

Torpoint Neighbourhood Development Plan

Basic Conditions Statement

2020 - 2030

Produced by the Torpoint Neighbourhood Development Plan Steering Group

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Introduction

Only a neighbourhood plan that meets each of the 'basic conditions' and other legal tests can be put to a referendum and, if successful, be used as the basis for determining planning applications.

This document shows how Torpoint Neighbourhood Plan meets the requirements of each legal test.

There are five basic conditions that are relevant to a neighbourhood plan. These are:

1. The plan must have regard to **national policies** and **guidance** issued by the Secretary of State; this includes the NPPF, Ministerial Statements and other government guidance and legislation
2. the 'making' of the neighbourhood plan **contributes to the achievement of sustainable development**
3. the 'making' of the neighbourhood plan is in **general conformity with the strategic policies** contained in the Cornwall Local Plan Strategic Policies and its supporting documents
4. the 'making' of the neighbourhood plan does not breach, and is otherwise **compatible with EU obligations**
5. **prescribed conditions are met** in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Statement of General legal Compliance

This draft Plan is submitted by Torpoint Town Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Torpoint Neighbourhood Development Plan (NDP) Steering Group, with the support of Torpoint Town Council.

The whole parish of Torpoint has been formally designated as a Neighbourhood Area through an application made on December 2013 under the Neighbourhood Planning Regulations 2012 (part2 S6) and approved by Cornwall Council on 9th April 2014. A copy of the formal notice of designation is included at Appendix 1.

The draft Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning Regulations 2012 amended and the Neighbourhood Planning Act 2017.

The draft Plan identifies the period to which it relates as March 2015 - 2030. The draft Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The draft Plan relates only to the parish of Torpoint as shown on the map in Appendix 2. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

Contribution to the Achievement of Sustainable Development

There are three elements to sustainable development: economic, social and environmental. These require the planning system to ensure that development performs a number of roles:

- an economic role - contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

The Torpoint Neighbourhood Development Plan represents the Vision and aspirations of the community of Torpoint for the future of the town and seeks to craft a set of local planning policies that will support the delivery of our Vision, whilst safeguarding everything we regard as special, allowing the town to change and develop in response to the needs of our community.

The strategic goals of the Torpoint Neighbourhood Plan are:

- Positive management of new development to minimise the impact on the landscape, heritage areas, local distinctiveness and the waterfront.
- Development that will deliver or enhance community and leisure facilities, which will be easily accessible and well related to the built area of the town.
- Eleven areas of local green space have been designated within the town and development which supports the continued function of these green spaces will be supported.
- The development, redevelopment and diversification in Torpoint town centre should support and / or enhance the continuing vitality and viability of the town centre.
- Development proposals which support The Vision for Torpoint to enhance the waterfront, making it more attractive and accessible are encouraged.

To meet these strategic goals, seven key policy areas have been identified.

1. Sensitive housing development which encourages the development of a sustainable community, comprising a mix of high-quality housing, public and private spaces, supporting infrastructure and facilities.
2. Maintain existing and encourage further development of sports and leisure facilities.

3. Encourage new employment proposals on existing employment sites and on the extension to these sites once capacity has been reached, to maintain and improve economic wellbeing.
4. Sustain and enhance local transport proposals where they improve connectivity and support the delivery of transport improvements identified on the Transport Strategy for Torpoint (2021).
5. Enhancement and preservation of the landscape.
6. Enhancement and preservation of the historic fabric of the area in line with the Built Heritage Assessment (2022)
7. Support and enhance development proposals providing improvements to the public realm in the town centre, which enhance and improve the waterfront.

The intention of the Plan and the policies within is to ensure that our parish continues to thrive as a place to live, as a place to work and as a place to visit.

This plan promotes sustainable development as detailed below.

An Economic Role

The Neighbourhood Plan promotes economic development on existing employment sites and opportunities beyond these sites once capacity has been reached. The Non-Residential Development policy (TOR 4) supports economic regeneration through an enhanced tourism offer, economic regeneration of key town centre sites are also encouraged.

A Social Role

The Vision for Torpoint highlighted a number of community/leisure matters that the Neighbourhood Plan seeks to influence. The community requires a swimming pool, and all-weather facility and additional facilities for sport, the Community and Leisure Proposals policy (TOR 3) supports the community needs. Policy TOR SS1 The Northern Fringe indicates an allocation of around 255 homes as part of a sustainable community, comprising of a mix of high-quality housing, public and private spaces, supporting infrastructure and facilities.

An Environmental Role

Torpoint is blessed with an attractive waterfront setting on the River Tamar being surrounded on three sides by water. The town has significant areas of green infrastructure that link in to the surrounding waterfront areas. The Plan seeks to preserve the local landscape and has designated eleven areas of local green space, development which would lead to the loss of these spaces will be refused unless special circumstances can be justified. There are significant areas of interconnected green infrastructure running through the town, these areas are important for biodiversity, informal and formal leisure pursuits and include Thanckes Park which is a park and green space protected by Fields in Trust in perpetuity.

Achieving Sustainability

This plan contributes to the achievement of sustainable development by: -

- Planning positively for housing growth;
- Positively contributing to the development of a strong, diverse and competitive economy by including policies to influence the location and form of land for new employment to meet anticipated need;
- Planning for good settlement area design and the creation of safe and well-connected places;

- Protecting locally important green spaces and enhancing community leisure facilities;
- Protecting and enhancing the natural, built and historic environment of Torpoint.

The table below indicates how each of the policies in the Plan help to achieve sustainable development.

