield site allows for regeneration, which has the potential to bring forward a wide range of sustainable benefits. The wider plan policies work to maintain and enhance land, soil, and water resource quality through improving and extending the green network. As such, **minor long term positive** effects are anticipated in relation to land, soil, and water resources.

Landscape and townscape

- 5.35 The neighbourhood area is within proximity to two Areas of Outstanding Natural Beauty (AONBs) – the Cornwall AONB and the Tamar Valley AONB. Additionally, the neighbourhood area overlaps with one National Character Area (NCA 152: Cornish Killas), and sits within the local character area CA25 Lynher and Tiddy River Valleys. It will be important for development to consider the key characteristics of these national and local landscape character areas and the key features of the AONBs that contribute to their outstanding quality.
- 5.36 The site allocated under Policy TOR SS1 is not within the existing built up area of Torpoint, but is adjacent Torpoint to the north. The Tamar Valley AONB is within 10 m of the northern half of the site; but as the northern half is not being developed, the AONB manager concluded the development would not be seen from the AONB, and as such has a high capacity for growth²⁶. Although bringing forward this site would extend the town northwards, development would be confined to this area due to the A374 to the east and north, the Antony registered park and garden to the north, industrial development to the east and the existing Torpoint settlement to the south. The site consists of farmland and is at a higher elevation than the existing settlement; gently sloping downwards in a southern direction. It is likely development of this site could change the views from houses on the southern boundary border and could offer views across the town. It is also likely development on this site will be viewed from the A374. Policy TOR SS1 does make provisions for landscape and townscape; indicating proposals for this site should include a protected and enhanced network of green infrastructure, natural space, tree planting and public open space. These features have the potential to provide a level of screening will help to break up development on the site, thus reducing its visual impact.
- 5.37 The site allocated under Policy TOR SS2 (Lower Fore Street) is within the existing built-up area of Torpoint, and thus would not extend the settlement or encourage further growth within its proximity, as it is constrained by existing structures. It is at the same elevation as surrounding development, and as

²⁶ Cornwall Council (2015) 'Cornwall Local Plan: An assessment of SHLAA sites potentially within the setting of the Cornwall AONB and the Tamar Valley AONB' can be accessed [here](#).

such the landscape and townscape impact would be reduced to the area in its immediate vicinity. As the site is brownfield, any viewpoints associated with new development areas are not likely to depart from the existing views that are experienced at this location. Additionally, regeneration of this site could encourage considerate landscaping and design to improve the visual amenity of the site and the views into it. Policy TOR SS2 does make provisions for the landscape at the Lower Fore Street site, indicating development proposals will be supported where they provide improvements to the public realm, meet stipulations around design (including materials and layout used) and respect the layout of the town. This will help guide development to be in-keeping with the surrounding landscape and townscape character, reducing the visual impact of the development and enhancing the site's contribution to the townscape.

- 5.38 The wider Torpoint Neighbourhood Development Policies also work to maintain and enhance the landscape and townscape quality. Policy TOR1 indicates development within the defined development boundary will be supported where it is appropriate to the setting in terms of design choices (including scale, materials, and density) and supports the regeneration of key sites within the town centre. Development outside of the defined boundary will be supported where it is appropriate to the setting in terms of design choices. This will help ensure new development is in-keeping with existing structures, thus minimising any visual impacts, and allowing for considerate changes to sites within the town centre – which will positively contribute to landscape and townscape by renewing sites that may detract from the local character in their current form. Policy TOR4 works to maintain and enhance designated local green spaces. In this respect, development that would harm their openness, special character, significant, or value will only be permitted in exceptional circumstances. In this way, the Torpoint Neighbourhood Development Plan is ensuring the landscape amenity and character of the neighbourhood area is maintained, and development density is appropriate for the location and surrounding environment.
- 5.39 With further reference to the wider Neighbourhood Development Plan policies, Policy TOR5 works to protect the green space in the neighbourhood area, thus maintaining their landscape character contribution. Policy TOR SS2 also sets out conditions for landscape and townscape. It indicates proposals will need to demonstrate how they will enhance the quality of the public realm (Policy TOR SS2 – Conservation, Design and Local Distinctiveness; Diversity of uses in the town centre; Harvey Street; and The Waterfront), utilise green infrastructure and open spaces (Policy TOR SS2 – Conservation, Design and Local Distinctiveness) and consider the impact on any views from the estuary and the river (Policy TOR SS2 – Diversity of uses in the town centre). This will help ensure development improves landscape and townscape quality by bringing forward improvements, protecting views and integrating green infrastructure to help diversify the landscape.
- 5.40 In conclusion, the site allocation under Policy TOR SS1 includes stipulations that could help screen development from existing structures to the south, and help reduce the density of the allocation. This will help to mitigate impacts on the visual amenity of the landscape in this part of the neighbourhood area. Policy TOR SS2 also provides stipulations for landscape and townscape at the

allocated site, indicating proposals will be supported where they provide improvements to the public realm, meet stipulations around design (including materials and layout used) and respect the layout of the town. This will help guide development at this site so that it respects into the existing built environment; considering landscape and townscape character and the visual impact it could have on structures in proximity. The wider plan policies also work to protect features contributing to the landscape and bring forward improvements to the public realm across the neighbourhood area, and protect views and regenerate sites in the town, for the benefit of landscape and townscape by ensuring character is maintained and enhanced. As such, **long term positive effects** are considered likely in relation to landscape and townscape.

Transportation

- 5.41 Whilst there is no train station within the neighbourhood area, it is within proximity to the Plymouth and St Germans train stations that provide services to a variety of locations. The road network allows for easy vehicular access to a variety of locations and the wider regional road network, and whilst there are multiple bus services that run through Torpoint, these are not regular enough to allow for good sustainable transport opportunities to surrounding locations. There are also multiple public rights of way within and intersecting the neighbourhood area that allow for active transportation methods. These should be safeguarded and enhanced where possible, especially as travel patterns continue to change following the COVID-19 pandemic. Opportunities to encourage active and sustainable transport options within the neighbourhood area (including through the design of new development areas) should be encouraged and enhanced wherever possible.
- 5.42 A key policy in respect to the above is Policy TOR SS1; the site allocated under Policy TOR SS1 is located adjacent to the A374 to the east and north, and is intersected by Goad Avenue in the western part of the site. Vehicular access could come from this road, which allows for travel to Plymouth via the Torpoint Ferry to the east and settlements such as Antony, Shevioc and Polbathic to the west, as well as the A38 which travels to locations like Saltash and Liskeard. Whilst there is not a bus stop on this road, there is pavement to allow for safe pedestrian travel into the Torpoint town centre and other parts of the neighbourhood area. Policy TOR SS1 indicates development will need to deliver new and enhancements to walking and cycling networks across the site that will connect to existing public rights of way (including the two footpaths that run across the site), as well as offsite highway, pedestrian and cycle improvements to enable the development of the site and enhanced connections to the Torpoint town centre and facilities throughout the neighbourhood area. These stipulations will boost connectivity on the site and for the wider neighbourhood area.
- 5.43 The site allocated under Policy TOR SS2 (Lower Fore Street) is adjacent to Harvey Street to the west, and Fore Street passes through the middle of the site. Vehicular access to the site could come from either of these roads, which allow for travel to Plymouth via the Torpoint Ferry, and wider locations to the north and west via the A374. There are two bus stops within proximity to the site to the south – one allows for eastern travel to Plymouth via the 70 / 70A /

70B services, the other allows for western travel to Cremyll and Liskeard via the 70 / 70A / 70B, 75 and 172 services. There is also safe pedestrian access to the site due to pavements along Harvey Street and Fore Street. Policy TOR SS2 indicates development of the site will need to demonstrate how access will be achieved and how an appropriate level of public car parking will be achieved, to allow for the site to be fully connected to the local transport network. As such, development at this location is likely to encourage housing in the most sustainable parts of the neighbourhood area with respect to accessing the public transport network.

- 5.44 The wider plan policies also make provisions for transportation. For example, Policy TOR3 outlines that all major development should ensure improvements to connectivity are integrated into the proposal, linking to existing routeways where possible, and should provide facilities to encourage the use of public transport. Additionally, the policy acknowledges the proximity of the Torpoint Ferry terminal to the south by demonstrating development that will have a significant negative effect on their function will not be supported. Again, this policy encourages a greater uptake in sustainable transportation use and protects the existing transportation network.
- 5.45 Furthermore, Policy TOR SS2 (Harvey Street) indicates proposals to visually narrow Harvey Street to reduce the dominance of traffic on the road will be supported where vehicular and pedestrian safety to and from the ferry are maintained, and on street car parking and the removal of car parking in front of the church will be supported. This will reduce the visual impact of traffic on the neighbourhood area and maintain the existing level of access. Policy TOR SS2 (The Waterfront) further supports improvements to the transport network in the neighbourhood area by indicating proposals should improve connections from the waterfront to the wider town centre, thus improving active transportation opportunities for pedestrians and cyclists.
- 5.46 In conclusion, the site allocation under Policy TOR SS1 includes stipulations for transport, including the delivery of new and enhanced public rights of way both on site and in the neighbourhood area to allow for greater connectivity between the site and the existing Torpoint settlement. The site allocation under Policy TOR SS2 also makes stipulations for transportation by outlining the need for development proposals to demonstrate how access and car parking will be achieved, allowing for appropriate connections to and from the site. Furthermore, the wider plan policies work to ensure improvements to the local transport network are achieved through development, with a focus on increased levels of sustainable and active transportation types. Considering these points, **minor long term positive effects** are anticipated in relation to transportation.

Conclusions at this current stage

- 5.47 The assessment has concluded that the Torpoint Neighbourhood Development Plan is likely to have **significant long terms positive effects in terms of community wellbeing**, due to the plan bringing forward sites for housing development that will meet the identified local need, and in sustainable locations with respect to community infrastructure. Furthermore, the policies have a strong design focus which should help to encourage the delivery of high-quality living environments within the neighbourhood area. Additionally, the plan sets out policies that will work to ensure community wellbeing is

maintained and enhanced through development by safeguarding areas of employment and green space provision, and includes stipulations that will improve the public realm to the benefit of the community.

- 5.48 **Minor long term positive effects are considered likely in relation to biodiversity and geodiversity.** Policies encourage proposals to ensure development is sensitive to the surrounding natural environment and local character, taking into consideration ways in which the environment and biodiversity can be enhanced, and development can avoid impacts. This will help to improve the ecological value of the neighbourhood area. Furthermore, in recognition of the potential recreational pressures and water quality impact pathways with regards to the Plymouth Sound and Estuaries SAC and Tamar Estuaries Complex SPA, the HRA recommends that the wording of Policy TOR5 is strengthened to appropriately address these potential pressures. Providing these recommendations are incorporated into the final version of the Neighbourhood Development Plan, it can be concluded that the Plan would not cause adverse effects to the integrity of these sites, either alone or in-combination with other plans and projects.
- 5.49 **Minor long term positive effects are also considered likely in relation to the historic environment.** The site allocation policies include provisions that will help screen development from surrounding historic environment features and include design stipulations which will ensure development is in keeping with the surrounding historic environment by using similar design choices, features and layouts. The recommendations have been informed by the findings of detailed Built Heritage Assessments for The Northern Fringe and town centre environment. Furthermore, the wider plan policies work to protect features contributing to the environment, encouraging proposals to respect the relationship between the natural and built environment and facilitating public realm improvements. As such, the Torpoint Neighbourhood Development Plan policies work well to help maintain and enhance the setting of the historic environment of the neighbourhood area.
- 5.50 It is expected the Torpoint Neighbourhood Development Plan will bring forward **minor long term positive effects for land, soil, and water resources** in the neighbourhood area. This is through the design stipulations included in the site allocation policies, and the allocation of a brownfield site that offers regeneration opportunities. However, it is acknowledged that The Northern Fringe site allocation could potentially result in the permanent loss of productive agricultural land, which cannot be mitigated. Nonetheless, wider plan policies will indirectly safeguard and protect the integrity of land, soil, and water resources, primarily through encouraging green and blue infrastructure enhancements.
- 5.51 It is also expected the Torpoint Neighbourhood Development Plan will bring forward **minor long term positive effects for landscape and townscape** through design stipulations included in the site allocation policies that help to ensure important features within and in proximity to the sites are fully considered, maintained and enhanced through development. Additionally, the site allocation policies work to bring forward new features that will contribute to landscape and townscape quality. The wider plan policies outline the need to improve the public realm across the neighbourhood area, protect views and

regenerate areas – which will all benefit landscape and townscape by ensuring character is maintained and enhanced.

5.52 The plan also makes provision for transportation; encouraging proposals which would deliver new and enhanced public rights of way, appropriately designed and constructed parking infrastructure, and improvements to the local transport network. This will allow for safe and active transportation around the neighbourhood area and better access to locations further afield. As such, **minor long term positive effects are anticipated for transportation** through the implementation of the Torpoint Neighbourhood Development Plan.

5.53 **Uncertain effects are considered likely in respect to climate change and flood risk.** The Neighbourhood Development Plan has the potential to lead to positive effects through supporting proposals that promote the inclusion of low carbon technologies and the use of local and traditional building materials, encourage sustainable and active travel, and proactively responding to the potential impacts of climate change through the implementation of appropriate drainage solutions. However, it is recognised that new development would lead to inevitable increases in greenhouse gas emissions due to an increase in the built footprint of the neighbourhood area.

6. Next steps

- 6.1 This SEA Environmental Report accompanies the Torpoint Neighbourhood Development Plan for Regulation 14 consultation.
- 6.2 Following the close of Regulation 14 consultation, any representations made will be considered by the Town Council, and the Torpoint Neighbourhood Development Plan and Environmental Report will be updated as necessary. The updated and final version of the SEA Environmental Report will then accompany the Torpoint Neighbourhood Development Plan for submission to the Local Planning Authority, Cornwall Council, for subsequent Independent Examination.
- 6.3 At Independent Examination, the Torpoint Neighbourhood Development Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with local planning policy.
- 6.4 If the Independent Examination is favourable, the Torpoint Neighbourhood Development Plan will be subject to a referendum, organised by Cornwall Council. If more than 50% of those who vote agree with the Torpoint Neighbourhood Development Plan, then it will be 'made'. Once made, the Torpoint Neighbourhood Development Plan will become part of the Development Plan for the parish.

