

Strategic Environmental Assessment for the Egloshayle, St. Breock and Wadebridge Neighbourhood Plan

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

Egloshayle, St. Breock and Wadebridge Neighbourhood Plan Steering
Group

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Quality information

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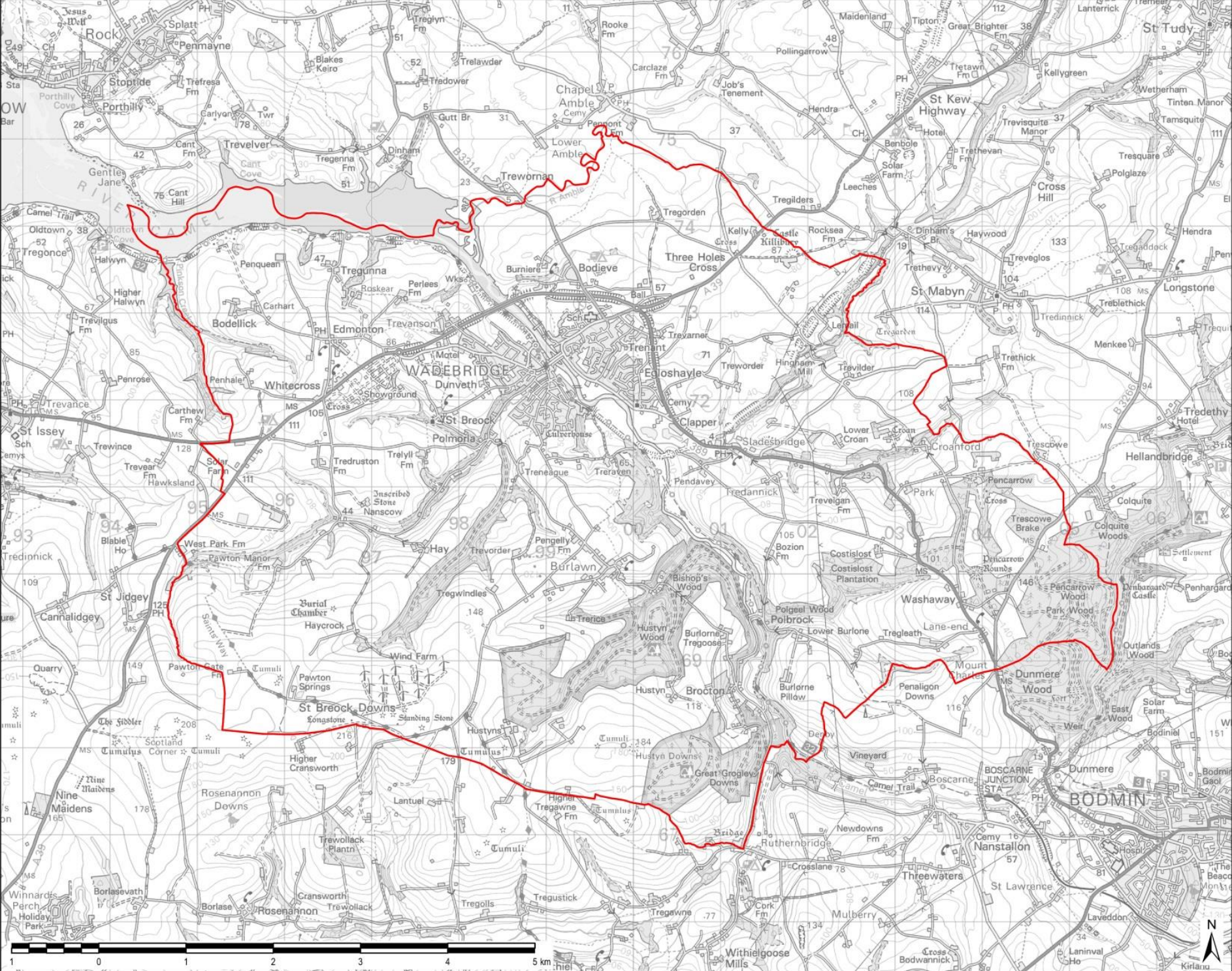
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LEGEND
 Egloshayle, St Broeck and Wadebridge Neighbourhood Plan Area

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Purpose of Issue
DRAFT

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EGLOSHAYLE, ST BROECK, AND WADEBRIDGE NEIGHBOURHOOD PLAN STEERING GROUP

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File Name: 15204 - Information Systems\60538603 - Neighbourhood Plan - Local - Year 2022 - Maps\Egloshayle, St Broeck, and Wadebridge NP Steering Group\Figure 1.1 - Egloshayle, St Broeck, and Wadebridge Neighbourhood Plan Area.mxd

Non-Technical Summary

What is strategic environmental assessment?

A strategic environmental assessment (SEA) has been undertaken to inform the Egloshayle, St Breock and Wadebridge Neighbourhood Plan (hereafter referred to as the EBWNP). This process is required by the SEA Regulations.

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

What is the Egloshayle, St Breock and Wadebridge Neighbourhood Plan?

The Egloshayle, St Breock and Wadebridge Neighbourhood Plan (EBWNP) presents a plan for the administrative areas of the three parishes of Egloshayle, St Breock and Wadebridge for the period to 2030. Prepared to be in conformity with the emerging Cornwall Local Plan it sets out a vision and a range of policies for the Neighbourhood Plan area. These relate to a range of topics, including, but not limited to, landscape and townscape character, the quality of life of residents, tourism and the protection and enhancement of the environment.

It is currently anticipated that the Egloshayle, St. Breock and Wadebridge Neighbourhood Plan will undergo a referendum later in 2018.

Purpose of this Environmental Report

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

The purpose of this Environmental Report is to:

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

The Environmental Report contains:

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

Assessment of reasonable alternatives for the EBWNP

A key element of the SEA process is the appraisal of 'reasonable alternatives' for the EBWNP. The SEA Regulations¹ are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.

A number of different locations, and subsequently sites, were considered through the SEA process for the location of housing in the Neighbourhood Plan area. These are described below.