Policy	Economic implications	Social implications	Environmental implications
TOR 1 Housing Development Inside the Development Boundary	Supports the community by providing housing development appropriate to the setting.	Fosters a sense of community by providing green space and community facilities within housing development proposals.	Ensures that the types of property being developed do not have an adverse impact on adjoining uses or infrastructure.
TOR 2 Housing Development Outside the Development Boundary	Provides a mix of dwelling types that is reflective of the most up to date assessment of housing needs for Torpoint.	Provide appropriate development to the setting in terms of scale, height, density, design and choice of materials.	Proposals for housing development will be supported where they conserve and enhance the special landscape character of the Area of Outstanding Natural Beauty (AONB).
TOR 3 Community and Leisure Proposals	This policy and policy TOR 9 (Torpoint Town Centre) consider all aspects of accessibility and requires the incorporation of pedestrian and cycle links, including along the waterfront, providing more opportunities for physical activity throughout and beyond the town will benefit the health of residents.	Delivery of development to enhance community and leisure facilities, which are easily accessible in Torpoint will be supported. The community requires a swimming pool, an all-weather facility and additional facilities for sport.	A coordinated approach to improvements at Thanckes Park can be achieved through an overarching strategy document for the park.
TOR 4 Non-Residential Development	Two sites are identified as locally significant employment sites. An extension of Trevol Business Park (one of the sites) will only be supported once capacity at the original site has been reached.	This policy supports economic regeneration through an enhanced tourism offer.	
TOR 5 Transport	This highlights the transport connections within the Neighbourhood boundary. Major development proposals will be	Plymouth City Bus services provide links via Torpoint, in between Plymouth and the wider Rame Peninsula. This ensures that existing	A Transport Strategy for Torpoint (2021) recommends the enhancement of the existing foot ferry network. Plymouth City Council have an

	supported where they improve connectivity, linking in to existing walking and cycling routes wherever possible. Development proposals that would have a significant negative impact on the operational requirements of the Torpoint Ferry will not be supported.	accessibility and transport linkages are retained and supported.	ambition to secure an expanded ferry service to facilitate the installation of electric ferry charging points. Pedestrian and cycle links will be incorporated into all development proposals where possible.
TOR 6 Local Green Space	Development that would harm the openness of a local green space will not be permitted.	A number of green spaces within the town are of great importance to the community and demonstrate a local significance.	The policy designates areas as local green space supporting the continued function of these spaces as local green space.
TOR 7 Green Infrastructure	Should protected green infrastructure be proposed to be lost, replacement green infrastructure of at least the same quality and accessibility will be required to be provided.	Development would only be supported where the enhancement of recreation leisure or nature conservation which would result in community benefits.	Preservation of significant areas of interconnected green infrastructure is significant.
TOR 8 Historic, Core, Design and Local Distinctiveness	Development will help to conserve and enhance the historic fabric of the area.	All development should complement the culture of the community and the local historic and architectural character and distinctiveness of Torpoint Town Centre.	For any new development to achieve the ambition of the Torpoint Vision – an impression of place, the Cornish Distinctiveness process should be considered.
TOR 9 Torpoint Town Centre	Torpoint town centre proposals should support and / or enhance the continuing vitality and viability of the town centre.	Proposals should provide improvements to the public realm.	Development proposals should consider the impact of any development on views from the estuary and the river.
Site Specific Policies			
SS1 The Northern Fringe	A detailed masterplan shall cover design and materials parameters, layout, phasing and access arrangements. The masterplan will deliver convenience retail floor space and mixed high-quality housing as part of a sustainable community.	Proposals could include a multi-use community building and land set aside for an expansion to the existing cemetery.	A network of green infrastructure that delivers biodiversity net gain, natural space, tree planting and public open space.

SS2 Lower Fore Street	Comprehensive regeneration of the land and buildings around Torpoint Library and Community Hub is supported, proposals must be in accordance with the agreed Masterplan.	Supports space for a new Community Hub and Library.	The Masterplan should give an appropriate response to the historic grid layout of the town centre, open spaces and maximise views to the River Tamar.
SS3 Harvey Street	Development proposals for the area around St James Church will be supported where they demonstrate an ability to improve the public realm and surrounding built environment.	Improvements to the appearance of Harvey Street and the area around St James Church will be supported and should contribute towards the wider comprehensive enhancement of this important corridor through the town centre.	
SS4 The Waterfront	Development proposals are required to demonstrate how they will help to deliver the Torpoint waterfront Masterplan.	Torpoint's waterfront is a major asset to the town and it could play a more positive and significant role in the life of the town in the future, as The Vision identifies.	The Vision for Torpoint identifies proposals which include a hidden hut for Torpoint (TOR 37) and a bird hide (TOR 38) which would all enhance the waterfront.

Having regard to national policies and guidance

All of the policies in this neighbourhood plan have been drafted with consideration of the national planning policies set out in the NPPF and associated guidance.

The detailed consideration of the Torpoint Neighbourhood Plan policies in Appendix 4 demonstrates how each is in conformity with National Planning Policy and guidance.

General conformity with the strategic policies of the development plan for the area

All of the policies in this neighbourhood plan have been drafted with consideration of the local planning policies set out in the Cornwall Local Plan and associated guidance.

The detailed consideration of all policies in the Torpoint Neighbourhood Plan demonstrates how each is in conformity with Local Planning Policy and guidance.

Compatibility with EU Regulations

The Torpoint NDP Steering Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment and Habitat Regulations Assessment in 2023. Natural England, the Environment Agency and Historic England were

consulted as part of the screening process. The screening opinion concluded that *Cornwall Council is of the opinion that the Torpoint Neighbourhood Plan could have a significant impact on the environment and therefore, Strategic Environmental Assessment (SEA) is required. With regard to European Sites, we are unable to conclude that the Plan will not impact upon the Plymouth Sound and Estuaries SAC and the Tamar Valley Complex SPA and as such Appropriate Assessment (HRA) will also be required under the Habitats Regulations Directive. This view is confirmed by the consultation bodies. I have attached the full screening opinion report and the feedback from Natural England and Historic England.*

A copy of the screening opinion is included at Appendix 3.

Prescribed conditions and prescribed matters.

There are no relevant prescribed matters that this Plan needs to take into account.