Appendix A SEA Scoping – Context review and baseline information

A.1 Air quality

Policy context

Table A1.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A1.1: Plans, policies and strategies reviewed in relation to the air quality SEA theme

Document title	Year of publication
Environment Act	2021
National Planning Policy Framework (NPPF)	2021
The Clean Air Strategy	2019
A Green Future: Our 25 Year Plan to Improve the Environment	2018
UK plan for tackling roadside nitrogen dioxide concentrations	2017
Environment Act	1995
Cornwall Council 2022 Air Quality Annual Status Report (ASR)	2022
Clean Air for Cornwall Strategy 2020-2025	2020
Cornwall Local Plan	2016

The key messages emerging from the review are summarised below:

- The Torpoint Neighbourhood Development Plan will need to consider the principles outlined in the National Planning Policy Framework (NPPF), which seek to reduce or mitigate air quality impacts during development whilst simultaneously taking advantage of opportunities to improve air quality. Measures include, but are not limited to; sustainable transport solutions, limiting the need to travel, compliance with pollutant limits or objectives, and the enhancement of green infrastructure. Smaller-scale development should consider the potential for cumulative effects in relation to air quality. The NPPF also states that planning policies should contribute towards compliance with pollutant limit levels or national objectives; acknowledging air quality management areas, clean air zones and the cumulative impacts from individual sites in local areas. Moreover, the NPPF indicates that new and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.
- The Clean Air Strategy outlines how the government will tackle all sources of air pollution. The strategy proposes goals to cut public exposure to particulate matter pollution and outlines required action to meet these goals. Furthermore, it seeks to recognise wider sources that cause poor air quality, such as diffuse sources and smaller contributors. The proposed

measures include new legislation and local powers to act in areas with air pollution issues.

- The 25 Year Environment Plan establishes how the government will expand net gain approaches to include air quality improvements, such as planting more trees in urban areas and changing fuel supplies. In particular, 'Goal 1 Clean air' and the policies contained within 'Chapter 4: Increasing resource efficiency and reducing pollution and waste' directly relate to the air quality SEA theme.
- The UK plan for tackling roadside nitrogen dioxide is focused on lowering nitrogen dioxide (NO₂) emissions to statutory limits as quickly as possible. The plan acknowledges that an improvement in air quality and a reduction in emissions is important and aims to position the UK at the forefront of vehicle innovation by making motoring cleaner.
- Local authorities are required to monitor air quality across the district, report regularly to Defra and act where nationally set levels and limits of pollutants are likely to be exceeded under Section 82 of the Environment Act (1995). Monitoring is undertaken to assess levels of nitrogen dioxide, sulphur dioxide, ozone, benzene, and particulates. Where exceedances exist, areas are declared as air quality management areas (AQMA) and local authorities are required to produce an air quality action plan (AQAP) to improve air quality in the area. Under Schedule 11 in the Environment Act (2021), a local authority must identify any parts of its area in which it appears air quality standards or objectives are not likely to be achieved within the relevant period. Additionally, local authorities must also identify relevant sources of emissions that are considered partly or wholly responsible for failing to achieve air quality standards or objectives in the area. As such, the Cornwall Council 2022 Air Quality Annual Status Report (ASR) is the last available report for the neighbourhood area; fulfilling the requirements of the local air quality management (LAQM) as set out in Section 82 of the Environment Act (1995).
- The revised Clean Air for Cornwall Strategy 2020-2025 sets out the Council's plan for the implementation of current local and national planning policy and legislation. It also provides guidance for development within and in proximity to an AQMA. The aims of the strategy are:
 - Protect residents from the harmful effects of NO₂ air pollution and maintain good air quality in Cornwall.
 - Working collaboratively to reduce NO₂ pollution levels in Cornwall's Air Quality Management Areas to below objective levels and to maintain good air quality in Cornwall.
 - Raise public awareness about the causes of air quality problems and what communities can do to reduce air quality impacts.
 - Promote the links between health and travel in respect of air quality and wellbeing; and
 - Improve Cornwall Council's emissions performance and to provide strong community leadership on environmental sustainability and links to air pollution.

- The Torpoint Neighbourhood Development Plan will also need to consider the relevant policies that are outlined in the Cornwall Local Plan: Strategic Policies 2010-2030 document. In particular, this includes:
 - Policy 16: Health and Wellbeing.

Summary of current baseline

According to the Cornwall Council 2022 Air Quality ASR, there are no AQMAs or action plans in the neighbourhood area. The AQMAs within Cornwall cover areas within Camborne, Pool and Redruth, Bodmin, Tideford, Gunnislake, St Austell, Truro, Camelford, Grampound and Launceston, which are all more than 5km from the neighbourhood area. The closest AQMA is Tideford, which is approximately 10km north west.

Air quality monitoring in Cornwall is undertaken for nitrogen dioxide (NO₂); the main source for this is local traffic emissions, which has an annual national objective of not exceeding 40 ug/m³. The Tideford AQMA exceeded this threshold in 2020 and 2021. It is important to note that Cornwall Council also monitors Particulate Matter (PM₁₀ and PM_{2.5}), though the thresholds for these pollutants were not exceeded in 2021.

In 2019, Cornwall Council was a recipient of funding provided through the Ultra-Low Emission Taxi Infrastructure Scheme. This scheme was introduced to help local authorities obtain funding for low emission taxis²⁷. This £90,000 Office of Low Emission Vehicles (OLEV) grant will support the wider use of electric and hybrid vehicles throughout the county through installing fast and rapid electric vehicle charging points, specifically for use by taxis. This will work to better air quality by incorporating the infrastructure needed to encourage a shift towards electric vehicle usage, which do not produce emissions.

Summary of future baseline

Future development in the neighbourhood area has the potential to increase traffic, congestion, and their associated emissions. In the absence of suitable planning and mitigation, this could lead to a deterioration in air quality. Therefore, mitigation measures should be incorporated into the design of new development areas to maintain (and where possible, improve) air quality. However, in light of the current air quality baseline presented above, new development areas within Torpoint are perhaps less likely to result in exceedances in annual pollutant thresholds within any designated areas of air quality concern (i.e., AQMAs).

It is considered that the present shift towards the use of sustainable transportation, including active travel modes and electric vehicle use, has the potential to support longer term air quality improvements. Furthermore, as a response to the COVID-19 pandemic there has been a shift towards employees working from home, which also contributes to emissions reduction. Planning for these factors during development will have a positive impact on air quality.

²⁷ GOV.UK (2019) 'Ultra Low Emission Taxi Infrastructure Scheme' can be accessed [here](#).

A.2 Biodiversity and geodiversity

Policy context

Table A2.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A2.1: Plans, policies and strategies reviewed in relation to the biodiversity and geodiversity SEA theme

Document title	Year of publication
Environment Act 2021	2021
National Planning Policy Framework (NPPF)	2021
A Green Future: Our 25 Year Plan to Improve the Environment	2018
UK Post-2010 Biodiversity Framework	2012
The Natural Choice: securing the value of nature (Natural Environment White Paper)	2011
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	2011
Natural Environment and Rural Communities Act	2006
UK Biodiversity Action Plan	1994
Cornwall Planning for Biodiversity Guide	2018
Cornwall Local Plan	2016

The key messages emerging from the review are summarised below:

- The Environment Act makes provision for biodiversity gain to be a condition of planning permission in England, in addition to creating biodiversity gain site registers and biodiversity credits. It recognises there is a duty to conserve and enhance biodiversity and encourages the identification of suitable areas through biodiversity reports and local nature recovery strategies. Furthermore, habitat maps are expected to include recovery and enhancement areas which are currently, or could become, important for biodiversity.
- The Torpoint Neighbourhood Development Plan will need to consider the principles set out in the NPPF, which indicate that planning policies and decisions should protect and enhance soils and sites of biodiversity and / or geological value. Plans should also identify, map, and safeguard components of wider ecological networks, promote positive action for priority habitats and species, and pursue opportunities to secure biodiversity net gains. The NPPF also states that if development causes substantial harm and cannot be avoided, adequately mitigated, or compensated, then planning permission should be refused.
- The NPPF also supports the establishment and enhancement of habitat networks and green infrastructure to allow for more resilience to current and future pressures for biodiversity.
- The 25 Year Environment Plan places importance on improvements to the natural environment, such as achieving clean air and water, reducing environmental hazard risk, and encouraging sustainable resource use. This will

be accomplished through a variety of actions including implementing sustainable land management, engaging in nature recovery, and connecting people to the environment.

- The UK Biodiversity Action Plan (BAP) is a response to the Convention on Biological Diversity, which calls for the development and enforcement of national strategies and associated action plans to identify, conserve and protect existing biological diversity, and to enhance it wherever possible. In particular, the BAP identifies priority species and habitats that are most threatened and require conservation action. The UK BAP is succeeded by the UK Post-2010 Biodiversity Framework, which aims to ensure that biodiversity is valued, conserved, restored, and wisely used, and ecosystem services are maintained. This helps to sustain a healthy planet that delivers essential benefits for everyone.
- The Natural Environment White Paper (NEWP) sets out the importance of a healthy, functioning natural environment to sustaining economic growth, prospering communities, and personal wellbeing. It adopts a landscape approach to protect and enhance biodiversity and aims to create a green economy, whereby the economic growth and the health of natural resources sustain each other.
- Reflecting the commitments within the NEWP, Biodiversity 2020: A strategy for England's wildlife and ecosystem services aims to stop overall biodiversity loss, support healthy and well-functioning ecosystems, and establish coherent ecological networks.
- The Natural Environment and Rural Communities Act details nature protection in the UK, which includes wildlife, Sites of Special Scientific Interest (SSSIs), and National Parks. It extends the UK Government's duty to biodiversity and establishes the role of Natural England, which is responsible for safeguarding England's natural environment, making sure it is protected and improved whilst ensuring people enjoy, understand, and access it.
 - The Torpoint Neighbourhood Development Plan will also need to consider the relevant policies that are outlined in the Cornwall Local Plan: Strategic Policies 2010-2030 document. In particular, this includes:
 - Policy 22: European Protected Sites – mitigation of recreational impacts from development; and
 - Policy 23: Natural Environment.
- Due regard is also given to the Cornwall Planning for Biodiversity Guide, which aims to support planning decisions and help to recognise the value the natural environment contributes to Cornwall's economy, cultural heritage and social value. It helps to supplement policies 22 and 23 in the Cornwall Local Plan: Strategic Policies 2010-2030 document.

Summary of current baseline

Internationally designated sites

The Convention on Wetlands of International Importance (known as the Ramsar Convention) is an intergovernmental treaty that provides the framework for the

conservation and appropriate use of wetlands and their resources²⁸. In the UK, many Ramsar sites were also designated as Special Protection Areas (SPAs) under the European Birds Directive (79/409/EEC)²⁹. To ensure European Directives were operable in the UK after the EU transition period, changes were made through the implementation of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019³⁰. In doing so, SPAs and Special Areas of Conservation (SACs) form a national site network within the UK³¹, comprising of sites already designated under the Nature Directives (i.e., 79/409/EEC and 92/43/EEC) and any additional sites designated under the 2019 Regulations.

Within the neighbourhood area and adjacent to it there is the Plymouth Sound and Estuaries SAC and the Tamar Estuaries Complex SPA – the location of these designations is shown in **Figure A2.1**.

The Plymouth Sound and Estuaries SAC³² covers approximately 6,386.95 hectares is characterised by:

- Marine areas, sea inlets (50%);
- Tidal rivers, estuaries, mud flats, sand flats, lagoons (including saltwork basins) (40%);
- Salt marshes, salt pastures, salt steppes (5%);
- Coastal sand dunes, sand beaches, machair (2%); and
- Shingle, sea cliffs, islets (3%).

According to the Natura 2000 Standard Data Form for this site³³, the designation is seen to be threatened by changes in abiotic conditions; urbanisation, industrial and similar activities; human induced changes in hydraulic conditions; outdoor sport and leisure activities, recreational activities; and pollution to groundwater. The whole neighbourhood area also sits within the Zone of Influence for this designation.

The Tamar Estuaries Complex SPA is designated as such given the support its habitats provide for wintering and passage waterfowl³⁴. It will be important to ensure the designation retains its integrity (through maintenance and enhancement) and continues to contribute to achieving the aims of the Wild Birds Directive³⁵.

Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSI) are protected to conserve their wildlife and / or geological value. Within the neighbourhood area there is one SSSI, and within 1 km of the parish boundary there is a further SSSI. The location of these designations is shown in **Figure A2.1**. Further information is provided below:

- St John's Lake SSSI is located in the southern part of the neighbourhood area. The site covers a total 279.2 hectares and is designated for its contribution to the Tamar-Lynher estuarine system as well as its habitats, geology and species

²⁸ Ramsar Convention (2014) 'Introducing the Convention on Wetlands' can be accessed [here](#).

²⁹ EU (1979) 'The European Birds Directive (79/209/EEC)' can be accessed [here](#).

³⁰ UK Government (2019) 'The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' can be accessed [here](#).

³¹ Defra (2021) 'Policy Paper: Changes to the Habitats Regulations 2017' can be accessed [here](#).

³² JNCC (2015) 'Natura 2000 – Standard Data Form for the Plymouth Sound and Estuaries SAC' can be accessed [here](#).

³³ Ibid.

³⁴ Natural England (2014) 'Tamar Estuaries Complex SPA Citation' can be accessed [here](#).