Assessment of alternative appropriate locations for taking forward housing through the EBWNP

Cornwall Council in its Local Plan sets out a specific target for housing provision for Wadebridge. This comprises the delivery of 1,100 dwellings between 2010 and 2030. To date, in the region of 533 dwellings have been built, or received planning approval in the Neighbourhood Plan area.

A key requirement for the Neighbourhood Plan has been to consider where in the Neighbourhood plan area the remaining homes should be allocated.

To consider the appropriateness of different locations for housing development in the Neighbourhood Plan area, a 'Points of the Compass' analysis was undertaken. The analysis considered the relative sustainability merits of promoting development at various broad locations in the vicinity of Wadebridge. Loosely reflecting the various 'Points of the Compass', these areas comprise potential broad locations for development.

This helped inform the broad location of potential development to be taken forward through the Neighbourhood Plan.

The segments considered, and the environmental constraints present, are identified in **Section 4.3.1** of this report.

Assessment of alternative sites for taking forward housing through the EBWNP

17 sites were then considered through the SEA process as potential more detailed locations for housing allocations to be taken forward for the purposes of the Neighbourhood Plan. To support the consideration of the suitability of these sites, the SEA process has undertaken an appraisal of the key environmental constraints present at each of the 17 sites and potential effects that may arise as a result of housing development at these locations. The findings of the appraisal are presented in **Section 4.3.2** of this Environmental Report.

Assessment of the current version of the EBWNP

The Pre-submission version of the EBWNP presents 46 planning policies for guiding development in the Egloshayle, St Breock, and Wadebridge area.

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

- Biodiversity and geodiversity;
- Climate change;
- Landscape and historic environment;
- Land, soil and water resources;
- Population and community;
- Health and wellbeing; and
- Transportation.

¹ Environmental Assessment of Plans and Programmes Regulations 2004

The assessment has concluded that the current version of the EBWNP is likely to lead to **significant long term positive effects** in relation to the 'population and community', 'health and wellbeing' and transportation SEA themes. These benefits largely relate to the EBWNP's focus on enhancing the quality of life of residents through the delivery of a range of housing types and tenures, including specialist accommodation. The Neighbourhood Plan also promotes accessibility for residents and visitors through the protection and enhancement of open space and green infrastructure, improvements to pedestrian/cycle networks, and through encouraging the provision of road capacity enhancements to the north of Wadebridge.

In addition, the Neighbourhood Plan has a strong focus on protecting and enhancing biodiversity, which will benefit residents and tourists, as well as the natural environment itself. The protection of wildlife corridors, for example, will promote ecological connectivity throughout the Neighbourhood Plan area, leading to long term minor positive effects in relation to the 'biodiversity' theme. However there remains some uncertainty in relation to the delivery development and the resulting effect on ecological networks and designated sites. Recommendations to this effect are discussed below.

It is recognised that improvements to ecological networks through the EBWNP will lead to indirect positive effects on the 'climate change' and 'land, soil and water' themes, through effective water management, pollution and climate control. The EBWNP also seeks to initiate a number of beneficial approaches regarding renewable energy, which will also positively address the 'climate change' theme. It is however noted that these are not considered to be significant in the context of the SEA process.

In relation to the 'landscape and historic environment' theme, **negative effects** may arise from the proposed site allocations. These however are likely to be **minor** and **short** term, limited by the policy approaches put forward through the EBWNP, particularly through the Neighbourhood Plan's focus on protecting and enhancing landscape character and local distinctiveness as discussed above. The EBWNP is also predicted to have **negative effects** on land, soil and water due to the permanent loss of best and most versatile agricultural land. This negative effect is therefore **significant** and **long** term.

Recommendations at this current stage

The following recommendations have been made for improving the sustainability performance of the current draft of the EBWNP. These are summarised as follows:

- The EBWNP has a high quality biodiversity resource which should be maintained and enhanced. As such, site allocation proposals are encouraged to incorporate good design and appropriate layout to limit significant adverse effects on Priority Habitats and associated species. Proposed development at these sites should avoid the loss of/damage to biodiversity features which positively contribute to the wider ecological network, and seek opportunities for biodiversity enhancement and net gain.
- The EBWNP proposes a link across the River Camel SAC (Policy NE06 Camel Trail). To ensure adverse effects on the SAC (disturbance, habitat fragmentation and/or loss) are avoided, it is recommended that the delivery of a crossing should incorporate good design and appropriate layout to limit significant adverse effects. It is also recommended that Natural England be consulted.

Next steps

Subsequent to the current consultation on the Neighbourhood Plan, the EBWNP will be updated to reflect comments received. The Environmental Report will be updated to reflect the changes made to the plan.

The EBWNP and updated Environmental Report will then be submitted to Cornwall Council for their consideration. Cornwall Council will consider whether the plan is suitable to go forward to Independent Examination in terms of the EBWNP meeting legal requirements and its general conformity with the Local Plan.

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

1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent strategic environmental assessment (SEA) in support of the emerging Egloshayle, St Breock and Wadebridge Neighbourhood Plan (hereafter referred to as the EBWNP). The Neighbourhood Plan area covers the three parishes of Egloshayle, St Breock and Wadebridge in north Cornwall.

The EBWNP is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2012. The Neighbourhood Plan is being prepared in the context of the Cornwall Local Plan.

The application for the Neighbourhood Plan area was approved by Cornwall Council in early 2013.

Key information relating to the EBWNP is presented in **Table 1.1**.