Comprehensive Impact Assessment Implications

The Equality Act 2010 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons with a “protected characteristic” and those who do not. The protected characteristics are Age, Disability, Gender Re-assignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion and Belief, Sex, Sexual Orientation and in Cornwall an additional characteristic, Cornish Status.

Torpoint has considered the impact of the policies in their plan on all groups with protected characteristics. They have concluded that the policies in the Torpoint NDP will not disadvantage any groups with protected characteristics.

This NDP has been developed to be in general conformity with the Cornwall Local Plan, which was subject to Examination in Public and found to be sound. The Cornwall Local Plan provides for objectively assessed need, to meet the needs of all groups in the community.

The Cornwall Local Plan has been subject to Comprehensive Impact Assessment. This concluded that the current and future businesses and residents of, and visitors to, Cornwall will be affected by the land use policies in terms of provision of jobs, homes, infrastructure, access to services and the protection of the environment. The strategic policy objectives to 2030 are to plan for the needs of the whole community now and in the future. In addition, where evidence demonstrates a need, a number of protected characteristic groups are positively planned for with specific provision made for older people and the disabled.

In particular the economic strategy, overall housing target and affordable housing targets aim to ensure appropriate jobs and housing is available to meet local needs. Failing to provide sufficient housing will impact most on disadvantaged groups.

The NDP provides a strategy for the development of the neighbourhood area, and a range of policies, which will result in positive benefits for the local community. The key positive impacts are protecting local green space, providing employment and housing to meet local need, protect local distinctiveness and promote community engagement and involvement in planning. The policies contained within the plan do not disadvantage any minority group or group with protected characteristics.

Conclusion

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

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

Appendix 1 – Designation of Neighbourhood Area

DECISION OF THE PORTFOLIO HOLDER FOR ENVIRONMENT, HERITAGE AND PLANNING

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

Subject Matter:

Decision regarding designation of Neighbourhood Plan Area for Torpoint Neighbourhood Plan

Decision:

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

Reason for the Decision:

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

Alternative options considered:

None other than contained in the report

Conflicts of interest declared:

None

Dispensations granted in respect of a conflict of interest:

N/A

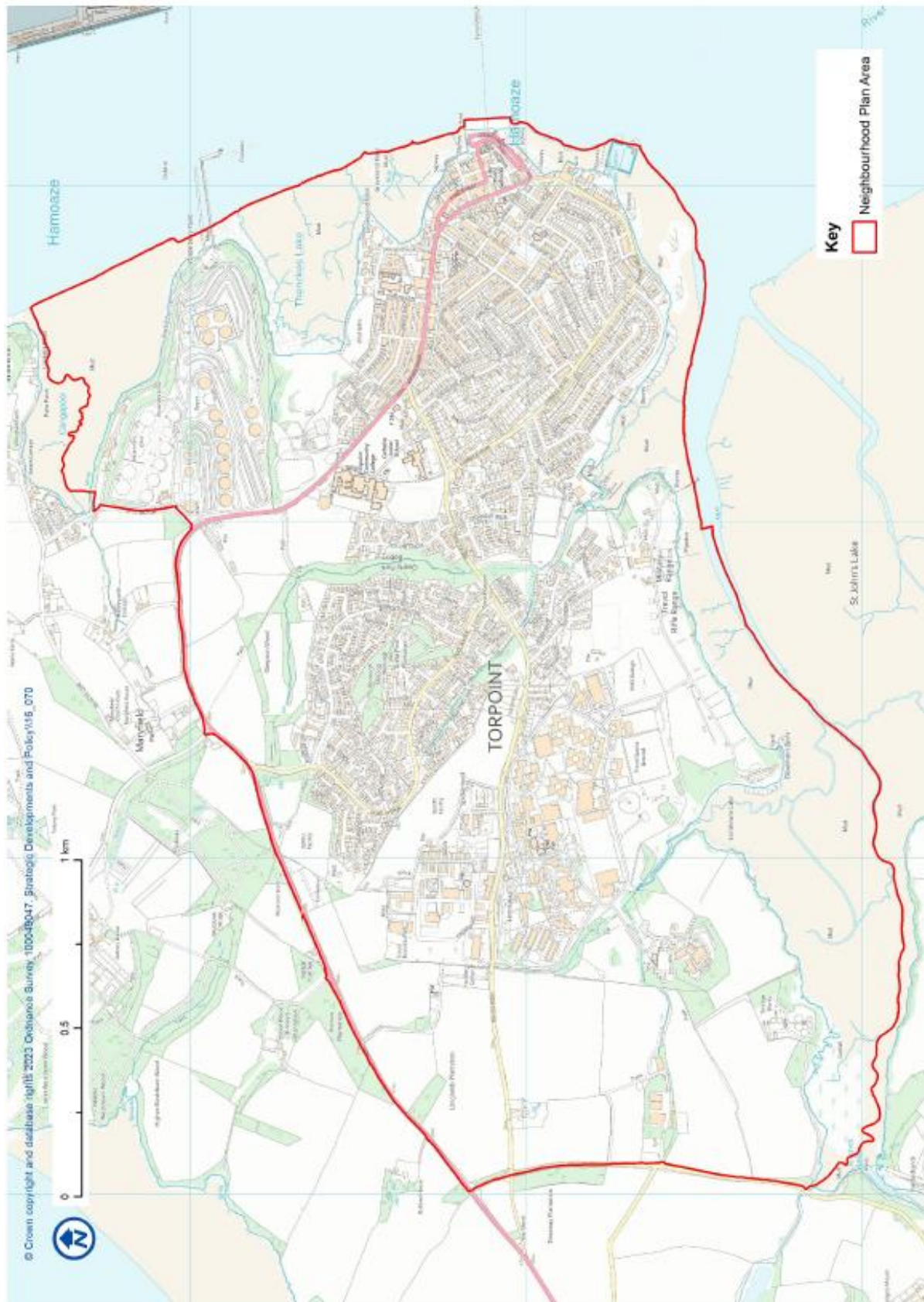
Dated 28.3.14

Signed Edurne Hannaford

Portfolio Holder for Portfolio Holder for Environment, Heritage and Planning

Implementation Date..... 9/4/13

Appendix 2 – Parish Map



Appendix 3 – Screening Opinion

Include a copy of the screening opinion decision and report

Information Classification: CONTROLLED

Milly Southworth
Town Clerk

Torpoint Town Council

Date:	16 th Sept 2022
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Dear Milly,

Torpoint Neighbourhood Plan – SEA and HRA Screening

As requested, I have screened the Torpoint Neighbourhood Plan to determine whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA).