³⁵ Natural England (2019) 'Tamar Estuaries Complex SPA Conservation Objectives' can be accessed [here](#).

(especially its national importance for wintering bird populations)³⁶. According to the latest condition summary³⁷, the site is 5.27% in favourable condition and 94.73% in unfavourable-declining condition; and

- Lynher Estuary SSSI is located approximately 560m north east from the northern neighbourhood area boundary. The site covers 687.3 hectares and is designated for its habitats, geology and species (especially its national importance for wintering bird populations)³⁸. According to the latest condition summary³⁹, the site is 94.82% in favourable condition and 5.18% in unfavourable-recovering condition.

SSSI Impact Risk Zones (IRZ) are a GIS tool/dataset that map zones around each SSSI according to their sensitivities. They specify the types of development that have the potential to have adverse impacts at a given location, and thresholds of development which indicate a need to consult Natural England. In this respect, the whole neighbourhood area overlaps with IRZs for the types of development likely to come forward, especially for residential development (“residential development of 50 units or more”) and potentially rural non-residential (“large non-residential developments outside existing settlements/urban areas where net additional gross internal floorspace is >1,000m² or footprint exceeds 0.2ha). In this respect, consultation with Natural England may be required for any applications falling under these types.

Priority habitats and species

There are a variety of Biodiversity Action Plan (BAP) Priority habitats within and in proximity to the neighbourhood area. This includes coastal saltmarsh, mudflats, and deciduous woodland. The location of the habitats is shown in **Figure A2.2**.

In terms of the national habitat network, much of the southern half of the neighbourhood area is covered by Network Enhancement Zone 2⁴⁰, which is considered to be most suitable zone type for new habitats and green infrastructure creation.

The Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS)⁴¹ will contain archives of protected and notable species within Devon, including those species protected by the Wildlife and Countryside Act 1981⁴² and under Section 41 of the Natural Environment and Rural Communities Act 2006. The BAP Priority Habitats and ecological designations within and surrounding the neighbourhood area are likely to support populations of protected species.

Summary of future baseline

Habitats and species will potentially face increasing pressures from future development within the neighbourhood area, with the potential for negative impacts on the wider ecological network. This may include a loss of habitats and impacts on biodiversity networks, which may be exacerbated by the effects of climate change. This has the potential to lead to changes in the distribution and abundance of species and changes to the composition of habitats.

³⁶ Natural England (no date) ‘St. John’s Lake SSSI Citation’ can be accessed [here](#).

³⁷ Natural England (2022) ‘St. John’s Lake SSSI Condition Summary’ can be accessed [here](#).

³⁸ Natural England (no date) ‘Lynher Estuary SSSI Citation’ can be accessed [here](#).

³⁹ Natural England (2022) ‘Lynher Estuary SSSI Condition Summary’ can be accessed [here](#).

⁴⁰ Natural England (2020) ‘National Habitat Network Maps’ can be accessed [here](#).

⁴¹ ERCCIS (no date) ‘Environmental Records Centre for Cornwall and the Isles of Scilly’ can be accessed [here](#).

⁴² UK Government (1981) ‘The Wildlife and Countryside Act 1981’ can be accessed [here](#).

Future development has the potential to impact upon internationally and nationally designated sites. The Torpoint Neighbourhood Development Plan presents the opportunity to encourage initiatives to improve the condition of ecological assets and enhance ecological corridors / green infrastructure to the benefit of the wider biodiversity network.

The neighbourhood area presents an opportunity to maximise benefits for biodiversity by including consideration of important habitats, species, and designated sites at an early stage of planning for future growth. To maintain and improve the condition of biodiversity in the future, it will be important to not only protect and enhance important habitats, but also the connections between them. It will be crucial to effectively coordinate the delivery of new development to ensure that opportunities to improve green infrastructure and ecological corridors are maximised within the neighbourhood area.

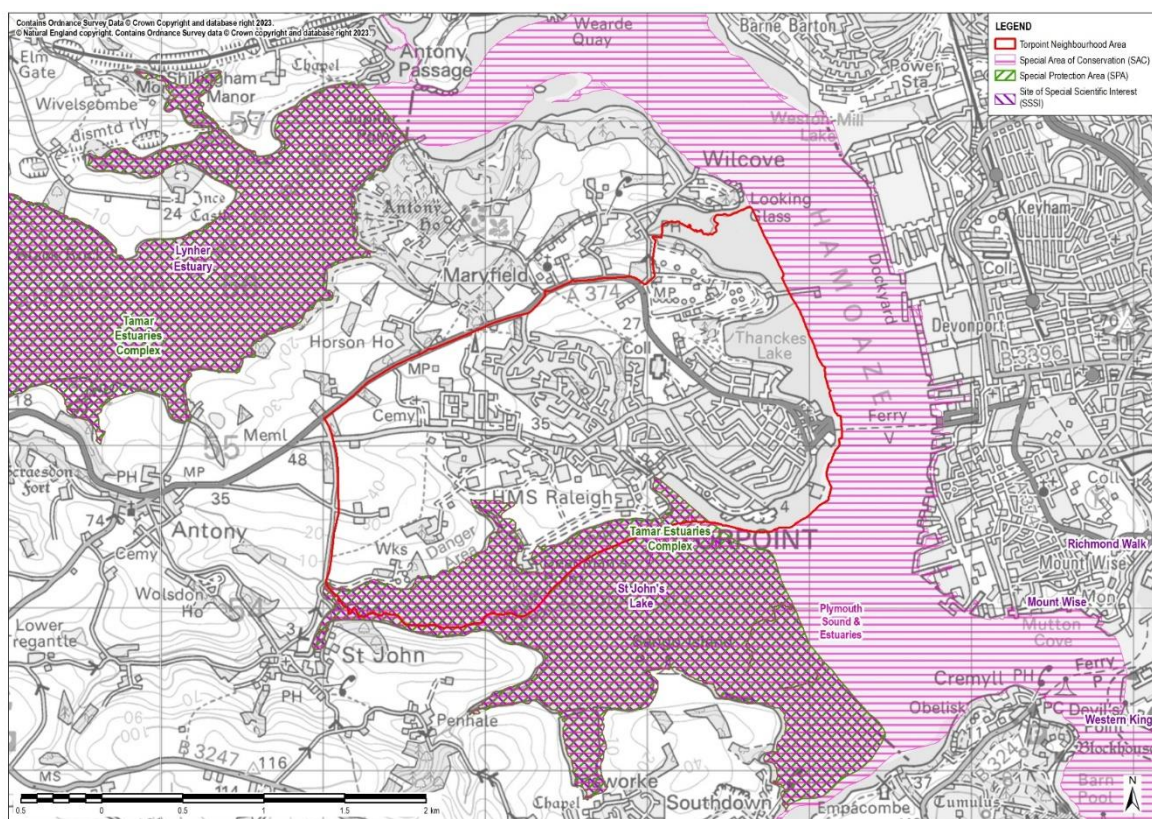


Figure A2.1: Biodiversity designations within and in proximity to the neighbourhood area

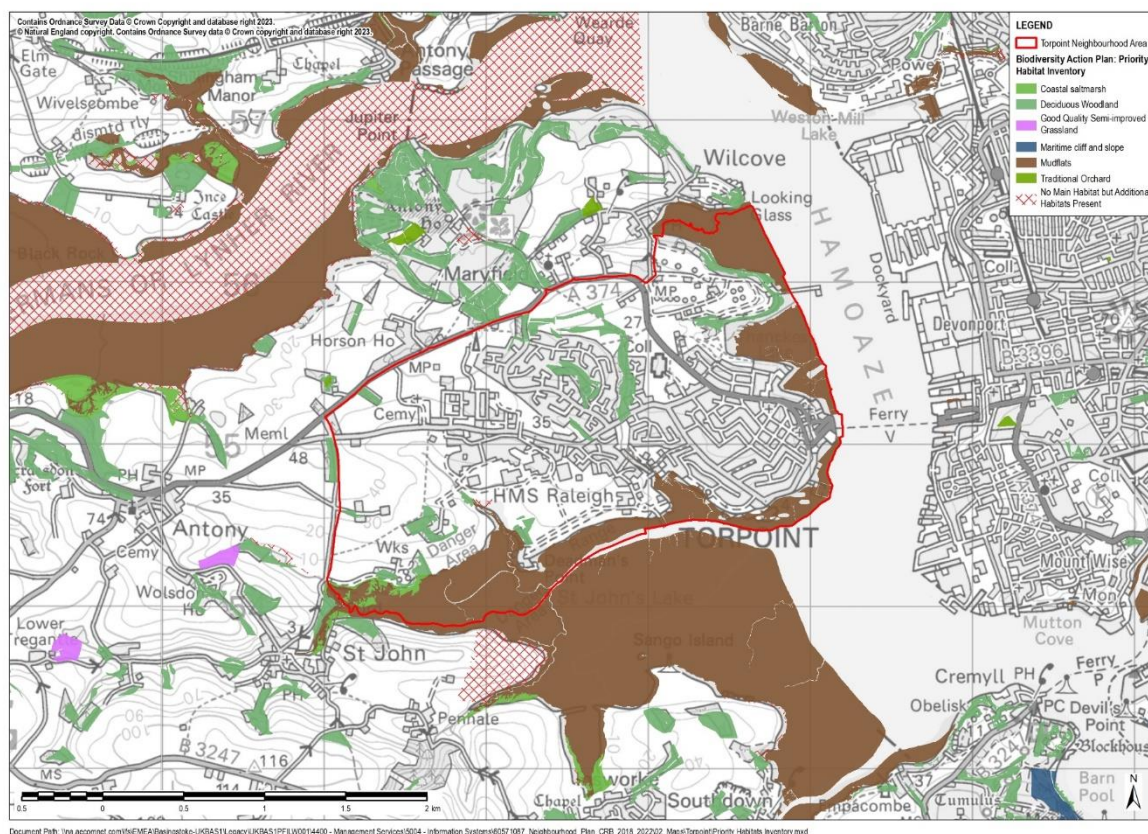


Figure A2.2: BAP Priority Habitats in the neighbourhood area

A.3 Climate change and flood risk

Policy context

Table A3.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A3.1: Plans, policies and strategies reviewed in relation to the climate change and flood risk SEA theme

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
Net Zero Strategy: Build Back Greener	2021
National Infrastructure Assessment	2021
The UK Sixth Carbon Budget	2020
The Clean Air Strategy 2019	2019
The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting	2018
A Green Future: Our 25 Year Plan to Improve the Environment	2018
The Clean Growth Strategy	2017
UK Climate Change Risk Assessment 2017	2017
Flood and Water Management Act 2010	2010
Climate Change Act 2008	2008

Document title	Year of publication
Cornwall Climate Risk Assessment	2022
Cornwall Council Climate Emergency Development Plan Document (DPD)	2021
Cornwall Local Plan	2016

The key messages emerging from the review are summarised below:

- The Torpoint Neighbourhood Development Plan will need to consider the principles set out in the NPPF, including adopting a proactive planning approach to both mitigate and adapt to climate change. Planning policies are expected to improve the resilience of communities and infrastructure to climate change impacts, avoid inappropriate development in the flood plain zone, and support the move to a low carbon economy. The NPPF recognises the potential for planning to shape places to better contribute to reductions in greenhouse gas emissions and deliver long-term resilience.
- The Clean Growth Strategy, Clean Air Strategy and the Net Zero Strategy are a collection of documents seeking to progress the government's commitment to becoming net zero by 2050 under the UK Climate Change Act 2008. The documents outline how the government will tackle air pollution sources whilst maintaining an affordable energy supply and increasing economic growth. This parallels with the 25 Year Environment Plan, which seeks to manage land resources sustainably, recover and reinstate nature, protect soils and habitats, increase resource efficiency, improve water quality, and connect people with the environment. Of note in the 25 Year Environment Plan are the following: 'Chapter 1: Using and managing land sustainably', 'Chapter 6: Protecting and improving the global environment', 'Goal 4: A reduced risk of harm from environmental hazards such as flooding and drought' and 'Goal 7: Mitigating and adapting to climate change'.
- The National Infrastructure Assessment is published every five years and analyses the UK's long-term economic infrastructure needs to create a strategic vision and recommendations. The baseline report states that climate change will increase pressures on all sectors, including economic infrastructure.
- The National Adaptation Programme outlines the government's response to the second Climate Change Risk Assessment, demonstrating the actions the government is currently taking and actions it will be taking in the future. It outlines risks that fit within the priority areas identified by the UK Climate Change Risk Assessment 2017:
 - Flooding and coastal change risks to communities, businesses, and infrastructure.
 - Risks to health, well-being, and productivity from high temperatures.
 - Risk of shortages in the public water supply, and for agriculture, energy generation, and industry.
 - Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils, and biodiversity.

- Risks to domestic and international food production and trade; and
- New and emerging pests and diseases, and invasive non-native species, affecting people, plants, and animals.
- The Flood and Water Management Act 2010 provides for better and more comprehensive management of flood risk for people, homes, and businesses, in addition to aiding in safeguarding community groups from unaffordable rises in surface water drainage charges and protecting consumer water supplies. It also highlights alternatives to traditional engineering to flood risk management.
- The UK Climate Change Act 2008 establishes a framework to develop an economically viable emissions reduction path. The Climate Change Act 2008 (2050 Target Amendment) Order of 2019 put in place the legally binding target of achieving net-zero emissions by 2050. The Climate Change Act includes the following:
 - The UK Government must reduce greenhouse gas emissions by a minimum of 100% of 1990 levels by 2050.
 - The document requires the government to produce legally binding carbon budgets – a cap on the amount of greenhouse gases emitted in the UK over a five-year period.
 - The Act requires the government to assess and prepare for the risks and opportunities linked to climate change for the UK.
- The Sixth Carbon Budget is the legal limit of UK net greenhouse gas emissions and requires the country to reduce emissions by 78% by 2035 relative to 1990 levels. This puts the country on track to achieve net-zero emissions by 2050 at the latest.
- Cornwall Council is the first authority in the UK to publish a climate risk assessment report. It highlights potential changes Cornwall could experience, including:
 - Stronger storms.
 - Less snow and ice.
 - Rising sea levels.
 - Warmer oceans.
 - Increased coastal erosion.
 - Ocean acidification.
 - Higher temperatures and more heat waves.
 - More droughts and wildfires.
 - Changing rain and snow patterns; and
 - More floods.
- These changes could impact the following sectors: health and wellbeing, residential properties and critical infrastructure, priority habitats, agriculture, forestry, and business.