Table 1.1: Key facts relating to the Egloshayle, St Breock and Wadebridge Neighbourhood Plan

Name of Qualifying Body	Egloshayle Parish Council, St Breock Parish Council, Wadebridge Town Council
Title of Plan	Egloshayle, St Breock and Wadebridge Neighbourhood Plan (EBWNP)
Subject	Neighbourhood Planning
Purpose	<p>The EBWNP is being prepared as a Neighbourhood Development Plan under the Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with the Cornwall Local Plan.</p> <p>The Egloshayle, St Breock and Wadebridge Neighbourhood Plan will be used to guide and shape development within the Egloshayle, St. Breock, and Wadebridge Neighbourhood Plan area.</p>
Timescale	To 2030
Area covered by the plan	The Neighbourhood Plan area covers the administrative areas of Egloshayle Parish, St Breock Parish and Wadebridge Town Council.
Summary of content	The EBWNP will set out a vision, strategy and range of planning policies for the Neighbourhood Plan area.
Plan contact point	Peter Collis, Egloshayle, St Breock and Wadebridge Neighbourhood Plan Steering Group

1.2 SEA explained

The EBWNP has been screened in by Cornwall Council as requiring an SEA due to the potential for significant environmental effects from proposed site allocations within the Neighbourhood Plan area.

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

The SEA has been prepared in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.²

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

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

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

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

² Directive 2001/42/EC

1.3 Structure of this Environmental Report

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

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

Table 1.2: Questions that must be answered by the Environmental Report in order to meet regulatory³ requirements

Environmental Report question	In line with the SEA Regulations, the report must include... ⁴	
What's the scope of the SEA?	What is the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
	What is the sustainability 'context'?	<ul style="list-style-type: none"> The relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What is the sustainability 'baseline'?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What are the key issues & objectives?	<ul style="list-style-type: none"> Key problems/issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment
What has plan-making/SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives Outline reasons for selecting the preferred approach in light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the pre-submission 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 pre-submission version of the plan The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the pre-submission version of the plan 	
What happens next?	<ul style="list-style-type: none"> The next steps for plan making/SEA process. 	

³ Environmental Assessment of Plans and Programmes Regulations 2004

⁴ 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 EBWNP

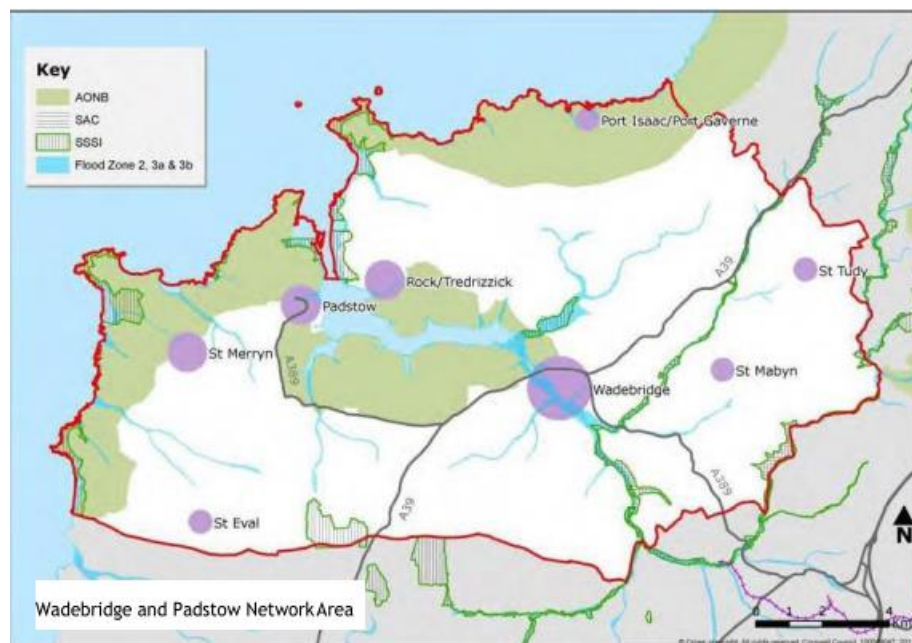
2.1 Local Plan context for the EBWNP

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

Cornwall Council has been preparing a new Local Plan to replace the District Local Plans⁵ and the Cornwall Minerals Local Plan and the Cornwall Waste Local Plan. This will comprise a number of documents. The overarching document for the Local Plan, the *Cornwall Local Plan: Strategic Policies 2010-2030* was adopted in November 2016. This sets out the land use policies to meet Cornwall's economic, environmental and social needs and aims for the future, and set the framework for all subsequent documents prepared which form part of the Local Plan.

Through Policy 2a, the *Strategic Policies* document incorporates a housing target of 1,100 dwellings in the wider Wadebridge and Padstow Community Network Area (CNA) but no additional employment space. The extent of the wider CNA is shown below in **Figure 1.2**.

Figure 1.2: The Wadebridge and Padstow CNA



The *Strategic Policies* also sets out a specific target housing provision for Wadebridge. This comprises the delivery of 1,100 dwellings between 2010 and 2030. To date, in the region of 533 dwellings have been built, or received planning approval in the Neighbourhood Plan area.

Cornwall Council has also prepared a Site Allocations DPD to support the delivery of policies within the *Strategic Policies*. The purpose of the Allocations DPD is to allocate land for a range of uses to meet the growth targets for the main towns in Cornwall, as set out in the *Strategic Policies*. Sites for development included in the Allocations DPD relate to housing growth, commercial growth and

⁵ Including the Caradon, Carrick, North Cornwall, Penwith and Restormel Local Plans

enabling infrastructure. In addition, the Allocations DPD identifies strategically important employment sites that should be safeguarded, in line with Policy 5 of the *Strategic Policies* document.

The latest version of the Allocations DPD was released for Regulation 19 consultation in summer 2017. It does not however allocate land in areas where Neighbourhood Plans are being prepared. Rather, the Allocations DPD leaves this to the relevant Neighbourhood Plans to allocate land for development in these areas.

As such, the Allocations DPD does not allocate land in the three parishes covered by the EBWNP; allocations will instead take place through the current Neighbourhood Plan process.

2.2 Vision for the EBWNP

The Mission Statement for the EBWNP, which was developed during earlier stages of plan development, is as follows:

“

To grow and create a more vibrant, resilient and sustainable community that reflects the unique character of the area in which we live. To achieve this, we need to plan with sensitivity, develop carefully, with adequate infrastructure, and integrate new projects into the current settlement pattern, thereby protecting and enhancing all that is precious about our area.