As required by the SEA regulations I produced a screening opinion for the Neighbourhood Plan and consulted the statutory bodies: Natural England; Historic England; and the Environment Agency. I also asked Natural England to confirm whether or not Appropriate Assessment was required under the Habitats Regulations Directive.

Based on the scale of development proposed and the sensitive nature of the environment in the Neighbourhood Plan area, Cornwall Council is of the opinion that the Torpoint Neighbourhood Plan could have a significant impact on the environment and therefore, Strategic Environmental Assessment (SEA) is required. With regard to European Sites, we are unable to conclude that the Plan will not impact upon the Plymouth Sound and Estuaries SAC and the Tamar Valley Complex SPA and as such Appropriate Assessment (HRA) will also be required under the Habitats Regulations Directive. This view is confirmed by the consultation bodies. I have attached the full screening opinion report and the feedback from Natural England and Historic England.

As this is a draft plan, if significant changes or additions are made to your Plan, we would advise you to have it rescreened.

Here is the link to the guidance on our website: [Strategic Environmental Assessment \(cornwall.gov.uk\)](https://www.cornwall.gov.uk/strategic-environmental-assessment) which explains a little more about the process and has a link to the funding and technical support available.

Yours sincerely,

Gemma Hankins
Planning and Housing
Tel: 01872 322 222
Email: Gemma.Hankins@cornwall.gov.uk

**Torpoint Draft
Neighbourhood Development Plan
(July 2022)**

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

September 2022

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1. Introduction

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

1.2 The purpose of the NDP is to set out planning policies to be used as part of the development plan, for determining applications in Torpoint parish. Specifically, the NDP aims to ensure that by the end of the plan period:

- Sufficient high quality market and affordable housing has been provided to meet the needs of all residents;
- Sufficient employment floorspace has been provided so that more job opportunities are provided within the town and that more residents are able to live and work within Torpoint;
- The vitality and vibrancy of the town centre is protected and enhanced and that more residents meet more of their retail needs within the town;
- Residents have sufficient opportunity to access greenspace, within the town or part of the wider Rame Peninsula;
- The existing greenspaces are improved and made more attractive, welcoming and better used;
- The town becomes a more attractive place to stop rather than being somewhere to pass through and that there is a consequent increase in the 'capture' of revenue.

1.3 The NDP aims to encourage and shape development within the development boundary, through site allocations and through the application of criteria-based policies. This includes:

- a net increase of at least 350 dwellings;
- at least 2,000 m² of office floorspace (B1 a and B1b) and 4,000 m² of other B uses;
- Convenience floorspace of approximately 2,000 m² to 2,500 m²¹

1.4 In addition, the plan seeks to deliver new sports facilities, regenerate the high street/waterfront, a new community building and enhance the tourist offer.

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

2. Legislative Background

Strategic Environmental Assessment

¹ All points in general conformity with the Cornwall Local Plan

- 2.1 The basis for Strategic Environmental Assessments legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)
- 2.2 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3 However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. In SEA terms, neighbourhood plans are treated as components of Local Plans. National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. The Localism Act 2011 also requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive
- 2.4 Figure 2.1 shows the SEA screening process, and Box 2.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.
- 2.5 National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Potential triggers may be:
- a neighbourhood plan allocates sites for development
 - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
 - the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan

Habitats Regulation Assessment

- 2.6 Habitats Regulation Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the conservation management of a European site's qualifying features. This process also requires screening as a first step to ascertain whether a plan is likely to have significant

adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

2.7 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. Table 3.1 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

Sustainability Appraisal

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

2.9 This report therefore includes screening for HRA and SEA . Section 3 sets out the HRA screening and provides that Appropriate Assessment if required. Section 4 shows the SEA screening process (fig 2.1), and Box 2.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.

3. Habitats Regulation Assessment

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

3.2 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. Table 3.1 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

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

Site specific policies which have been considered include: TOR/SS1 – TOR/SS5

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

Tamar Estuaries Complex SPA	<ul style="list-style-type: none"> • Egretta Garzetta • Recurvirostra avocetta 	<ul style="list-style-type: none"> • Coastal Squeeze • Inappropriate weirs, dams and other structures • Planning permission – general • Water pollution • Public access • Invasive species • Direct land take • Fisheries: commercial marine and estuarine • Air pollution 	<p>The plan area is within the impact risk zone for the SPA. We know from the SSSI condition report that St John's Lake SSSI (part of this SPA) is in an unfavourable declining condition.</p> <p>Relevant threats /pressures include:</p> <ul style="list-style-type: none"> • Public access • Planning permission - general 	Yes	In
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Summary

As the table above shows, potential pathways of impact have been identified, namely general planning permission and public access. The Torpoint NDP is not proposing housing or commercial development which is in excess of the Cornwall Local Plan. However, it does propose site allocations, town centre regeneration projects, community and sports facilities that are not specifically covered by the Cornwall Local Plan or any of the associated environmental assessments. Given the sensitivity of the environment and the requirement to apply the precautionary principle, it is considered that a separate Appropriate Assessment should be required for the Torpoint NDP in relation to the site-specific policies.