- Cornwall Council has developed a Climate Emergency DPD which responds to the aspiration for Cornwall to be “net zero” in carbon emissions by 2030, a target brought forward from the UK legal target of net zero by 2050. The series of documents contributing to the plan aim to strengthen the Cornwall Local Plan policies and provide additional context to the plan.
- The Torpoint Neighbourhood Development Plan will also need to consider the relevant policies that are outlined in the Cornwall Local Plan: Strategic Policies 2010-2030 document. In particular, this includes:
 - Policy 14: Renewable and low carbon energy.
 - Policy 15: Safeguarding renewable energy.
 - Policy 25: Green infrastructure; and
 - Policy 26: Flood risk management and coastal change.

Summary of current baseline

Contribution to climate change

Cornwall Council was one of the first local authorities in the UK to declare a climate emergency – declaring in January 2019⁴³.

The Climate Change Act 2008 (2050 Target Amendment) Order of 2019 requires carbon dioxide (CO₂) emissions from the built environment to be monitored and recorded at the local authority level. The CO₂ emissions shown in **Figure A3.1** and **Figure A3.2** overleaf are derived from data supplied by the Department for Business, Energy, and Industrial Strategy⁴⁴.

As demonstrated in **Figure A3.1**, the largest contributing sector with regards to CO₂ emissions in Cornwall was the industry and commercial sector until 2016 – where the transport sector took over as the biggest contributor. The transport sector continues to contribute the highest levels of CO₂ across the three sectors in the region, though it has been decreasing since 2017.

⁴³ Cornwall Council (2022) 'Climate emergency news' can be accessed [here](#).

⁴⁴ Department for Business, Energy and Industrial Strategy (2020) 'UK local authority and regional carbon dioxide emissions national statistics: 2005-2008' can be accessed [here](#). The data tables used to generate Figures 4.1 and 4.2 can be downloaded from this page.

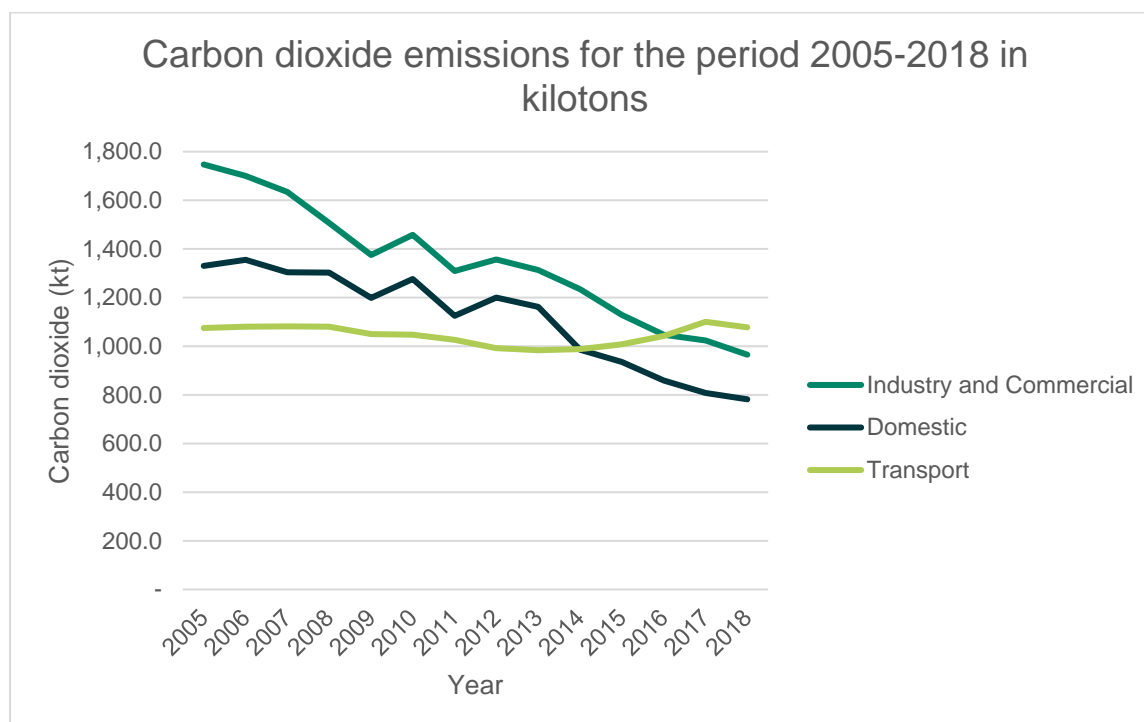


Figure A3.1: CO₂ emissions in kilotons per year for each sector in Cornwall (2005-2018)

The introduction and uptake of Ultra Low Emission Vehicles (ULEVs) will contribute positively towards the reduction of road transport related emissions. In line with assumptions made by the Department for Transport's 'Road to Zero' report (2018)⁴⁵, it is assumed that ULEV uptake will increase rapidly in the coming decade. Therefore, all vehicles could be ultra-low emission (powered either by hydrogen or electricity) by 2030, thus the CO₂ emissions from the transport sector have the potential to decrease.

As previously mentioned within the Air Quality chapter, Cornwall Council was a recipient of funding through the Ultra-Low Emission Taxi Infrastructure Scheme in 2019. This scheme will help Cornwall Council fund low emissions taxis by supporting the integration of electric and hybrid vehicles into the transport sector through installing fast and rapid electric vehicle charging points. This will work to reduce the contribution of the transport sector to CO₂ emissions by encouraging a shift towards electric vehicles, which do not produce emissions.

Figure A3.2 overleaf indicates that CO₂ emissions per capita have been generally lower than the average for England during 2005-2018 and have been similar to the average for the South West region. Cornwall has experienced the same level of decrease in per capita emissions over the examined period as the average for the whole of the South West region - 3.2 tons per capita. This is lower than the average for England, which is an average of 3.5 tons per capita.

⁴⁵ Department for Transport (2018) 'The Road to Zero' can be accessed [here](#).

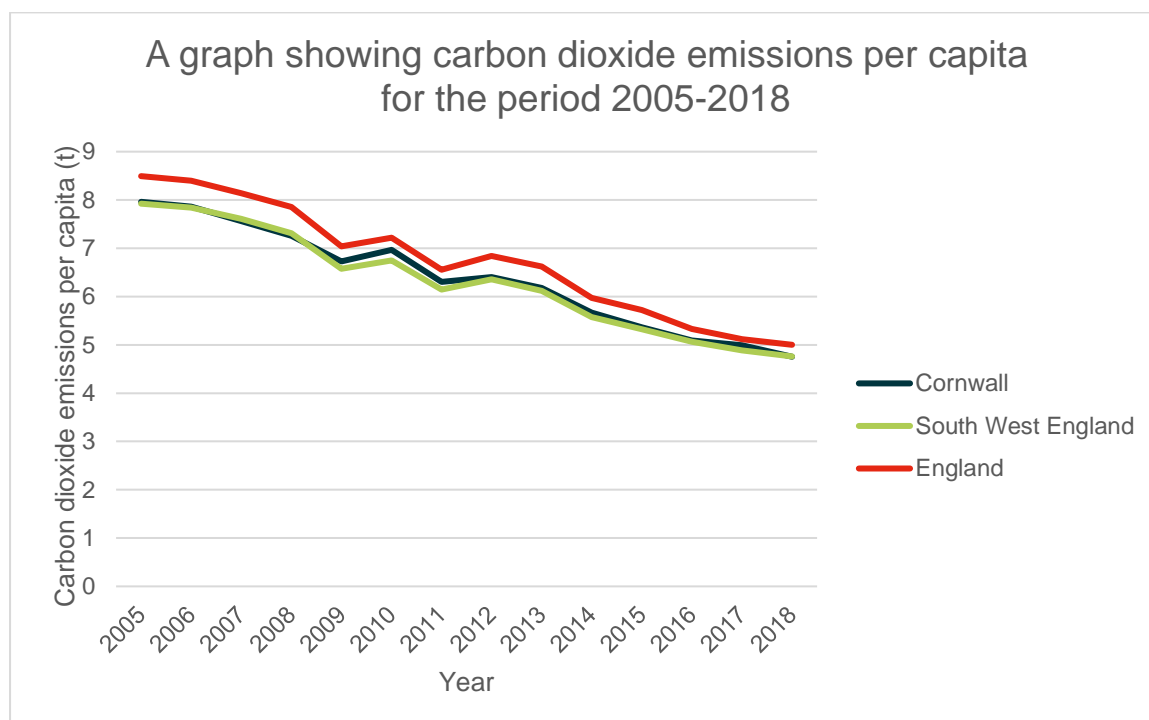


Figure A3.2: CO₂ emissions per capita (in tons) for Cornwall, the South West region and England (2005-2018)

Potential effects of climate change

The UK Climate Projections (UKCP18) programme is a climate analysis tool that provides the most up-to-date assessment on potential future climatic changes in the UK based on climate model simulations⁴⁶. Projections can be downscaled to a regional level across the UK, allowing for specific evaluations of a selected area. The UKCP18 projections conclude the effects of climate change under a high emissions 'worst case' scenario known as the 'business as usual' scenario RCP8.5⁴⁷. The UKCP18 projection conclusions for the South West are shown in the figures overleaf.

⁴⁶ Met Office (no date) 'UK Climate Projections (UKCP)' can be accessed [here](#).

⁴⁷ The RCP8.5 emissions scenario assumes there is fast population growth, low technical development rate, slow GDP growth, a massive increase in world poverty and high energy use and emissions. It also assumes no climate change mitigation or adaptation techniques are engaged with.

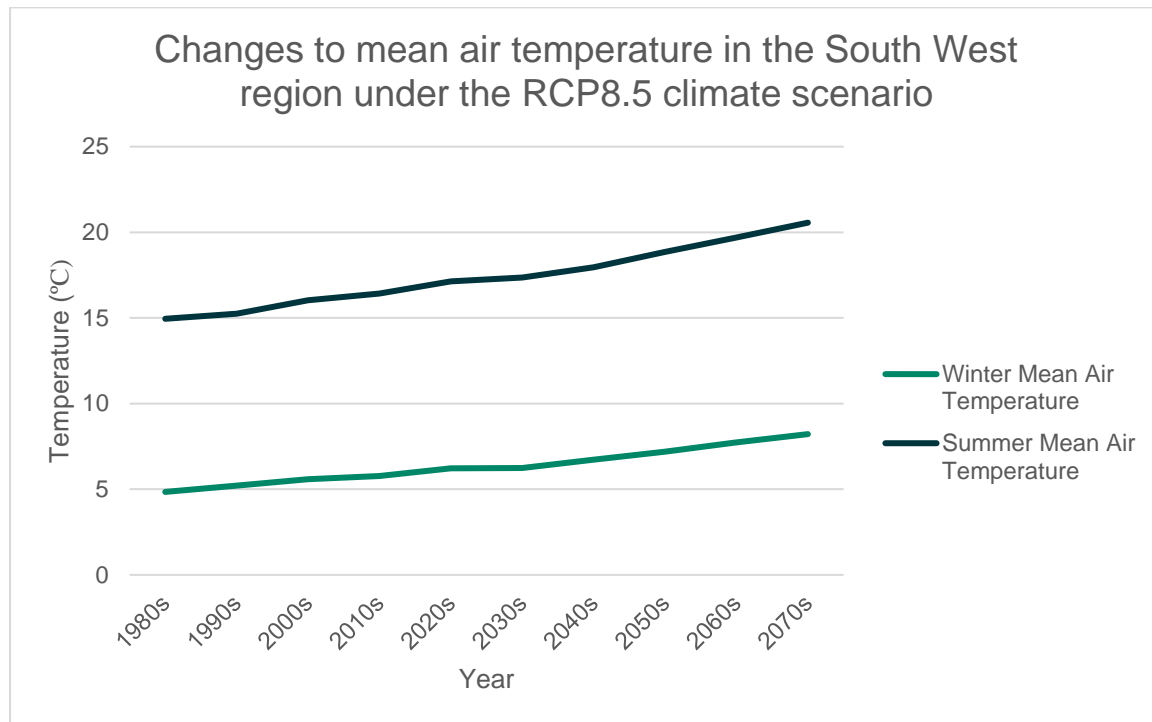


Figure A3.3: UKCP18 projections for mean air temperature in the South West region