Mission Statement for the Egloshayle, St Breock and
Wadebridge Neighbourhood Plan

”

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

3. The Scope of the SEA

3.1 SEA Scoping Report

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

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

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

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

Comments received on the Scoping Report, and how they have been considered and addressed, are presented in **Table 3.1**.

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation response	How the response was considered and addressed
<p>Natural England Corine Dyke, Lead Adviser, Sustainable Development Team, Devon, Cornwall and Isles of Scilly</p> <p>The report states in paragraph 10.1 on page 50 that: <i>"The next stage will involve appraising reasonable alternatives for the EBWNP. This will consider alternative spatial strategies for the Neighbourhood Plan. The findings of the appraisal of these alternatives will be fed back to the Neighbourhood Plan Steering Group so that they might be taken into account when preparing the draft plan."</i></p> <p>We advise that not only the options for the spatial strategy be considered but also all options/alternatives for every site specific allocation must be identified and appraised in the SEA. This options appraisal is an important stage in the development of a robust plan that can withstand challenge.</p>	<p>Site specific allocations have been identified and appraised in the SEA.</p>
<p>Historic England David Stuart, Historic Places Adviser South West</p> <p>We have no comments on the Scoping Report itself other than to highlight our guidance on Site Assessments; Setting; and SEAs which is available on our website: https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/ https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/ https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/</p>	<p>Comment Noted.</p>
<p>Environment Agency</p> <p>No comments received.</p>	<p>N/A</p>

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

3.2 Key sustainability issues

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

3.2.1 Biodiversity

- The European designated River Camel Special Area of Conservation (SAC) is present within the Neighbourhood Plan area.
- Two Sites of Special Scientific Interest (SSSIs) – Amble Marshes SSSI and River Camel and Tributaries SSSI – are located within Egloshayle Parish.
- Parts of the Neighbourhood Plan area are located within an Impact Risk Zone for one or more SSSIs for the type of development likely to be promoted through the EBWNP.
- A number of locally important wildlife sites also feature within the Neighbourhood Plan area, including Walmsley Bird Sanctuary, Treraven and Clapper Marshes, the Hawkes Wood Local Nature Reserve and County Wildlife Sites.
- A significant number of Biodiversity Action Plan Priority Habitats are present in and around the Neighbourhood Plan area.
- Protected species are present across the Neighbourhood Plan area.

3.2.2 Climate Change

- Fluvial and coastal flood risk is an issue for the Neighbourhood Plan area. This is likely to increase as a result of urban development, land use change and climate change. Land adjacent to the River Camel and River Allen are particularly vulnerable to flooding.
- Cornwall has recorded consistently higher greenhouse gas (GHG) emissions per capita than both the South West and England since 2005. In addition, Cornwall's average reduction in emissions per capita between 2005 and 2012 is lower than its regional and national counterparts.
- The EBWNP should seek to increase the Neighbourhood Plan area's resilience to the effects of climate change by supporting and encouraging adaptation strategies.

3.2.3 Landscape and Historic Environment

- The northern part of St. Breock and Egloshayle parishes fall within the Cornwall Area of Outstanding Natural Beauty (AONB).
- The St. Breock Conservation Area and Wadebridge Conservation Area are located within the Neighbourhood Plan area, designated for their special architectural and historical interest.
- The Neighbourhood Plan area has a rich historic environment, with 22 scheduled monuments, one registered park and garden and 156 listed buildings nationally designated for their cultural heritage resource.
- There is one scheduled monument within the Neighbourhood Plan area that is 'at risk according to the annual Heritage at Risk Register'⁷. This is Killibury Castle later Prehistoric hillfort, Egloshayle, Cornwall (UA): Condition - extensive significant problems; Principal vulnerability – deterioration, in need of management; Trend – declining.

⁷ Historic England (no date) 'Killibury Castle later Prehistoric hillfort, Egloshayle, Cornwall (UA)' [online] available at <<https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1685846>> last accessed [31/07/2017]

- Future management within the Neighbourhood Plan area should seek to preserve and enhance the Cornwall AONB and seek to protect the setting of heritage assets and landscape/townscape quality.

3.2.4 Land, Soil and Water Resources

- A detailed agricultural land classification assessment has been undertaken in the Neighbourhood Plan area, with a number of areas of land present classified as Grade 2 and Grade 3a agricultural land, noted for being amongst the best and most versatile for agricultural purposes.
- Water supply and provision is provided by South West Water

3.2.5 Population and Community

- There is an ageing population within the Neighbourhood Plan area, with a higher proportion of residents within the 60+ age group than the average for the South West and England.
- The population is increasing within the Neighbourhood Plan area at a slower rate than seen in Cornwall, or the wider regional and national averages.
- The Neighbourhood Plan area performs excellently in terms of the outdoor quality of life, with sufficient access to fresh air and green spaces.
- The Neighbourhood Plan area is particularly deprived with regards to barriers to housing and services, living environment, geographical barriers, and indoor quality of life.
- Although 57% of households are deprived in some way, this is 1.8% lower than the average for Cornwall and 1% lower than the national average (although it is higher than the regional average by 3%)

3.2.6 Health and Wellbeing

- The majority of residents within the Neighbourhood Plan area consider themselves to have 'very good health' or 'good health'. However, this percentage is lower than the Cornwall, regional, and national averages.
- Comparatively, slightly more residents in the Neighbourhood Plan area report either 'bad health' or 'very bad health', when compared to Cornwall and the South West.
- An ageing population has the potential to increase pressures on healthcare services, and is therefore a significant influence on future health and wellbeing in the Neighbourhood Plan area.