4. SEA screening

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

SCHEDULE 1 Regulations 9(2)(a) and 10(4)(a)

CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT

1. The characteristics of plans and programmes, having regard, in particular, to

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

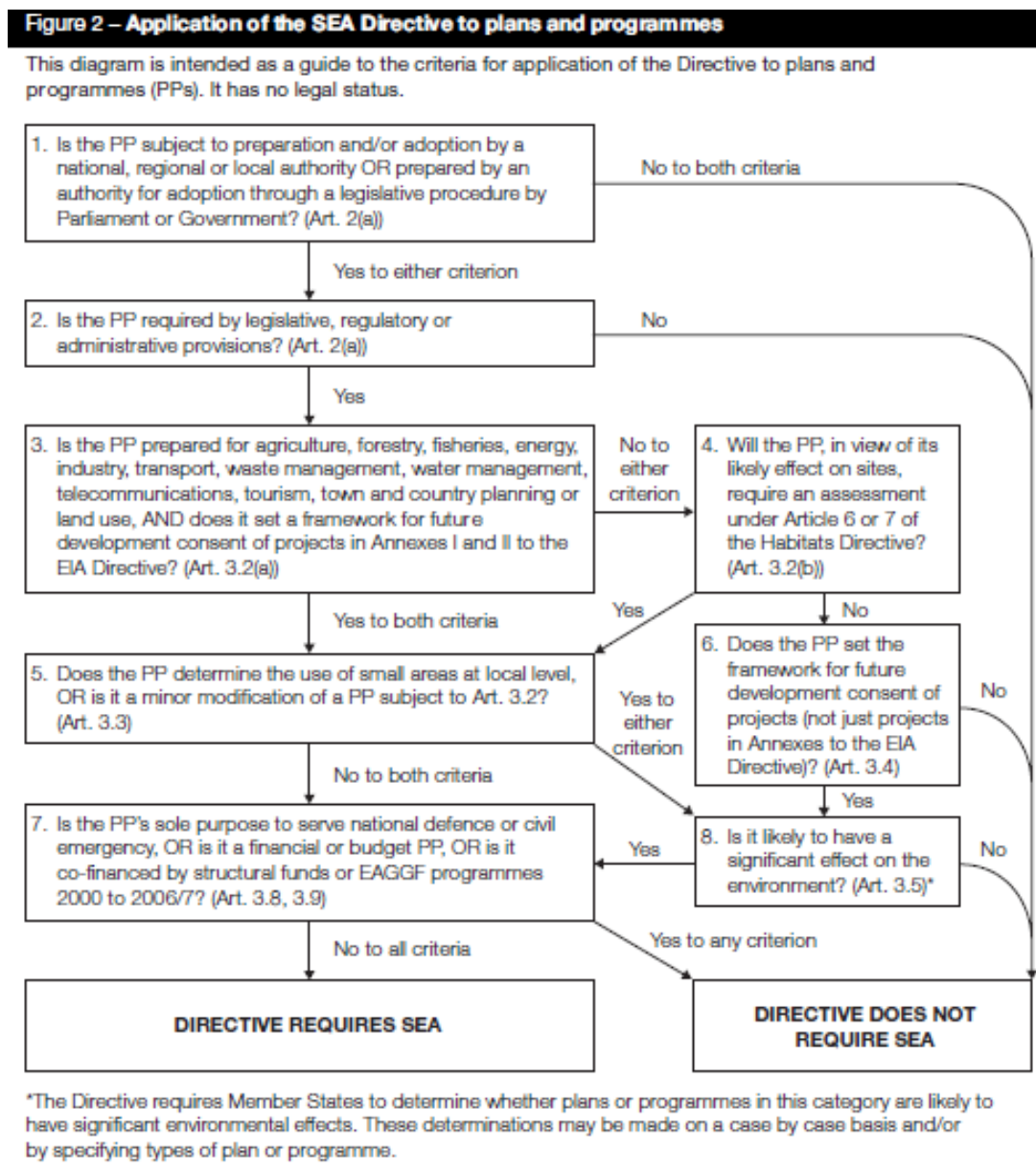
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

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

Figure 2 SEA screening flowchart

The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required².



² Source: A Practical Guide to the Strategic Environmental Assessment Directive

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

Table 4.2 Likely significant effects on the environment	
SEA requirement	Comments

The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The NDP aims to encourage and shape development within the development boundary, through site allocations and through the application of criteria-based policies. This includes:</p> <ul style="list-style-type: none"> • a net increase of at least 350 dwellings; • at least 2,000 m² of office floorspace (B1 a and B1b) and 4,000 m² of other B uses; • Convenience floorspace of approximately 2,000 m² to 2,500 m² <p>In addition, the plan seeks to deliver new sports facilities, regenerate the high street/waterfront, a new community building and enhance the tourist offer.</p>
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan. It does not influence other plans.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan which promote sustainable development.
4. environmental problems relevant to the plan or programme,	<p>The following environmental problems/sensitivities have been identified in the neighbourhood plan area:</p> <ul style="list-style-type: none"> • Plymouth Sound and Estuaries SAC • Tamar Estuaries Complex SPA • St Johns Lake SSSI (Unfavourable declining condition due to agricultural run off) • Lynher Estuary SSSI (favourable condition) • Biodiversity Action Plan Woodland Habitat on the site proposed for housing and mixed-use development • Antony Registered Park and Gardens in close proximity to proposed large scale development • AONB in close proximity to proposed large scale development • High quality agricultural land proposed for large scale development • Parts of site identified for housing and mixed use is considered susceptible to surface water flooding and ground water flooding. • MOD Land/oil depot
5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	N/A
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	