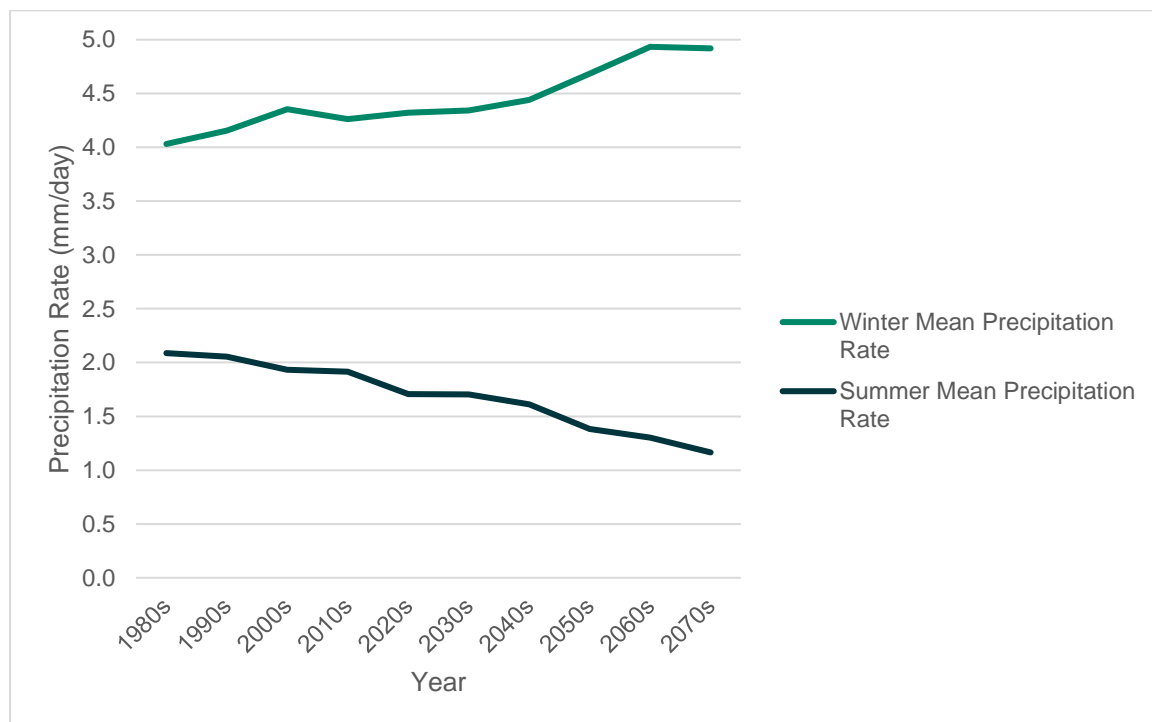


Figure A3.4: UKCP18 projections for mean precipitation rate in the South West region

The UKCP18 projections indicate there will be an approximate 3°C increase in mean winter air temperature between 1981-2080 and a 5.1°C in mean summer air temperature for the same period. It also predicts a 0.9mm / day increase in mean winter precipitation rate, a 0.9 mm / day decrease in mean summer precipitation rate, a 0.7% decrease in mean winter relative humidity and a 8% decrease in mean

summer relative humidity. If these changes occur, the neighbourhood area may face a range of risks, including:

- Increases in cases of heat related illnesses and deaths during the summer period as well as illnesses and deaths related to exposure to sunlight;
- An increase in the risk of injuries and deaths caused by storm events, due to both the increase in quantity and magnitude;
- Changes to water resources, in terms of quality and quantity;
- An increased risk of flooding, including changes in vulnerability to 1 in 100-year floods, and a need to upgrade flood defences;
- Soil erosion due to flash flooding;
- Loss of species that are at the edge of their distribution, particularly their southern edge, and a spread of species at the northern edge of their distribution;
- Increased drought events, both in quantity and magnitude; and
- Heat related impacts to local infrastructure, e.g., road surfaces melting.

Flood risks

Figure A3.5 overleaf indicates the areas within Flood Zones 1, 2 and 3 within the neighbourhood area. According to this figure, nearly all of the neighbourhood area is within Flood Zone 1, and as such is at low risk of flooding. However, parts of the neighbourhood area adjacent / in proximity to the River Tamar and St John's Lake are within Flood Zone 3 and have a high risk of flooding. The areas within Flood Zone 3 are located within the east and south of the neighbourhood area.

Figure A3.6 overleaf demonstrates which areas are at risk of surface water flooding. It shows that the majority of the neighbourhood area is at very low risk of surface water flooding, with areas at low, medium and high risk located on or within proximity to drains and small watercourses in Torpoint. This includes areas around Goad Avenue, Trevithick Avenue and Carbeile Road. There are also areas at varying risk of surface water flooding in HMS Raleigh in the western part of the neighbourhood area.



Figure A3.5: Fluvial flood risks within the neighbourhood area

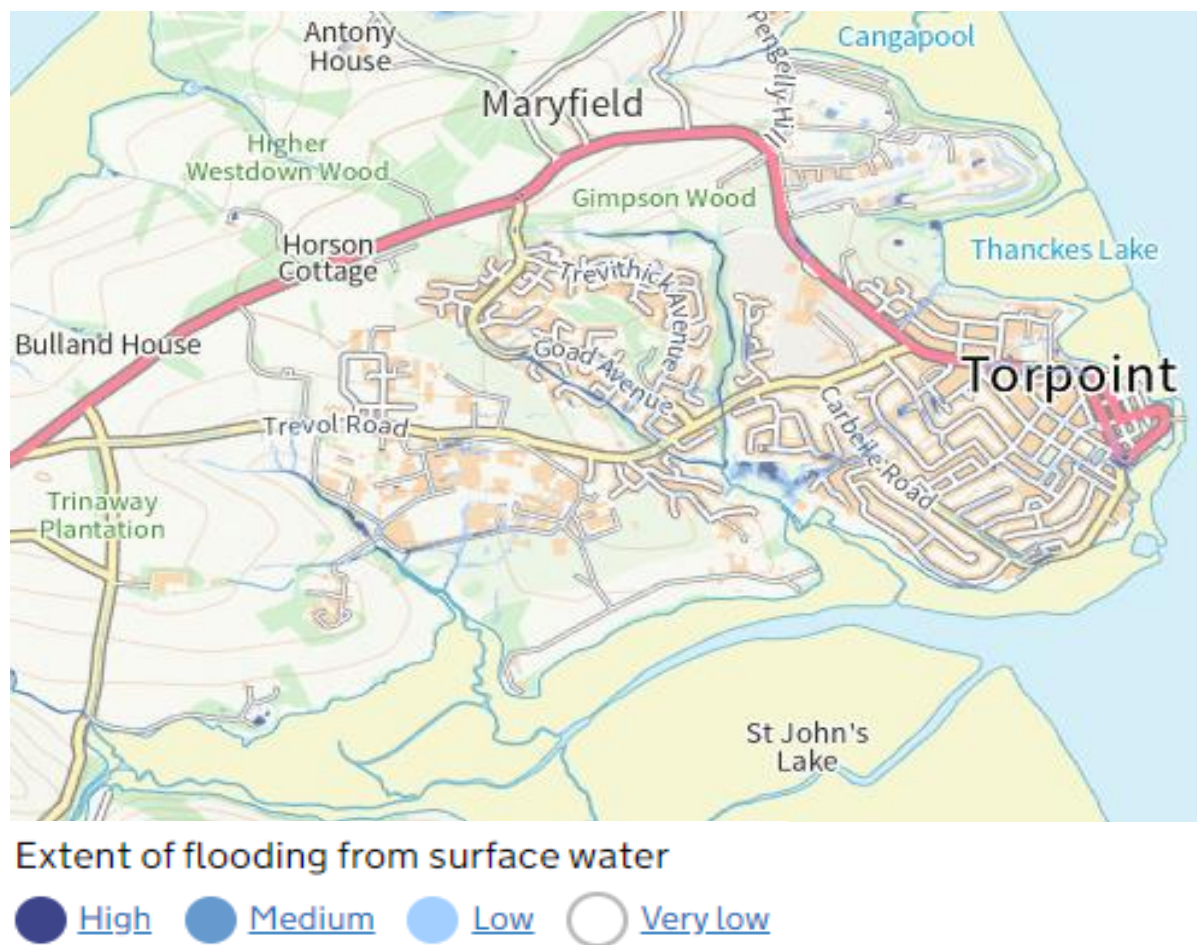


Figure A3.6: Surface water flood risk within the neighbourhood area

Summary of future baseline

Climate change has the potential to increase the occurrence of extreme weather events in the neighbourhood area, as highlighted in the Cornwall Climate Risk Assessment report. In turn it is likely the neighbourhood area will experience an increased level of risk associated with climate change and a subsequent increase in need for resilience and adaptation measures.

New development has the potential to increase flood risk through changing surface and ground water flows, overloading existing inputs to the drainage and wastewater networks, and / or increasing the number of residents exposed to areas of existing flood risk. This could lead to more of the neighbourhood area becoming at risk of surface water flooding. Additionally, an increase in storm events could increase the amount of water entering the River Tamar, which could increase the number of homes within Flood Zones 2 and 3.

In terms of climate change contribution, greenhouse gas emissions generated in the neighbourhood area may continue to decrease with the wider adoption of energy efficiency measures, renewable energy production, and new technologies – especially given the county has been awarded funding to improve electric taxi infrastructure and provision. However, increases in the built footprint of the neighbourhood area would likely contribute to increases in the absolute levels of greenhouse gas emissions, and these increases are considered likely with or without the Torpoint Neighbourhood Development Plan.

A.4 Community wellbeing

Policy context

Table A4.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A4.1: Plans, policies and strategies reviewed in relation to the community wellbeing SEA theme

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
Health Equity in England: The Marmot Review 10 Years On	2020
Healthy and Safe Communities Planning practice guidance	2019
Planning for Sport Guidance	2019
A Green Future: Our 25 Year Plan to Improve the Environment	2018
Cornwall Council Housing Strategy 2030	2022
Cornwall Local Plan	2016

The key messages emerging from the review are summarised below:

- The Torpoint Neighbourhood Development Plan will need to consider the principles outlined in the NPPF, which seek to retain and enhance access to community services and facilities. The NPPF recognises the benefits of having a range of local provision to support community needs. In addition, the NPPF recognises the benefits of creating cohesive communities in safe

environments where the fear of crime (and crime itself) does not undermine resident quality of life.

- The NPPF recognises the role of development plans in helping to deliver access to high quality open spaces and opportunities for sport and physical activity, therefore contributing to the health and wellbeing of communities. The health benefits of access to nature, green spaces and green infrastructure are further reiterated in the 25 Year Environment Plan. Additional guidance is available through the Healthy and Safe Communities Planning practice guidance.
- The 2020 Health Equity in England Report identifies a health gap between less and more deprived areas, which has grown in the last decade. This means an increased amount of people can expect to spend more of their lives in poor health with a stalled, or even declining, life expectancy.
- The Planning for Sport Guidance seeks to help the planning system provide formal and informal opportunities for everyone to take part in sport and be physically active, setting out twelve principles.
- The Housing Strategy 2030 sets out how Cornwall Council will help to ensure homes help residents thrive. It outlines how the Council will deliver its housing role, provides a framework to align with, and aims to meet needs by providing the right homes in the right places, focusing on:
 - Great places.
 - Successful people.
 - Sustainable growth; and
 - Climate change.
- The Torpoint Neighbourhood Development Plan will also need to consider the relevant policies that are outlined in the Cornwall Local Plan: Strategic Policies 2010-2030 document. In particular, this includes:
 - Policy 3: Role and function of places;
 - Policy 4: Shopping, services and community facilities;
 - Policy 5: Business and tourism; and
 - Policy 27: Transport and accessibility.

Summary of current baseline

Population and age structure

According to the City Population website⁴⁸, which uses Census data, the neighbourhood area had a total of 7,440 residents in 2021. This is a decrease from 2011, where the area had 7,717 residents. A declining population has the potential to impact upon the vitality of the local community.

Index of Multiple Deprivation

The Index of Multiple Deprivation 2019 (IMD) is an overall relative measure of deprivation and is the combination of seven different domains as described overleaf:

⁴⁸ City Population (2022) 'Torpoint' can be accessed [here](#).

- **Income:** the proportion of the population experiencing a deprivation relating to low income. There are a further two subsets of this measure:
 - **Income deprivation affecting children:** the proportion of children aged 0-15 living in income deprived families; and
 - **Income deprivation affecting older people:** the proportion of all adults aged 60 and above that experience income deprivation.
- **Employment:** the proportion of the working-age population involuntarily excluded from the labour market, including those who want to work but cannot.
- **Education, skills, and training:** the lack of attainment and skills in the population.
- **Health deprivation and disability:** the risk of premature death and the impairment of quality of life through poor physical or mental health.
- **Crime:** the risk of personal and material victimisation at the local level.
- **Barriers to housing and services:** the physical and financial accessibility of housing and local services, split into 'geographical barriers' linked to physical proximity and 'wider barriers' linked to access to housing.
- **Living environment:** the quality of the local environment, categorised into 'indoors living environment' to measure the quality of housing and 'outdoors living environment' to measure indicators like air quality and road traffic accidents.

Lower super output areas (LSOAs)⁴⁹ are designed to improve the reporting of small area statistics in England and Wales. They are standardised geographies intended to be as consistent as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2019, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived.

In this respect, the neighbourhood area overlaps with five LSOAs, which all sit within Cornwall. The county was ranked 83 out of 317 in 2019, with the first being the most deprived. **Table A4.2** below indicates the overall level of deprivation for each LSOA, plus the worst three domains for each LSOA. From this, the neighbourhood area experiences a varying level of overall deprivation, though health and disability deprivation is a universal domain across the different LSOAs. Other common deprivation domains include employment, income (included deprivation affecting children), living environment and barriers to housing and services.

Table A4.2: IMD rankings for the LSOAs overlapping with the neighbourhood area

LSOA	IMD	Worst deprivation domain	Second worst deprivation domain	Third worst deprivation domain
Cornwall 029A	5,989 (amongst 20% most)	Health and disability (amongst 10%)	Income (amongst 20% most)	Income deprivation affecting children

⁴⁹ The Indices of Deprivation Explorer can be accessed [here](#).