3.2.7 Transportation

- There is no railway station in the Neighbourhood Plan area. The nearest station is Bodmin Parkway station, approximately 16km south east of the Neighbourhood Plan area.
- There are 25 bus stops within Wadebridge Parish and it is served by 14 different bus services, including routes between Penzance and London. However, locations in Egloshayle and St. Breock parishes which are not on the main Wadebridge to Padstow or Wadebridge to Bodmin routes have limited bus services.
- Wadebridge has access to the strategic road network (A30) via the A389 and A39.
- Based on the most recent census data, the most popular method of traveling to work in the Neighbourhood Plan area is via driving a car or van (42%), similar to the averages for Cornwall (40.6%) and the South West (41.4%), but higher than the national average (36.9%). After driving, the most second most popular method of travelling to work is on foot.

3.3 SEA Framework

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

Table 3.2: SEA Framework for the Egloshayle, St. Breock, and Wadebridge Neighbourhood Plan

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

SEA Objective	Assessment questions
Landscape and Historic Environment	
Protect, maintain and enhance the Neighbourhood Plan area's cultural heritage resource, including the historic environment and archaeological assets.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and enhance the Cornwall AONB, meeting the aims and objectives within the latest AONB Management Plan? • Conserve and enhance St Breock Conservation Area and Wadebridge Conservation Area? • Conserve and enhance buildings and structures of architectural or historic interest? • Support the integrity of the historic setting of key buildings of cultural heritage interest? • Conserve and enhance local diversity and distinctiveness? • Support access to, interpretation and understanding of the historic environment?
Protect and enhance the character and quality of landscapes and townscapes.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support and protect the integrity, authenticity, and outstanding universal value of the Cornwall AONB? • Conserve and enhance landscape and townscape features located within the Neighbourhood Plan area? • Support the integrity of the St Breock Conservation Area and Wadebridge Conservation Area?
Land, Soil and Water Resources	
Ensure the efficient and effective use of land.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the use of previously developed land? • Avoid the development of the best and most versatile agricultural land, which in the Neighbourhood Plan area may comprise Grade 3a agricultural land?
Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Reduce the amount of waste produced? • Support the minimisation, reuse and recycling of waste? • Maximise opportunities for local management of waste in order to minimise export of waste to areas outside? • Encourage recycling of materials and minimise consumption of resources during construction?
Use and manage water resources in a sustainable manner.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support improvements to water quality? • Minimise water consumption? • Protect waterbodies?
Population and Community	
Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the development of a range of high quality, accessible community facilities? • Encourage and promote social cohesion and encourage active involvement of local people in community activities? • Minimise fuel poverty? • Maintain or enhance the quality of life of existing local residents? • Improve the availability and accessibility of key local facilities, including

SEA Objective	Assessment questions
Reduce deprivation and promote a more inclusive and self-contained communities.	<p>specialist services for disabled and older people?</p> <ul style="list-style-type: none"> • Support the provision of land for allotments and cemeteries?
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the provision of a range of house types and sizes? • Support enhancements to the current housing stock? • Meet the needs of all sectors of the community? • Provide quality and flexible homes that meet people’s needs? • Promote the use of sustainable building techniques, including use of sustainable building materials in construction? • Provide housing in sustainable locations that allow easy access to a range of local services and facilities?
Health and Wellbeing	
Improve the health and wellbeing of residents within the Neighbourhood Plan area.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote accessibility to a range of leisure, health and community facilities, for all age groups? • Align to the priority areas outlined in the Joint Strategic Needs Assessment? • Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards? • Reduce noise pollution? • Promote the use of healthier modes of travel? • Improve access to the countryside for recreational use?
Transportation	
Promote sustainable transport use and reduce the need to travel.	<p>Will the option/proposal help to...</p> <ul style="list-style-type: none"> • Reduce the need to travel through sustainable patterns of land use and development? • Encourage modal shift to more sustainable forms of travel? • Enable sustainable transport infrastructure enhancements? • Facilitate working from home and remote working? • Improve road safety? • Reduce the impact on residents from the road network?

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

4.1 Introduction

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

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

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

4.2 Overview of plan making / SEA work undertaken since 2014

Plan-making for the EBWNP has been underway since 2014. Initial work incorporated a number of informal and formal consultation exercises carried out by the Neighbourhood Plan Steering Group, including on the scope of the Neighbourhood Plan.

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

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

4.2.1 Current approach to housing

As discussed in **Section 2.1**, the EBWNP is being prepared in the context of the Cornwall Local Plan. The overarching document for the Local Plan, the Cornwall Local Plan: Strategic Policies 2010-2030 was adopted in November 2016. Through Policy 2a, the Strategic Policies document incorporates a housing target of 1,100 dwellings in the wider Wadebridge and Padstow Community Network Area (CNA) but no additional employment space. The Strategic Policies also set out a specific target housing provision for Wadebridge. This comprises the delivery of 1,100 dwellings between 2010 and 2030.

The 1,100 growth target 2010-2030 represents a 30% growth of housing for the area. (i.e from 3575 to 4675 dwellings by 2030). To date, 533 dwellings have either been built, or received planning approval 2010-2017. This leaves a target of 567 dwellings, to meet the 1,100 Cornwall Council Local Plan allocation for the area by 2030.

The strategic housing target set by the Local Plan has not been an easy one for the community to accept and accommodate. Throughout previous and recent consultations the public have registered their concern about the town infrastructure and services to support this level of growth. Nonetheless, the Neighbourhood Plan Steering Group have committed to delivering the outstanding target through the Neighbourhood Plan. This is with a view to supporting the vitality of the Neighbourhood Plan area, promoting growth which meets local housing needs and delivering the necessary community infrastructure.

4.3 Assessment of reasonable alternatives for the Neighbourhood Plan

A key element of the SEA process is the appraisal of 'reasonable alternatives' for the EBWNP. The SEA Regulations⁸ are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.

The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the Neighbourhood Plan area. Specifically, this chapter explains how the EBWNP's development strategy has been shaped through considering alternative approaches for the location of housing in the Neighbourhood Plan area.

4.3.1 Assessment of alternative appropriate locations for taking forward housing through the EBWNP

To consider the appropriateness of different locations for housing development in the Neighbourhood Plan area, a 'Points of the Compass' analysis was undertaken. The analysis considered the relative sustainability merits of promoting development at various broad locations in the vicinity of the existing settlement. Loosely reflecting the various 'Points of the Compass', these areas comprise potential broad locations for development.