6. the probability, duration, frequency and reversibility of the effects,	The plan period runs until 2030, to align with the Cornwall Local Plan. The plan allocates 1 large site for housing/mixed use development, as well as sites for community use, leisure/sports and town centre/waterfront regeneration.
7. the cumulative nature of the effects,	<p>Torpoint falls within the Cornwall Gateway Community Network Area, which needs to provide at least 1,900 dwellings as part of the Local Plan. Out of this, the parish of Torpoint must accommodate at least 350 dwellings. Latest Council data shows there have been 470 completions to date in the Network Area and just 27 of these are in Torpoint.</p> <p>In addition to residential development, the Local Plan requires the provision of 6,917 m² of office floorspace (Class B1a and B1b – not including industrial processes or storage and distribution) and 10,585 m² of other B uses employment floorspace by 2030. A parish level breakdown is not set out in terms of employment floorspace. The NDP reasonably makes the assumption that a large portion of the floorspace requirement will be directed towards Saltash as the largest settlement in the CNA.. Neighbouring Saltash is one of the main towns identified in the Cornwall Local Plan and has strategic allocations to deliver housing and safeguard employment land included in the site allocations DPD.</p>
8. the transboundary nature of the effects,	N/A
9. the risks to human health or the environment (e.g. due to accidents)	N/A
10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	<p>The NDP covers the Parish of Torpoint, with site specific policies focused on the town itself and a large allocation to the north. The population of Torpoint is 7,717 (ONS, 2011).</p> <p>The NDP aims to encourage and shape development within the development boundary, through site allocations and through the application of criteria-based policies. This includes:</p> <ul style="list-style-type: none"> • a net increase of at least 350 dwellings; • at least 2,000 m² of office floorspace (B1 a and B1b) and 4,000 m² of other B uses; • Convenience floorspace of approximately 2,000 m² to 2,500 m² <p>In addition, the plan seeks to deliver new sports facilities, regenerate the high street/waterfront, a new community building and enhance the tourist offer.</p>
11. the value and vulnerability of the area likely to be affected due to:	<i>Please refer to Appendix 1 for the full environmental conditions and constraints baseline review</i> Special Areas of Conservation

<p>-special natural characteristics or cultural heritage,</p> <p>- exceeded environmental quality standards or limit values,</p> <p>- intensive land-use,</p>	<p>The parish is surrounded by Plymouth Sound and Estuaries SAC. Qualifying habitats and species include:</p> <ul style="list-style-type: none"> • Plymouth Sound and Estuaries, on the south-west coast of England, has been selected for its extensive areas of sublittoral sandbanks, which consist of a range of sandy sediments within the inlet and on the open coast. • Plymouth Sound and Estuaries is representative of ria estuaries in south-west England. The Rivers Tamar and Lynher are linked at their mouths. The upper parts of the Tamar and Lynher include a very well-developed estuarine salinity gradient. As a consequence, they exhibit one of the finest examples in the UK of changing estuarine communities with changing salinity regime. • Large Shallow Inlets and Bay - Plymouth Sound and Estuaries on the south-west coast of England includes the rias of the rivers Tavy, Tamar, Lynher and Yealm. • Reefs - Plymouth Sound in south-west England has a wide variety of intertidal and subtidal reef biotopes. • The well-developed salinity gradient supports Atlantic salt meadow together with natural transitions to brackish and freshwater communities, including reedbeds supporting the only UK population of triangular club-rush <i>Schoenoplectus triquetus</i>. • One of the chief rocky-shore strongholds for shore dock <i>Rumex rupestris</i> on the UK mainland, in 1999 comprising 15 colonies and 42 plants. The site also holds a sizeable area of additional suitable habitat <p>The HRA Screening identified potential pathways of impact, namely general planning permission and public access. The Torpoint NDP is not proposing housing or commercial development which is in excess of the Cornwall Local Plan. However, it does propose site allocations, town centre regeneration projects, community and sports facilities that are not specifically covered by the Cornwall Local Plan or any of the associated environmental assessments. Given the sensitivity of the environment and the requirement to apply the precautionary principle, it is considered that a separate Appropriate Assessment, and thus SEA, should be required for the Torpoint NDP in relation to the site-specific policies (TOR/SS1 – TOR/SS5).</p> <p>Special Protection Areas</p> <p>The south of the parish borders the Tamar Estuaries Complex SPA. Other parts of this designation are located within close range in other directions.</p> <p>The site comprises several estuaries incorporating intertidal sand, mudflats and saltmarshes supporting nationally important populations of wintering and passage waterfowl. Qualifying features:</p> <ul style="list-style-type: none"> • Egretta garzetta; Little egret (Non-breeding)
<p>12. the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	