LSOA	IMD	Worst deprivation domain	Second worst deprivation domain	Third worst deprivation domain
	deprived neighbourhoods)	most deprived neighbourhoods)	deprived neighbourhoods)	(amongst 20% most deprived neighbourhoods)
Cornwall 029B	17,008 (amongst 50% least deprived neighbourhoods)	Health and disability (amongst 30% most deprived neighbourhoods)	Living environment (amongst 40% most deprived neighbourhoods)	Employment (amongst 50% most deprived neighbourhoods)
Cornwall 029C	8,116 (amongst 30% most deprived neighbourhoods)	Health and disability (amongst 20% most deprived neighbourhoods)	Employment (amongst 20% most deprived neighbourhoods)	Income (amongst 20% most deprived neighbourhoods)
Cornwall 029D	21,524 (amongst 40% least deprived neighbourhoods)	Barriers to housing and services (amongst 40% most deprived neighbourhoods)	Health and disability (amongst 50% most deprived neighbourhoods)	Employment (amongst 50% least deprived neighbourhoods)
Cornwall 034E	20,514 (amongst 40% least deprived neighbourhoods)	Barriers to housing and services (amongst 30% most deprived neighbourhoods)	Income deprivation affecting children (amongst 50% most deprived neighbourhoods)	Health and disability (amongst 50% most deprived neighbourhoods)

Housing tenure

As reported by Zoopla⁵⁰, the average house price in Cornwall is £331,083 – with flats selling for an average of £210,227, terraced houses selling for an average of £255,687, semi-detached houses selling for an average of £288,305 and detached houses selling for an average of £476,778. Furthermore, according to Zoopla⁵¹, the average house price in Torpoint is £317,826 – with flats selling for an average of £182,881, terraced houses selling for an average of £231,183, semi-detached houses selling for an average of £306,977 and detached houses selling for an average of £533,492. This suggests that the neighbourhood area has lower than average house prices in comparison to the regional trends for most housing types (with a higher than average price for detached properties).

⁵⁰ Zoopla (2022) 'House prices in Cornwall' can be accessed [here](#).

⁵¹ Zoopla (2022) 'House prices in Torpoint, Cornwall' can be accessed [here](#).

Community assets and infrastructure

An overview of the services and facilities within the neighbourhood area is provided below⁵²:

- Playgrounds, including the Trevorder Road Play Area and the play area at Thanckes Park.
- Torpoint Nursery and Infant School.
- Carbeile Junior School.
- Torpoint Community College and Sixth Form.
- Grocery shops including Sainsburys and The Co-operative.
- Sport provision including the YMCA, the rugby and football pitches and the Torpoint Mosquito Sailing Club.
- Boots Pharmacy, Pentorr Health (Rame Group Practice) and a dentist.
- Assisted living residences.
- Horson Cemetery.
- Businesses like Maker Motors, Barry Evans Home Improvements and Cycle Action.
- Takeaway establishments and cafes like Hearts Kitchen and Cornerstone Cafe.
- A post office.
- The Council Chambers.
- The library.
- Hotels and bed and breakfast establishments like the Carbeile Inn and Cambridge House; and
- Churches including St James Church, the Catholic Church of St Joan of Arc and Cornerstone Church.

Green infrastructure networks

Access to gardens, parks, woodlands, and rivers have played a huge part in helping people through the COVID-19 pandemic. Almost nine in ten adults surveyed by Natural England reported that being in nature makes them feel happy, and nearly three quarters of adults were concerned about biodiversity loss in England⁵³.

Within the neighbourhood area, green spaces include (but are not limited to)⁵⁴:

- Thanckes Park (Top Field and Green).
- Horson Field.
- Horson Cemetery.
- Defiance Field and Torpoint AFC; and

⁵² The review of the services, facilities and amenities was conducted via a high-level Google maps search and making a note of the different features.

⁵³ Natural England (2020) People and Nature survey can be accessed [here](#).

⁵⁴ Torpoint Neighbourhood Development Plan (2022) 'Green Space Assessment January 2022' can be accessed [here](#).

- Borough Park Play Park and green space.

Additionally, the Antony House Estate and associated fields are located on the northern neighbourhood area boundary and provide open space for the community to engage in recreational walking and nature.

Summary of future baseline

As the population of the neighbourhood area increases through development brought forward by the Torpoint Neighbourhood Development Plan, it is likely there will be an increase in pressure on existing services within the neighbourhood area and outside of it. This highlights the need to support the retention of existing facilities in the area, including open green space, which has been increasingly used and valued through the COVID-19 pandemic. These factors are more likely to be appropriately considered and addressed through planned development rather than unplanned development.

The suitability and affordability of housing for local requirements depends on the implementation of appropriate housing policies throughout the neighbourhood area. Unplanned development may have wider implications in terms of transport and access to infrastructure, or the natural environment.

The COVID-19 pandemic has also changed the way people work and shop. For many people, working from home is likely to continue to form part of a more flexible approach. The potential impacts associated with increased levels of home working is also considered within the 'Transportation' SEA theme.

A.5 Historic environment

Policy context

Table A5.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A5.1: Plans, policies and strategies reviewed in relation to the historic environment SEA theme

Document title	Year of publication
Historic England: Heritage and Climate Change	2022
Historic England Advice Note 11 (Second Edition): Neighbourhood Planning and the Historic Environment	2022
National Planning Policy Framework (NPPF)	2021
National Model Design Code	2021
The National Design Guide	2019
Historic England Advice Note 1: Conservation Area Appraisal Designation and Management	2019
A Green Future: Our 25 Year Plan to Improve the Environment	2018
Historic England Good Practice Advice in Planning: The Setting of Heritage Assets	2017
Historic England Advice Note 8: Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)	2016

Document title	Year of publication
Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans	2015
Cornwall Local Plan	2016

The key messages emerging from the review are summarised below:

- The key principles for the conservation and enhancement of the historic environment are as follows:
 - The historic environment is a shared resource;
 - Everyone should be able to participate in sustaining the historic environment;
 - Understanding the significance of places is vital;
 - Important places should be managed to sustain their values;
 - Decisions about change must be reasonable, transparent, and consistent; and
 - Documenting and learning from decisions is essential⁵⁵.
- The significance of a place is the crucial element that supports the conservation and enhancement of the historic environment. Significance is the collective term for the sum of all the heritage values attached to a place, no matter what form the place takes. This means a singular building, an archaeological site, or a larger historic area, such as a whole village or landscape, can be important.
- The Torpoint Neighbourhood Development Plan will need to consider the principles set out in the NPPF, which seek to conserve and enhance historic environment assets in a way that compliments and works with their significance. The NPPF pursues planning policies and decisions that are understanding to local character and history without preventing or discouraging appropriate innovation and change. The NPPF supports the use of area-based character assessments, design guides and codes, and masterplans to help ensure that land is used efficiently while also creating beautiful and sustainable places.
- The NPPF indicates proposed plans should ensure the design of streets, parking areas and other transport elements reflect current national guidance including the National Design Guide and the National Model Design Code. Design codes can set out a necessary level of detail in sensitive locations. In the case of the historic environment, they can indicate specific ways to maintain local character.
- The 25 Year Environment Plan and the National Design Guide recognise and reiterate the role of the historic environment in supporting healthy and thriving ecosystems, landscapes, and cultural values. Of note in the 25 Year Environment Plan is 'Goal 6: Enhanced beauty, heritage, and engagement with the natural environment'.

⁵⁵ Historic England (2008) 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' can be accessed [here](#).

- Historic England's Heritage and Climate Change strategy document details the impacts climate change could have on heritage in the future, and highlights the role of heritage in climate action. The vision of the document is to ensure the role of heritage in the global fight to limit climate change and its impact on people and places by 2040 – working to mitigate, manage risk and adapt.
- Historic England's Advice Notes provide further guidance on the conservation and enhancement of the historic environment. Of relevance for the Torpoint Neighbourhood Development Plan is the emphasis on the importance of:
 - Understanding the different types of special architectural and historic interest that underpin designations and the consideration of how settings and / or views contribute to the significance of heritage assets.
 - Recognising the value of implementing controls through neighbourhood development plans, conservation area appraisals and management plans; and
 - Appropriate evidence gathering, including the clear identification of any issues that threaten an area, asset character, or appearance that merit the introduction of management measures.
- The Torpoint Neighbourhood Development Plan will also need to consider the relevant policies that are outlined in the Cornwall Local Plan: Strategic Policies 2010-2030 document. This includes Policy 24: Historic Environment.

Summary of current baseline

Nationally designated historic environment assets are included in **Figure A5.1**.

Listed buildings

Listed buildings are nationally designated heritage assets that are protected through the Planning (Listed Buildings and Conservation Areas) Act 1990⁵⁶. According to the National Heritage List for England provided by Historic England⁵⁷, there are 13 listed buildings in the neighbourhood area: one Grade II* listed building – Tor House and Terrace Walls and Piers (HE List Entry Number: [1162315](#)), and 12 Grade II listed buildings.

Scheduled monuments

The Ancient Monuments and Archaeological Areas Act (1979)⁵⁸ allows for the investigation, presentation, and recording of matters of archaeological or historical interest, making provision for the regulation of operations or activities that could affect ancient monuments and archaeological areas. Scheduled monuments are nationally designated sites which are protected under this legislation. According to the National Heritage List for England, there is one scheduled monument in the

⁵⁶ UK Government (1990) 'Planning (Listed Buildings and Conservation Areas) Act' can be accessed [here](#).

⁵⁷ Historic England (no date) 'National Heritage List for England – Search the List – Advanced Search' can be accessed [here](#). Select which heritage categories you'd like to view and enter 'Cornwall' into the 'District / Unitary Authority / Borough' box and then 'Torpoint' into the 'Parish (Civil / Non-civil)' box and press the search button at the bottom of the page.

⁵⁸ UK Government (1979) 'Ancient Monuments and Archaeological Areas Act' can be accessed [here](#).

neighbourhood area – the Ballast pond at Torpoint 690m west of North Corner Quay ([HE List Entry Number: 1007261](#)).

Conservation areas

Conservation areas are designated because of their special architectural and historic interest. Conservation area appraisals are a tool to demonstrate the area's special interest, explaining the reasons for designation and providing a greater understanding and articulation of its character - mentioned within the 'Conservation Area Designation, Appraisal and Management' advice note by Historic England.

The St John Conservation Area mostly applies to the St John settlement, which is located outside of the neighbourhood area to the south west; however, part of the conservation area lies within the neighbourhood area boundary⁵⁹. There is no appraisal or plan available for this conservation area; representing a gap in the existing baseline information. The Torpoint Neighbourhood Development Plan should seek to understand the special character and significance of this section of the conservation area when considering development proposals.

Registered parks and gardens

Historic England's 'Register of Parks and Gardens of Special Historic Interest in England', established in 1983, currently identifies over 1,600 sites assessed to be of significance.

The Grade II* listed 'Antony'⁶⁰ is immediately north of the neighbourhood area in the neighbouring parish of Antony. It is designated for its 18th century gardens, pleasure ground and a park, together with 20th century gardens and woodland pleasure grounds. A summary of the principal reasons for its designation as a registered park and garden is provided below:

- Location, areas, boundaries, landform and setting: the 130 hectare park comprises 30 hectares of gardens and pleasure grounds and 100 hectares of parkland and plantations. The designation is bounded by tidal foreshore to the north, and the east, south and west adjoin agricultural land. There are a series of vistas through woodland north of the house and gardens to the river, as well as riverside walks, which offer views to Trematon Castle and Ince Castle. The steep sided valleys around the house lead to several prominent hills like Jupiter Point, Tomboy Hill and Great Kithill.
- Entrances and approaches: the drive down to the main house is marked by a single storey stone lodge and a pair of rusticated stone piers. The drive serves as a public road leading to a former ferry crossing for the River Lynher, with the turning for the house leading to a forecourt to the south east of the building.
- Principal building: Antony House is built on an artificial terrace overlooking a gentle slope that descends to the River Lynher.
- Garden and pleasure grounds: this includes (but is not limited to) a small Japanese garden, formal gardens, a rectangular lawn, a kitchen garden and the informal pleasure grounds.

⁵⁹ Cornwall Council (2023) 'Settlement Studies Interactive Map' can be accessed [here](#).

⁶⁰ Historic England (2022) 'Antony' can be accessed [here](#).

- **Park:** located to the north-east and east of the house, the park is separated from the pleasure grounds by the public road. The park remains pasture with scattered, predominantly broadleaved trees, with plantations extending from Jupiter Point to The Cove. There is an informal pond, with a square island in the middle, and a bowling green.

Locally important heritage features

It is noted that not all of the neighbourhood area's historic environment features are subject to statutory designations and non-designated features contribute a large part of what people interact with on a day-to-day basis. Although not designated, many buildings and areas are of historic interest and are important to local communities.

The Cornwall and Isles of Scilly Historic Environment Record (HER) identifies important and distinctive structures or features that positively contribute to the local sense of place and distinctiveness of the county. Following a high-level review of the HER via the Heritage Gateway⁶¹, there are 79 documented local records within the neighbourhood area, including (but not limited to) a bronze age barrow, an 18th century and 20th century park and a historic wreck. During the subsequent stages of the SEA process, the Cornwall and Isles of Scilly HER shall be explored in further detail to consider the potential impacts associated with the plan proposals on these assets.

Locally important heritage features can be viewed via the Cornwall Council Interactive Map⁶².

Heritage at risk

Since 2008, Historic England has produced an annual Heritage at Risk Register, which highlights historic environment assets that are seen to be 'at risk'. According to the 2022 Heritage at Risk Register for the South West⁶³, there is one historic environment feature within the neighbourhood area that is considered to be at risk – the scheduled monument 'The Ballast Pond, Torpoint' ([HE List Entry Number: 1007261](#)).

However, it is important to recognise that Heritage at Risk registers for areas outside of London do not contain information about the status of Grade II listed buildings. As such, it is currently not possible to determine whether any of the Grade II listed buildings within the neighbourhood area are at risk.

Encouraging and facilitating improvements to the condition of heritage assets within the neighbourhood area is recognised as an opportunity for the Torpoint Neighbourhood Development Plan.