The segments considered, and the environmental constraints present, are identified in the maps below, which have been extracted from the Cornwall Local Plan SA Report (2014)⁹. The Cornwall Local Plan SA Report used the 'Points of Compass' approach to further consider elements related to the distribution strategy within the Local Plan. To support the consideration of reasonable alternatives, a detailed characterisation of the key constraints present around each of the larger towns and villages in Cornwall was undertaken. Town map set 1 and set 2 below were prepared for Wadebridge, and have been reproduced here for the purposes of the SEA.

Table 4.1 has also been extracted from the Cornwall Local Plan SA Report, and subsequently evaluates the key environmental constraints present in each of the broad areas proposed. This includes those related to biodiversity, flood risk, the historic environment, landscape quality, water, and agricultural land quality.

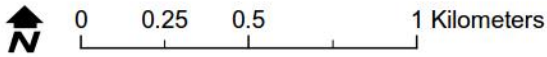
⁸ Environmental Assessment of Plans and Programmes Regulations 2004

⁹ AECOM (2014) Sustainability Appraisal of the Cornwall Local Plan

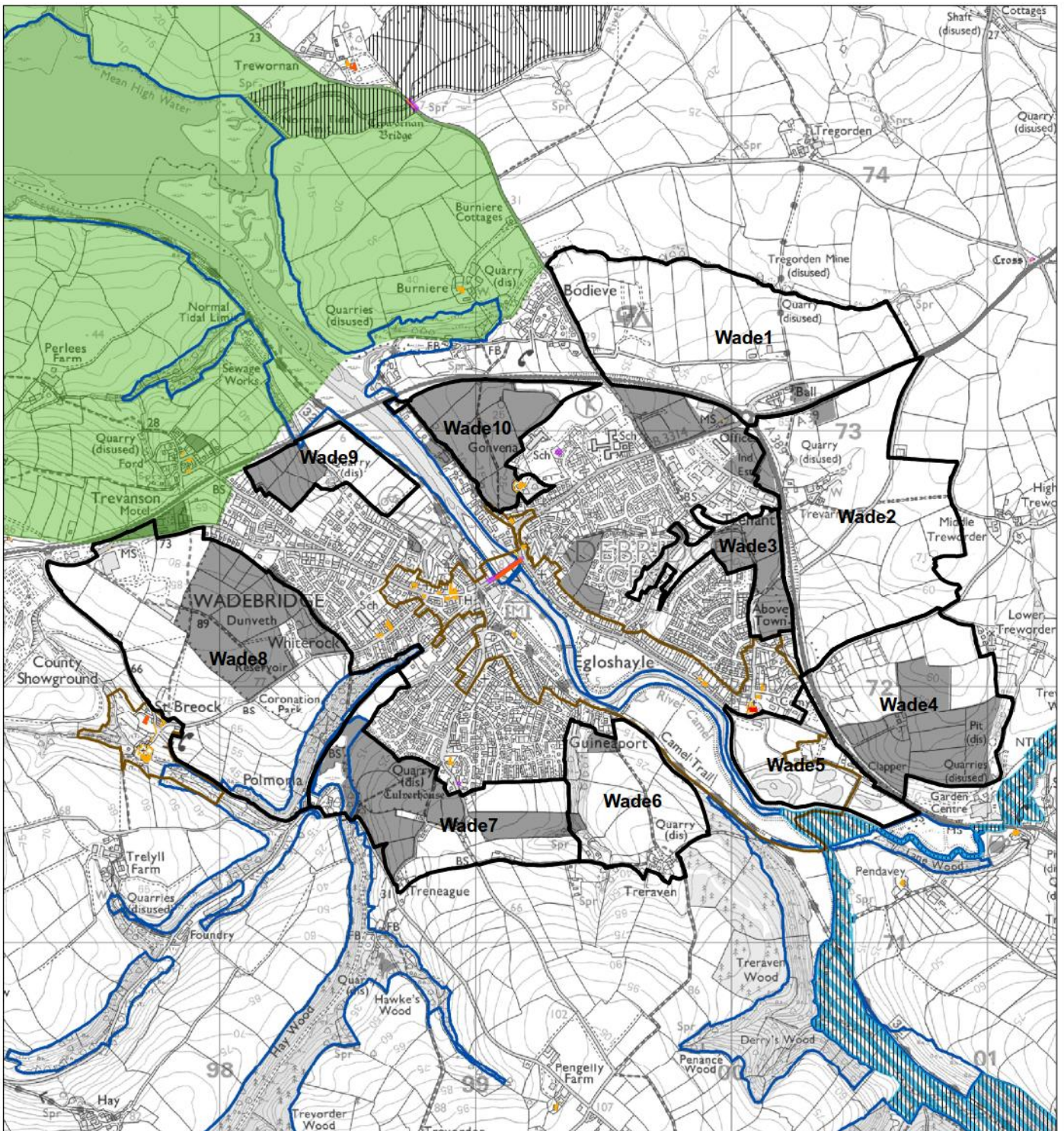
Town map - Set 1: Wadebridge

Key

 Points of the compass segments	 Listed buildings - Grade I
 SHLAA sites	 Listed buildings - Grade II*
 Areas of Outstanding Natural Beauty	 Listed buildings - Grade II
 World Heritage Site	 Special Areas for Conservation
 Scheduled Monuments	 Special Protection Areas
 Registered Parks and Gardens	 Sites of Special Scientific Interest
 Conservation areas	 County Wildlife Sites
















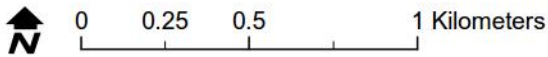
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Town map - set 2: Wadebridge