	<ul style="list-style-type: none"> • Recurvirostra avosetta; Pied avocet (Non-breeding) <p>The HRA Screening identified potential pathways of impact, namely general planning permission and public access. The Torpoint NDP is not proposing housing or commercial development which is in excess of the Cornwall Local Plan. However, it does propose site allocations, town centre regeneration projects, community and sports facilities that are not specifically covered by the Cornwall Local Plan or any of the associated environmental assessments. Given the sensitivity of the environment and the requirement to apply the precautionary principle, it is considered that a separate Appropriate Assessment, and thus SEA, should be required for the Torpoint NDP in relation to the site-specific policies (TOR/SS1 – TOR/SS5).</p> <p>Sites of Special Scientific Interest</p> <p>St John's Lake sits to the South of the Parish. It is designated mainly for being a habitat that supports a large population of wintering wildfowl and birds. The SSSI is in a predominantly 'unfavourable – declining' condition. This is attributed to water pollution, specifically agricultural run-off.</p> <p>Lynher Estuary SSSI sits approx 0.5km to the north of the parish. It is designated mainly for being a habitat that supports a large population of wintering wildfowl and birds. The SSSI is in a predominantly 'favourable' condition. Torpoint is within the impact risk zone for this SSSI.</p> <p>Torpoint is within the impact risk zones for both SSSIs which includes developments of over 50 dwellings, of which the plan provides for. The potential impact of this and the other proposed developments such as community facilities, sports facilities and town centre regeneration (TOR/SS1 – TOR/SS5) upon the SSSIs should be assessed through SEA.</p> <p>Biodiversity Action Plan</p> <p>BAP Habitat Woodland is found in parts of the parish, in particular located at the site proposed for housing and mixed-use development. There are also BAP Habitat mudflats around the coastal areas of the parish.</p> <p>The impact on the BAP habitats, particularly in relation to the woodland at the northern fringe site allocation (TOR/SS1) and the mudflats around the waterfront (TOR/SS5) should be assessed through SEA.</p> <p>Area of Outstanding Natural Beauty</p>
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	<p>The northern part of the parish is adjacent to Tamar Valley AONB. The north side of the parish is proposed for large scale housing and mixed-use development. A Heritage Impact Assessment has been undertaken which does include some consideration of the potential impact on the setting of the AONB. This should be incorporated and expanded on as part of the SEA.</p> <p>Area of Great Landscape Value</p> <p>Part of AGLV area to the west of the Parish (in a rural area). The AGLV largely is away from the town of Torpoint and the majority of site allocations and as such is unlikely to be significantly affected by the NDP policies. However, the sports provision outlined in TOR/SS1 is in close proximity to the edge of the AGLV, depending on the nature of the sports provision, this should be considered through the SEA.</p> <p>Conservation Area</p> <p>Part of St John conservation area to the west of the Parish (in a rural area). The conservation area is away from the town of Torpoint and is unlikely to be affected by the NDP policies.</p> <p>Scheduled Monuments</p> <p>There is one scheduled monument in the plan area which is the Ballast Pond. This could be impacted upon by TOR/SS5 (the regeneration of the waterfront). This should be considered as part of the SEA to ensure that the monument is not negatively impacted and that any opportunities to enhance/improve the monument and its setting are maximised.</p> <p>Registered Parks and Gardens</p> <p>The northern part of the parish is adjacent to Antony Grade II* listed (exceptional historic interest) Registered Park and Garden. The north side of the parish is proposed for large scale housing development (Policy TOR/SS1). Policy TOR/SS1 supporting text states that <i>'Land to the north of the allocation will be designated as protected open space, protecting the setting of the entrance to Antony House, and providing a buffer between the built form of the allocation and Antony House.'</i></p> <p>A Heritage Impact Assessment has been undertaken for the site allocation which does identify some potential of harm to the heritage assets, however finds that <i>'there are no prohibitive heritage</i></p>
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	<p><i>concerns on the Site, though further measures may need to be taken to ensure compliance with the national and local planning policy. The identified sensitivities should inform the development of any proposal plans and more detailed assessments are likely to be required to inform any future planning application(s) for development within the Site’.</i></p> <p>The findings of the HIA should be incorporated into the SEA. It is noted that policy wording suggestions are made on page 52 of the HIA which do not appear to have been incorporated into the draft NDP. This should be incorporated into the plan.</p> <p>Listed Buildings</p> <p>There are numerous listed buildings scattered across the plan area, particularly clustered in, these can be viewed on Cornwall interactive mapping. The plan places emphasis on the need to respect the historic environment, specifically through Policy TOR8 but also throughout the plan where relevant. Two Heritage Impact Assessments have been undertaken as part of the plan and the findings of these should be incorporated into the SEA, particularly in relation to the site specific policies.</p> <p>Agricultural Land</p> <p>The site proposed for housing (TOR/SS1) is Grade 2 agricultural land. The loss of Grade 2 agricultural land should be considered as part of the SEA.</p> <p>Flooding and Drainage</p> <p>Coastal parts of the parish are identified as Flood Zone 3a and Flood Zone 2. Also other parts of the parish are highlighted as being susceptible to ground water flooding and surface water flooding. Parts of site identified for housing and mixed use (TOR/SS1) is considered susceptible to surface water flooding and ground water flooding and should be looked at in more detail.</p>
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5. SEA Screening Outcome

5.1 HRA screening: The assessment in section 3 shows that there is a potential for significant effects on two European sites, Plymouth Sound and Estuaries SAC and Tamar Estuaries SPA, through recreational disturbance and general planning permission. Some of the development proposed by the NDP is not covered in the Cornwall Local Plan or associated environmental assessments and therefore, a separate Appropriate Assessment is required.

5.2 SEA screening: Regulation 5(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 ("the SEA Regulations") provides that an environmental assessment (an SEA) must be carried out in a number of circumstances, including where the plan or programme, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (i.e. appropriate assessment by way of an HRA). Table 4.2 suggests that SEA is required for the Torpoint NP. The plan proposes: a net increase of at least 350 dwellings; at least 2,000 m² of office floorspace (B1 a and B1b) and 4,000 m² of other B uses; Convenience floorspace of approximately 2,000 m² to 2,500 m² which is in-keeping with the Cornwall Local Plan. In addition, the plan seeks to deliver new sports facilities, regenerate the high street/waterfront, a new community building and enhance the tourist offer. This is not covered by the Cornwall Local Plan or associated environmental assessments. Given the sensitivity of the receiving environment it is considered that an SEA will be required as the site-specific policies (TOR/SS1 – TOR/SS5) could affect the following environmentally sensitive areas:

- Plymouth Sound and Estuaries SAC
- Tamar Estuaries Complex SPA
- St Johns Lake SSSI (Unfavourable declining condition due to agricultural run off)
- Lynher Estuary SSSI (favourable condition)
- Biodiversity Action Plan Woodland Habitat in relation to TOR/SS1
- Biodiversity Action Plan mudflats in relation to TOR/SS5
- Antony Registered Park and Gardens in relation to TOR/SS1
- Ballast Pond Scheduled Monument in relation to TOR/SS5
- AONB in relation to TOR/SS1
- High quality agricultural land in relation to TOR/SS1
- Flooding and drainage in relation to TOR/SS1
- MOD Land/oil depot in relation to TOR/SS1

Appendix 4 – Policy analysis

DETAILED CONSIDERATION OF TORPOINT NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

This table sets out how each policy reflects the aims of local and national policy and supports the achievement of sustainable development.