Summary of future baseline

New development in the neighbourhood area has the potential to impact on the fabric and setting of heritage assets, for example, through inappropriate design and / or layout. It should be noted, however, that existing historic environment designations offer a level of protection to heritage assets and their settings. Additionally, the planning system has in place tools to offer a degree of protection to

⁶¹ Heritage Gateway (2021) 'More Detailed Search' can be accessed [here](#). Open the link, change the tab from 'map' to 'admin location', type 'Torpoint' into the administrative location search bar and press the search button at the bottom of the page.

⁶² Cornwall Council (2023) 'Cornwall Council Interactive Map' can be accessed [here](#).

⁶³ Historic England (2022) 'Heritage at Risk Register 2022 – South West' can be accessed [here](#).

heritage assets and their settings, reducing the potential impacts of development to some degree.

It is recognised that planning for development could provide opportunities for positive effects for the historic environment. This may include management measures for the historic environment feature on the Heritage at Risk Register 2022, an updated evidence base to compliment information and data associated with conservation areas, public realm and access improvements, or opportunities to better reveal the significance of an asset or increase enjoyment of the historic environment.

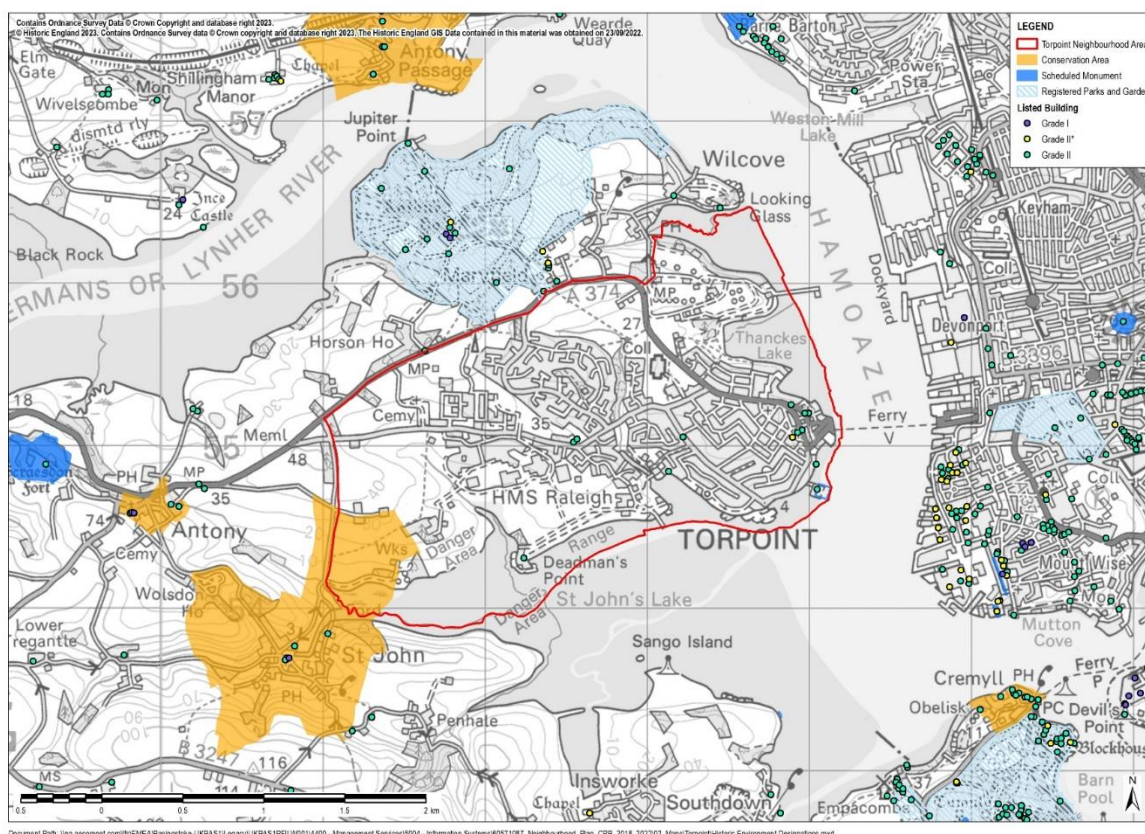


Figure A5.1: Designated historic environment assets in the neighbourhood area

A.6 Land, soil, and water resources

Policy context

Table A6.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A6.1: Plans, policies and strategies reviewed in relation to the land, soil, and water resources SEA theme

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
A Green Future: Our 25 Year Plan to Improve the Environment	2018
Waste Management Plan for England	2013

Document title	Year of publication
<u>Future Water: The Government's water strategy for England</u>	2011
<u>Water for Life</u>	2011
<u>Safeguarding our Soils: A Strategy for England</u>	2009
<u>South West Water - Water Resources Management Plan (WRMP)</u>	2019
<u>Cornwall Council Minerals Safeguarding Development Plan Document</u>	2018
<u>Cornwall Local Plan</u>	2016

The key messages emerging from the review are summarised below:

- The Torpoint Neighbourhood Development Plan will need to consider the principles outlined in the NPPF which pursue the protection of high-quality soil resources and the improvement of the water environment. It recognises the wider benefits of natural capital and the need to consider the long-term implications of climate change and ways in which to build resilience in this respect. The NPPF encourages efficient land use, utilising brownfield land opportunities and land remediation schemes where appropriate and delivering environmental gains.
- The 25 Year Environment Plan discusses measures to improve soil quality, restore and protect peatlands, use water more sustainably, reduce pollution, maximise resource efficiency and minimise environmental impacts. Of note is 'Chapter 1: Using and managing land sustainably', 'Chapter 4: Increasing resource efficiency, and reducing pollution and waste', 'Goal 2: Clean and plentiful water', 'Goal 5: Using resources from nature more sustainably and efficiently' and 'Goal 8: Minimising waste'.
- Future Water: The Government's water strategy for England sets out how the water sector will look by 2030 for both people and wildlife. The vision also includes valuing and protecting water resources and delivering water to customers in a fair, affordable, and cost-reflective manner. Water for Life highlights the Government's vision for a more resilient water sector. It details the measures that will be deployed to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.
- The Safeguarding our Soils: A Strategy for England policy paper seeks to ensure that all soils in England will be managed sustainably, and degradation threats minimised successfully by 2030. This policy paper also seeks to secure sustainable and resilient water resources in addition to the improvement in waterbody quality. The Waste Management Plan for England identifies measures being taken to move towards a zero-waste economy, which includes national waste plans which seeks to identify measures being taken to move towards a circular economy in which resources are kept in use for longer. To do this, there needs to be a maximisation in the value of resources used and a minimisation in the waste created.
- South West Water's WRMP outlines the priority of the water provider to ensure a resilient and high-quality water supply system and details how

mitigation of impacts on water, like population growth and climate change, will be carried out over the plan period.

- The Torpoint Neighbourhood Development Plan will also need to consider the relevant policies that are outlined in the Cornwall Local Plan: Strategic Policies 2010-2030 document. In particular, this includes:
 - Policy 17: Minerals – general principles;
 - Policy 18: Minerals safeguarding;
 - Policy 19: Strategic waste management principles;
 - Policy 20: Managing the provision of waste management facilities;
 - Policy 21: Best use of land and existing buildings; and
 - Policy 26: Flood risk management and coastal change.
- The Cornwall Council Minerals Safeguarding Development Plan Document safeguards mineral resources and infrastructure for further use, expanding on the Strategic Policies. Key aspects that the DPD covers safeguarding China Clay, aggregates, building stone and metals; and mineral infrastructure.

Summary of current baseline

Soil resources

The Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural land' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' (BMV) land and Grades 3b to 5 are of poorer quality. In this context, there is a need to avoid loss of higher quality BMV agricultural land.

As shown in the left-hand image in **Figure A6.1** overleaf, the majority of the neighbourhood area is classified as land predominantly in urban use, with a small section of other land primarily in non-agricultural use to the north. The rest of the neighbourhood area is considered to be underlain with Grade 2 'Very Good' agricultural land⁶⁴.

Figure A6.1 also shows the results of Natural England's 'Predictive Best and Most Versatile (BMV) Land Assessment' for the South West region in the right-hand image⁶⁵. It indicates the land not in urban / industrial use or non-agricultural use has a high likelihood of BMV land.

⁶⁴ Natural England (2010) 'Agricultural Land Classification Map South West Region' can be accessed [here](#).

⁶⁵ Natural England (2017) 'Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic scale map South West Region' can be accessed [here](#).

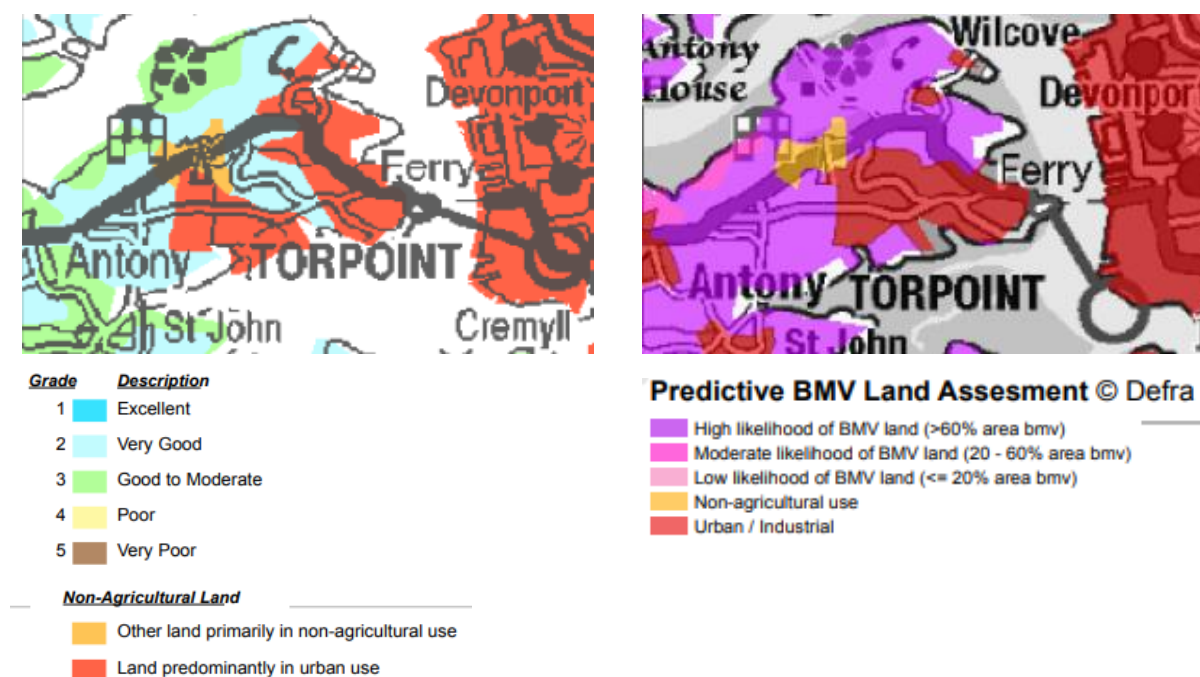


Figure A6.1: ALC and the likelihood of BMV land within the neighbourhood area

Mineral resources

Mineral resources are defined as natural concentrations of minerals or bodies of rock that have the potential to be of economic interest in the present or the future due to their inherent properties. As minerals are a non-renewable resource, minerals safeguarding is deployed as the process through which it is ensured that non-minerals development does not needlessly prevent the future extraction of mineral resources⁶⁶. According to the Cornwall Council Minerals Safeguarding Development Plan Document and the Cornwall Council Interactive Map⁶⁷, the neighbourhood area does not overlap with a mineral safeguarding area, nor are there any mineral works within the boundaries.

Water quality

The neighbourhood area is located within the South West River Basin District. Specifically, within the Tamar management catchment and within the Lynher operational catchment⁶⁸. Whilst there are no waterbodies within the neighbourhood area itself, it is recognised there are a couple of small streams that run into St. John's Lake; these are located in the residential area of Goad Avenue and to the west of HMS Raleigh.

Nitrate Vulnerable Zones (NVZs) represent areas at risk from agricultural nitrate pollution, identifying rules in relation to the use of fertilisers and manures as well as a requirement to prevent water pollution from farming areas⁶⁹. According to the interactive map⁷⁰, there is no overlap in the neighbourhood area with any nitrate vulnerability zones or safeguarding zones, nor are there any in proximity.

⁶⁶ UK Government (2014) 'Guidance: Minerals' can be accessed [here](#).

⁶⁷ Cornwall Council (2022) 'Cornwall Council Interactive Map' can be accessed [here](#).

⁶⁸ Environment Agency (2022) 'Lynher Operational Catchment' can be accessed [here](#).

⁶⁹ UK Government (2018) Nitrate vulnerable zones can be accessed [here](#).

⁷⁰ UK Government (2021) Nitrate vulnerable zone designations and appeals 2021 to 2024 can be accessed [here](#).

Groundwater Source Protection Zones (SPZs) have been defined by the Environment Agency in England and Wales to protect groundwater sources such as wells, boreholes, and springs that are used for public drinking water supply⁷¹. There are no SPZs within the neighbourhood area or in proximity to it.

Summary of future baseline

New development in the neighbourhood area has the potential to impact areas of BMV agricultural land. In this context there could potentially be opportunities to avoid developing Grade 2 agricultural land by directing development toward areas within the urban land classification. Additionally, the regeneration of brownfield sites is encouraged wherever possible.

Future development has the potential to affect water quality and availability through increased consumption and pollution, wastewater discharges, water runoff and modification. South West Water are likely to maintain adequate water services over the plan period; therefore, it will be important for new development to avoid negative impacts on water quality, and instead contribute to reducing consumption and improving efficiency.