Key

	Points of the compass segments		Surface run off flood zones - 1 in 30 years
	SHLAA sites		Surface run off flood zones - 1 in 100 years
	Biodiversity Action Plan Priority Habitat		Surface run off flood zones - 1 in 1000 years
	Flood zone 2		Grade 2
	Flood zone 3a		Grade 3
	Flood zone 3b		Grade 3a
	Groundwater source protection zones		



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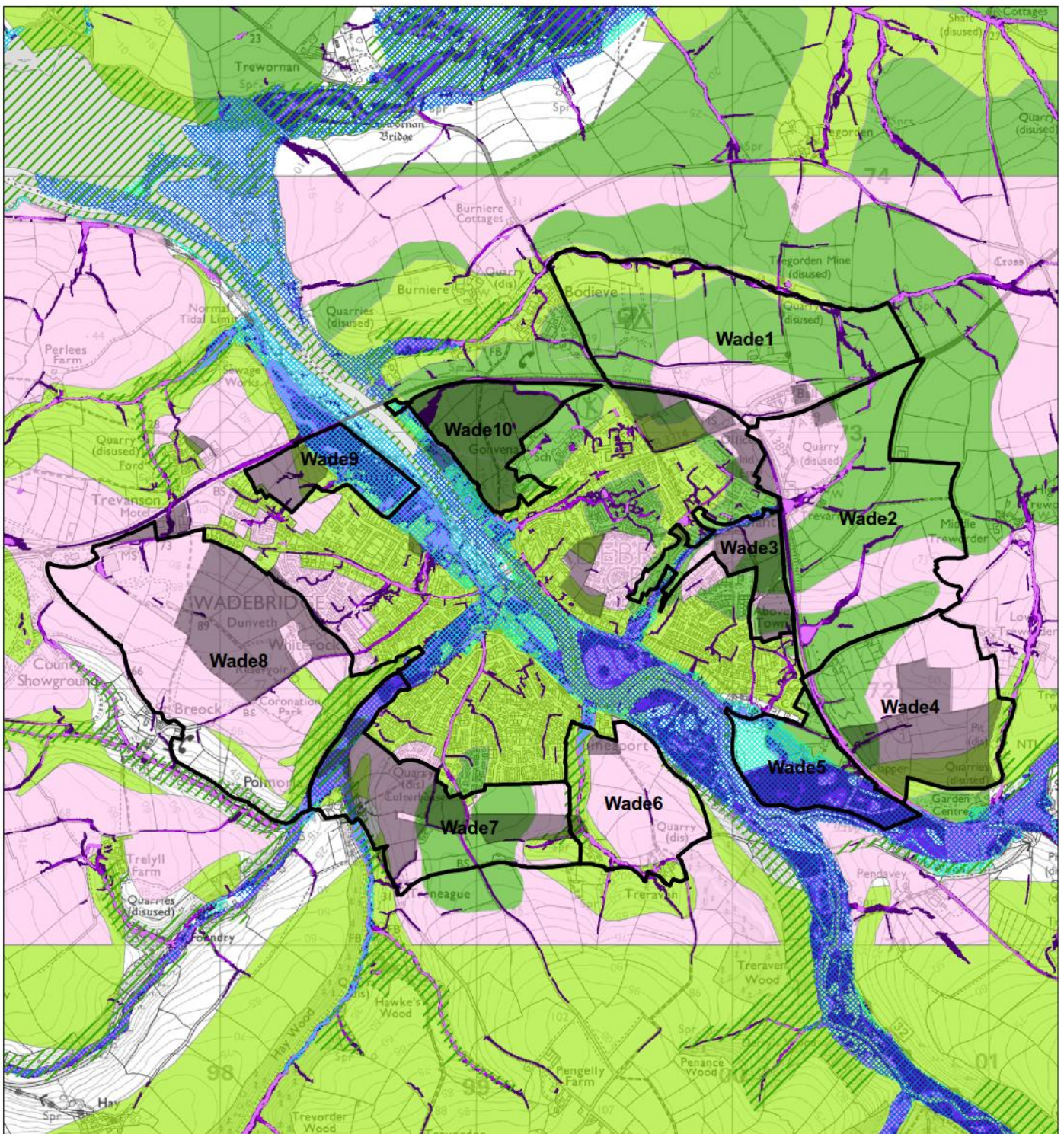


Table 4.1 Wadebridge Points of the Compass assessment

Area	Wadebridge: Key constraints	SEA Themes for which constraints exist
Wade1	<p>The River Camel Valley and Tributaries SSSI and River Camel SAC are located 1,780m to the south of Wade1, with the Amble Marshes SSSI located 750m to the north. Wade1 is within the IRZ of these SSSIs, with residential developments of 50 units or more deemed to be a risk by Natural England.</p> <p>Wade1 is covered predominantly by grade 2 agricultural land, with grade 3a present at the southern boundary and grade 3 present at the northern boundary.</p> <p>There are small 1 in 30 and 1 in 100 year flood risk zones located along the northern boundary of Wade1.</p>	<p>Biodiversity, Land, Soil and Water Resources,</p> <p>Climate Change</p>
Wade2	<p>Wade2 is covered predominantly by grade 2 agricultural land, with smaller areas of grade 3a land also present. There are also linear 1 in 30 and 1 in 100 year surface water flood risk zones located throughout the area.</p> <p>The River Camel Valley and Tributaries SSSI and the River Camel SAC are located 820m to the south of Wade2, and the Amble Marshes SSSI is located 1,660m to the north. As a result Wade2 is within the IRZs of these SSSIs: in the north of the area, residential developments of 50 units or more are deemed to be a risk, and in the south, residential developments of 100 units or more are deemed to be a risk.</p>	<p>Biodiversity, Land, Soil and Water Resources,</p> <p>Climate Change</p>
Wade3	<p>Wade3 is covered predominantly by grade 2 agricultural land, with smaller areas of grade 3a (the best and most versatile) present.</p> <p>A flood zone 3b and a 1 in 30 year surface water flood risk zone are located along the northern boundary of Wade3.</p> <p>The River Camel Valley and Tributaries SSSI and the River Camel SAC are located 670m to the south of Wade3. As such Wade3 is within the IRZ of the SSSI, with residential developments of 100 units or more deemed to be a risk.</p> <p>Two small areas of Deciduous Woodland BAP Priority are present in the area</p>	<p>Biodiversity, Land, Soil and Water Resources,</p> <p>Climate Change</p>
Wade4	<p>Wade4 is covered predominantly by grade 3a agricultural land, with further areas of grade 3 land located at the southern boundary and grade 2 land located at the northern boundary of the area.</p> <p>A small area of Deciduous Woodland BAP Priority Habitat is located at the south east corner of Wade4, with a 1 in 30 year surface water flood risk zone also present. There is also a 1 in 30 year surface water flood risk zone located along the western boundary of Wade4.</p> <p>The River Camel Valley and Tributaries SSSI and the River Camel SAC are located 40m to the south of Wade4. As such Wade4 is within the IRZ of the SSSI. In this context, within 10m of the southern boundary of Wade4, all planning applications are considered a risk by Natural England, while in the rest of the area residential developments of 100 units or more are deemed to be a risk.</p>	<p>Biodiversity, Land, Soil and Water Resources,</p> <p>Climate Change</p>