++ Very Positive

+ Positive

- Negative

Policy	Promoting Sustainable Development				NPPF	Cornwall Local Plan
	Social	Economic	Environmental	Commentary		
TOR 1 Housing Development Inside the Development Boundary	+	++	-	This policy supports the community by providing housing development appropriate to the setting.	<p>NPPF para. 63 – <i>Delivering a sufficient supply of homes, establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.</i></p> <p>NPPF para. 69 - <i>Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.</i></p>	Supports Policy 6 Housing Mix and 8 Affordable Homes.

TOR 2 Housing Development Outside the Development Boundary	+	++	-	Provides a mix of dwelling types that is reflective of the most up to date assessment of housing needs for Torpoint.	NPPF para. 180 – <i>Protecting and enhancing valued landscapes, development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.</i> NPPF para. 182 - <i>Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.</i>	Policy 3: Role and function of places point 4. Within the AONB or its setting, development will be supported where it is in accordance with the other policies of this Plan and can demonstrate that it conserves and enhances the landscape character and natural beauty of the AONB. And Policy 7: Housing in the countryside.
TOR 3 Community and Leisure Proposals	++	+	-	Development that will deliver or enhance community and leisure facilities which will be easily accessible and well related to the build area of Torpoint.	NPPF para. 96 - <i>aim to achieve healthy, inclusive and safe places and beautiful buildings which include the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</i>	Policy 16 Health and wellbeing maximises the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities.

					NPPF para. 102 - <i>Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.</i>	
TOR 4 Non-Residential Development	+	++	-	Supports economic regeneration, local employment and expansion at significant employment sites once capacity has been reached.	NPPF para. 8 - highlights the three overarching objectives to achieving sustainable development which are interdependent which include 'economic objective'. NPPF para. 86 – <i>Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for</i>	The site allocations DPD highlights Trevol Business Park, Torpoint as a strategically important employment site so it is safeguarded in line with Policy 5 Strategic Policies document.

					<i>economic development and regeneration</i>	
TOR 5 Transport	+	+	+	Proposals will be supported where they improve connectivity, linking in to existing walking and cycling routes improving links between Plymouth and the wider Rame Peninsula.	<p>NPPF para. 108 - <i>Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed; b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated; c) opportunities to promote walking, cycling and public transport use are identified and pursued.</i></p> <p>NPPF para. 110 – <i>d) provide for attractive and well-designed walking and cycling networks with</i></p>	Reflects the aims of Policy 27 Transport and accessibility.

					<i>supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);</i>	
TOR 6 Local Green Space	++	-	++	A number of green spaces within the town are of great importance to the community.	NPPF para. 105 and 106 – <i>Local communities through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.</i>	Policy 24:Protects the Historic environment
TOR 7 Green Infrastructure	++	-	++	Preservation of significant areas of interconnected green infrastructure is significant.	NPPF para. 96 - <i>aim to achieve healthy, inclusive and safe places and beautiful buildings which include the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</i> NPPF Para. 192 - <i>Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management,</i>	Policy 24:Protects the Historic environment

					<i>and green infrastructure provision and enhancement.</i>	
TOR 8 Historic, Core, Design and Local Distinctiveness	+	-	+	By seeking to preserve the historic environment and local distinctiveness, Torpoint will remain attractive to residents and visitors.	<p>NPPF para. 182 - <i>Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.</i></p> <p>NPPF para. 195 - <i>Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value³. These assets are an irreplaceable</i></p>	Policy 24: Protects the Historic environment Policy 12: Design

³ Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

					<i>resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁴.</i>	
TOR 9 Torpoint Town Centre	+	++	-	Ensuring the vitality of Torpoint Town Centre, preserving the valued local businesses, services and amenities for use by the community.	NPPF para. 90 – <i>Planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead and recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.</i>	Supports Policy 4 Shopping, services and community facilities

⁴ The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

Site Specific Policies						
SS1 The Northern Fringe	+	+	-	This policy supports the community by providing housing and retail development appropriate to the setting.	<p>NPPF para. 63 – <i>Delivering a sufficient supply of homes, establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.</i></p> <p>NPPF para. 69 - <i>Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.</i></p> <p>NPPF para. 127 - <i>Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:</i></p>	<p>Supports Policy 6 Housing Mix and 8 Affordable Homes.</p> <p>Policy 24: Protects the historic environment.</p> <p>Policy 4: Shopping, services and community facilities.</p>

					<i>a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework.</i>	
SS2 Lower Fore Street	+	+	-	Comprehensive regeneration of the land and buildings around Torpoint Library and Community Hub, proposals to be in accordance with the agreed Masterplan.	NPPF para.97 - <i>To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</i> <i>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and</i>	Policy 2 Spatial strategy; providing homes and businesses to benefit the community. Policy 4: Shopping, services and community facilities. Policy 24: Protects the historic environment. Policy 12: Design

					<p><i>support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</i></p> <p><i>NPPF para. 98 - Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers</i></p>	
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					<i>to help deliver estate regeneration to a high standard.</i>	
SS3 Harvey Street	+	-	+	Improvements to the public realm and surrounding built environment to enhance this corridor through the town centre.	NPPF para. 90 - <i>Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should: e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre;</i>	Policy 2 Spatial strategy; providing homes and businesses to benefit the community. Policy 12: Design
SS4 The Waterfront	+	+	++	Torpoint's waterfront is a major asset to the town and it could play a	NPPF para. 131 - <i>The creation of high quality, beautiful and</i>	Policy 23: Natural environment

				<p>more positive and significant role in the life of the town in the future, as The Vision identifies.</p>	<p><i>sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.</i></p> <p>NPPF para. 180 – <i>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate.</i></p>	<p>Policy 24: Historic environment</p>
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