A.7 Landscape and townscape

Policy context

Table A7.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A7.1: Plans, policies and strategies reviewed in relation to the landscape and townscape SEA theme

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
National Model Design Code	2021
The National Design Guide	2019
A Green Future: Our 25 Year Plan to Improve the Environment	2018
Cornwall Local Plan	2016

The key messages emerging from the review are summarised below:

- The Torpoint Neighbourhood Development Plan should consider the principles outlined in the NPPF, which gives great weight to conserving and enhancing protected landscapes, landscape and townscape character, and scenic beauty. The scale and extent of development within these areas should be limited and development within their setting should be mindfully located and designed to avoid/minimise adverse impacts on the designated areas.
- The NPPF also recognises the role of green infrastructure in landscape settings, as well as the positive contribution that land remediation can have on despoiled, degraded, derelict, contaminated, and unstable land.

⁷¹ UK Government (2017) 'Groundwater Protection' can be accessed [here](#).

- The 25 Year Environment Plan and National Design Guide outline the same aims as one another, focusing on creating a cleaner, greener country that puts the environment first and celebrates the variety of natural landscapes and habitats present in the UK. Design is focused on creating beautiful, enduring, and successful places, which respond to local character and provide a network of high quality and green open spaces. Of note is 'Chapter 2: Recovering nature and enhancing the beauty of landscapes' and 'Goal 6: Enhanced beauty, heritage, and engagement with the natural environment'.
- The National Model Design Code states that all design codes should include a landscape and open space strategy that incorporates the existing natural features and new structural elements. It recognises that landscapes can be major drivers in the design process.
- The Torpoint Neighbourhood Development Plan will also need to consider the relevant policies that are outlined in the Cornwall Local Plan: Strategic Policies 2010-2030 document. In particular, this includes:
 - Policy 23: Natural environment; and
 - Policy 25: Green infrastructure.

Summary of current baseline

Nationally protected landscapes

Whilst there are no nationally protected landscapes within the neighbourhood area, there are two Areas of Outstanding Natural Beauty (AONB) within proximity to the neighbourhood area – the Tamar Valley AONB and the Cornwall AONB. The Countryside and Rights of Way (CRoW) Act 2000 protects these designations; section 85 of the Act stipulates there is a legal duty to conserve and enhance the natural beauty of the land within or affecting an AONB.

The Tamar Valley AONB designation is directly north of the neighbourhood area. The management plan for this designated landscape⁷² discusses the area's special qualities including: a rare valley and water landscape, a landscape of high visual quality, a unique wildlife resource, a remarkable heritage, and a landscape of artistic and public appeal. The Tamar Valley AONB Management Plan lists several forces for change on the landscape, including pressure for development, impacts of climate change, changes in biodiversity (linked to movement, disease and decline etc), increases in pollutants, large scale renewable projects and tourism.

The Cornwall AONB designation is split into 12 distinct areas, with Section 11: Rame Head being located approximately 2km south / south east of the neighbourhood area. The management plan for this designated landscape⁷³ discusses this section's special qualities, which includes: land use, biodiversity and geodiversity, culture and heritage and Cornish hedges. The Cornwall AONB Management Plan is underpinned by a variety of priorities and objectives to maintain and enhance the designation, including the conservation and enhancement of landscape and seascape character, engagement with nature recovery and land management,

⁷² Tamar Valley AONB (2019) 'Tamar Valley AONB Management Plan' can be accessed [here](#).

⁷³ Cornwall AONB (2022) 'Cornwall AONB Management Plan' can be accessed [here](#).

building climate change resilience, and improving the understanding and conservation of heritage features.

National character areas

National Character Areas (NCAs) are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries. This makes them valuable in creating decision-making frameworks for the natural environment.

The neighbourhood area overlaps with one NCA – 152: Cornish Killas. This NCA⁷⁴ forms the main body of the Cornish landmass and includes key features like the rocky coastline, broadleaved wooded valleys, a variety of settlement types (market towns, hamlets and fishing villages and small ports etc), enclosed fields and important industrial archaeological sites. The statements of opportunity for this landscape type are as follows:

- Manage, restore, link and enhance the area's rich mosaic of wildlife habitats, expanding their quality, extent and range where appropriate. This needs to be achieved alongside sustainable agricultural practices, which contribute to soil and water quality as well as providing habitat management. This benefits the local economy, minimises soil erosion and flooding and provides increased recreational opportunities.
- Conserve, manage and increase understanding of the area's rich historic environment and its valuable interlinked geological and cultural heritage – including the mining legacy, the prehistoric and later settlements and ritual remains, and the unique Cornish hedges and field patterns – which combine to bring a unique historical and cultural identity to Cornwall; and
- Sustainably manage the visitor pressure associated with this distinctive landscape to ensure that the numerous recreational opportunities, such as the South West Coast Path and high-quality beaches, continue to be enjoyed sustainably by the local community and visitors. Develop volunteering opportunities both for local residents and for visitors, and endeavour to better connect people with places and natural assets.

Local landscape character

Landscape and townscape character play an important role in understanding the relationship between people and place and identifying recognisable and distinct patterns in the landscape which make one area different from another. Landscape and townscape character assessments can both help identify the value of landscapes and townscapes, in terms of visual and amenity value.

According to the Cornwall Council Interactive Map⁷⁵, the whole neighbourhood area falls within the local character area CA25 – Lynher and Tiddy River Valleys. It is characterised by:

- Estuarine landscape of inlets, intertidal zones, mudflats, coastal saltmarsh and a saline lagoon.

⁷⁴ Natural England (2014) 'NCA Profile: 152 Cornish Killas (NE547)' can be accessed [here](#).

⁷⁵ Cornwall Council (2022) 'Cornwall Council Interactive Map' can be accessed [here](#).

- Tidal river valleys with coastal saltmarsh and wetlands, mixed farming (pasture, arable, fruit and flower growing), hedgerow trees and tree lines along watercourses.
- Parkland at Mount Edgumbe, Antony and Port Eliot.
- Small steep-sided upper river valleys with a mix of farmland and woodland, with mature trees and Cornish hedge networks.
- Narrow enclosed winding lanes throughout; and
- The visual prominence of Torpoint and major settlement in neighbouring local character areas (for example Plymouth across the River Tamar in Devon, and Saltash).

Pressures to this local character area include:

- Extension around existing settlements.
- Isolated dwellings in the countryside.
- Changes in agriculture and farm diversification.
- Problems with shellfish pollution in the estuary; and
- Recreation on the water in the estuary.

Additionally, the western part of the neighbourhood area past the HMS Raleigh naval base is classified as an 'Area of Great Landscape Value' (AGLV) by the Cornwall Local Plan; designated for its high landscape quality and strong and distinctive characteristics which makes this area sensitive to development⁷⁶.

Visual amenity

It is useful to note that views of and across the neighbourhood area are also an important factor to consider in the planning process, as the scale, height, and mass of development can ultimately impact on important views. Changes like development and landscape and townscape change can see these important views and vistas degraded overtime.

Summary of future baseline

New development has the potential to lead to small, incremental, but cumulative changes in the character and quality of the landscape within and in proximity to the neighbourhood area. This includes changes to the setting of national protected landscapes (i.e., the AONBs), the loss or damage of landscape and townscape features, character areas, the land identified as an AGLV, and areas with an important visual amenity value. The Torpoint Neighbourhood Development Plan can help guide development so that it does not negatively impact upon the landscape, townscape and visual features which contribute to the distinctive character of the area.

It should be noted that the planning system has tools in place to offer a degree of protection to the landscape and townscape. Therefore, new development will not necessarily result in harm. Furthermore, locally distinctive landscape and townscape features, characteristics and special qualities can be protected, managed, and enhanced through appropriate planning policies. It is further recognised that new

⁷⁶ Cornwall Council (2016) 'Cornwall Local Plan 2010-2030: Strategic Policies' can be accessed [here](#).

development that is appropriately designed and landscape led could support the area's intrinsic landscape and townscape character and quality. This could include regeneration that improves the setting of the town, delivering green infrastructure improvements and / or new recreational opportunities and the identification and / or enhanced framing of key views.

A.8 Transportation

Policy context

Table A7.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A8.1: Plans, policies and strategies reviewed in relation to the transportation SEA theme

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
Decarbonising Transport: A Better, Greener Britain	2021
Transport Investment Strategy	2017
Cornwall Local Transport Plan to 2030	2021
Cornwall Local Plan	2016

The key messages emerging from the review are summarised below:

- The Torpoint Neighbourhood Development Plan will need to consider the principles outlined in the NPPF, which influence plans and development proposals to ensure they consider transport issues from the earliest stages, address any known issues, and maximise opportunities to increase accessibility to sustainable transport. Larger developments are expected to limit the need to travel and offer a genuine choice of transport modes. However, it is recognised that sustainable transport solutions will vary between urban and rural environments.
- Decarbonising Transport: A Better, Greener Britain sets out how the UK Government will deliver emission reductions and associated benefits in the country; presenting the path to net-zero transport in the UK and the commitments and actions necessary to make progress on this path.
- The Transport Investment Strategy sets out investment priorities to improve the connectivity, effectiveness and reliability of transport network whilst simultaneously reducing impacts on the natural environment. Furthermore, the document places great emphasis on making cycling and walking the natural choice for shorter journeys, or as part of longer journeys.
- The Cornwall Local Transport Plan is a key strategic policy tool through which the Council exercises its responsibility for the planning, management, and development of transport in Cornwall.
- The Torpoint Neighbourhood Development Plan will also need to consider the relevant policies that are outlined in the Cornwall Local Plan: Strategic Policies 2010-2030 document. In particular, this includes:

- Policy 27: Transport and accessibility.

Summary of current baseline

Rail network

There are no train services in the neighbourhood area. The nearest rail station is located in Plymouth approximately 3.5km to the east. Operated by Great Western Rail⁷⁷, the station offers direct services to London Paddington, Truro, Edinburgh, Gunnislake and Cardiff Central. There is also a train station located approximately 5.5km north east in St Germans. Also operated by Great Western Rail⁷⁸, this station offers access to destinations including Penzance, Cardiff Central and Plymouth.

Bus network

The neighbourhood area is served by bus services run by Go Cornwall. There are three services run by this company: the 70 (including the 70A and 70B), the 75 (including the 75A) and the 172.

The 70 / 70A / 70B⁷⁹ provide access to locations within Torpoint, as well as access to Plymouth across the River Tamar, and Cremyll, Cawsand and Millbrook on Rame Head to the south. This service used to run twice an hour in both directions but has since been cut to once an hour in both directions.

The 75 and 75A⁸⁰ provide access to locations within Torpoint, as well as access to Liskeard, Seaton, Donderry, Antony, Sheviok, Saltash, Landrake, Tideford, St Germs and Polbathic. This service runs approximately once every two hours in both directions.

The 172⁸¹ runs once a day in both directions as a college connection from Torpoint to Callywith College in Bodmin. This service stops at Antony, Sheviok, Polbathic, Trerulefoot, Liskeard, Addington and Doublebois.

Road network and congestion

There are two main roads within the neighbourhood area. The A374 Antony Road runs from the south eastern corner northwards and along the northern neighbourhood boundary line; and Trevol Road splits from the A374 in the east of the neighbourhood area and runs in a western direction through the neighbourhood area before reconnecting with Antony Road. The A374 provides access to the A38 outside of the neighbourhood area to the north west, running through Antony, Sheviok and Polbathic. The River Tamar splits the A374; following crossing the river, this road provides access to Plymouth city centre and the A38 to the east. According to the Cornwall Council Interactive Map⁸², Antony Road experiences seasonal and commuter sensitivities, and Trevol Road experiences commuter sensitivities; there is a greater volume of traffic on these roads at these times.

Torpoint ferries

The Torpoint ferries are located in the north eastern corner of the neighbourhood area. The three ferries run every day of the year, offering a ten-minute frequency at peak times, offering a much quicker alternative for accessing Plymouth and Devon

⁷⁷ Great Western Railway (2022) 'Plymouth' can be accessed [here](#).

⁷⁸ Great Western Railway (2023) 'St Germans' can be accessed [here](#).

⁷⁹ GO Bus Cornwall (2022) '70, 70A, 70B – Plymouth (Royal Parade) to Cremyll, via Torpoint Ferry, Cawsand and Millbrook' can be accessed [here](#).

⁸⁰ GO Bus Cornwall (2022) '75, 75A – Torpoint to Liskeard, via Crafhole and Donderry' can be accessed [here](#).

⁸¹ GO Bus Cornwall (2022) '172 – Torpoint to Callywith College via Antony and Liskeard' can be accessed [here](#).

⁸² Cornwall Council (2023) 'Cornwall Council Interactive Map' can be accessed [here](#).

than making the 30-minute journey around the mainland via the Tamar Bridge, located in Saltash⁸³.

Public rights of way

An emerging source of evidence for the Torpoint Neighbourhood Development Plan⁸⁴ indicates that the natural geography, demographics, and urban layout of the neighbourhood area suggest the potential to increase walking and active travel opportunities. Introducing an extended active travel network will provide healthier options, to the benefit of physical and mental health and wellbeing.

According to the Cornwall Council Interactive Map⁸⁵, there are multiple footpaths in the neighbourhood area, which connect residential areas to one another and provide safe active transportation links around Torpoint. There is a greater concentration of these footpaths in the northern half of the neighbourhood area, especially around Goad Avenue, Thanckes Drive and Adela Road.

Summary of future baseline

Given the options for sustainable transport within the neighbourhood area are limited to an irregular bus services, new development within the neighbourhood area has the potential to bring forward a greater volume of private vehicle usage. This could have an impact on the local road network, including causing congestion issues.

As discussed in previous chapters, considering the COVID-19 pandemic and changing working habits, the provision of infrastructure to facilitate working from home is likely to positively contribute towards transport management. Whilst negative effects of new development on the transport network are likely to be mitigated in part by new infrastructure, there will be a continuing need for development to be situated in accessible locations.

⁸³ Tamar Crossings (2023) 'Torpoint Ferry' can be accessed [here](#).

⁸⁴ Advance Consulting Engineers Ltd (2022) 'Torpoint Regeneration Strategy Report, Torpoint Cornwall'

⁸⁵ Ibid.