Area	Wadebridge: Key constraints	SEA Themes for which constraints exist
Wade5	<p>Approximately the western 60% of Wade5 is located within the Wadebridge Conservation Area.</p> <p>The southern boundary of Wade5 is located immediately adjacent to the River Camel Valley and Tributaries SSSI, and the River Camel SAC. As such Wade5 is within the IRZs of this SSSI. In this context within 50m of the boundary of Wade5 all planning applications are considered a risk, while in the rest of the area, residential developments of 100 units or more are deemed a risk.</p> <p>The majority of Wade5 is covered by flood zones 3b, 3a and 2, with smaller 1 in 30 and 1 in 100 year surface water flood risk zones also present.</p> <p>Wade5 is covered by grade 2 agricultural land, which comprises land classified as the best and most versatile agricultural land.</p>	<p>Landscape and Historic Environment, Biodiversity, Land, Soil and Water Resources,</p> <p>Climate Change</p>
Wade6	<p>The western boundary of Wade6 is covered by Deciduous Woodland BAP Priority Habitat, with a linear 1 in 30 year surface water flood risk zone running the length of the boundary. There is also a flood zone 3a located near the northern boundary.</p> <p>The River Camel Valley and Tributaries SSSI and the River Camel SAC are located 350m to the south east of Wade 6. As such Wade6 is within the IRZ of the SSSI, with residential developments of 100 units or more deemed to be a risk.</p> <p>The majority of Wade6 is covered by grade 3a agricultural land (the best and most versatile) land, with smaller areas covered by grade 3</p>	<p>Biodiversity, Land, Soil and Water Resources,</p> <p>Climate Change</p>
Wade7	<p>The western boundary of Wade7 encroaches into a County Wildlife Site which contains Deciduous Woodland BAP Priority Habitat. Additionally, there is a flood zone 3b and a 1 in 30 year surface water flood risk zone located in the same area. A further 1 in 30 year surface water flood risk zone bisects Wade7 in a north – south direction.</p> <p>The central parts of Wade7 are covered by grade 2 agricultural land, while the remaining land area is covered by a mixture of grade 3a and grade 3 agricultural land.</p> <p>The River Camel Valley and Tributaries SSSI and the River Camel SAC are located 850m to the east. As such Wade7 is within the IRZ of this SSSI, with residential developments of 100 units deemed to be risk.</p>	<p>Biodiversity, Land, Soil and Water Resources,</p> <p>Climate Change</p>
Wade8	<p>There is one grade II listed building located in the north western part of Wade8. This part of Wade8 also encroaches into the Camel Estuary section of the Cornwall AONB.</p> <p>The south eastern corner of Wade8 extends into a County Wildlife Site that contains Deciduous Woodland BAP Priority Habitat.</p> <p>The majority of Wade8 is covered by grade 3a agricultural land (classified as the best and most versatile), while the south east corner of the area is covered by grade 3 agricultural land.</p> <p>The River Camel Valley and Tributaries SSSI and the River Camel SAC are located 900m to the east of Wade8, and the Amble Marshes SSSI is located 1,770m to the north. Wade8 is within the IRZ of these SSSIs, with residential developments of 50 units or more deemed to be a risk by Natural England.</p>	<p>Landscape and Historic Environment, Biodiversity, Land, Soil and Water Resources,</p> <p>Climate Change</p>

Area	Wadebridge: Key constraints	SEA Themes for which constraints exist
Wade9	<p>The eastern half of Wade9 is covered by a flood zone 3a, with smaller areas of 1 in 30 year surface water flood risk zones present in the same location.</p> <p>The Amble Marshes SSSI is located 1,140m to the north. Wade9 is within the IRZ of this SSSI, with residential developments of 50 units or more deemed to be a risk by Natural England. There is a small area of Deciduous Woodland BAP Priority Habitat located on the southern boundary of Wade9.</p> <p>Wade9 is covered by a mixture of land classified as grade 3 and grade 3a agricultural land.</p>	<p>Biodiversity, Land, Soil and Water Resources,</p> <p>Climate Change</p>
Wade10	<p>Two grade II listed buildings are located near to the southern boundary of Wade10.</p> <p>Wade10 is entirely covered by grade 2 agricultural land, which is land classified as the best and most versatile agricultural land.</p> <p>There is a flood zone 2 located along the eastern boundary of Wade10, which extends into Wade10 at the north eastern corner of the area. There is also a small area of Deciduous Woodland BAP Priority Habitat located on the southern boundary of the area.</p> <p>The Amble Marshes SSSI is located 1,040m to the north of the area. Wade10 is within the IRZ of this SSSI, with residential developments of 50 units or more deemed to be a risk.</p>	<p>Landscape and Historic Environment,</p> <p>Biodiversity, Land, Soil and Water Resources,</p> <p>Climate Change</p>

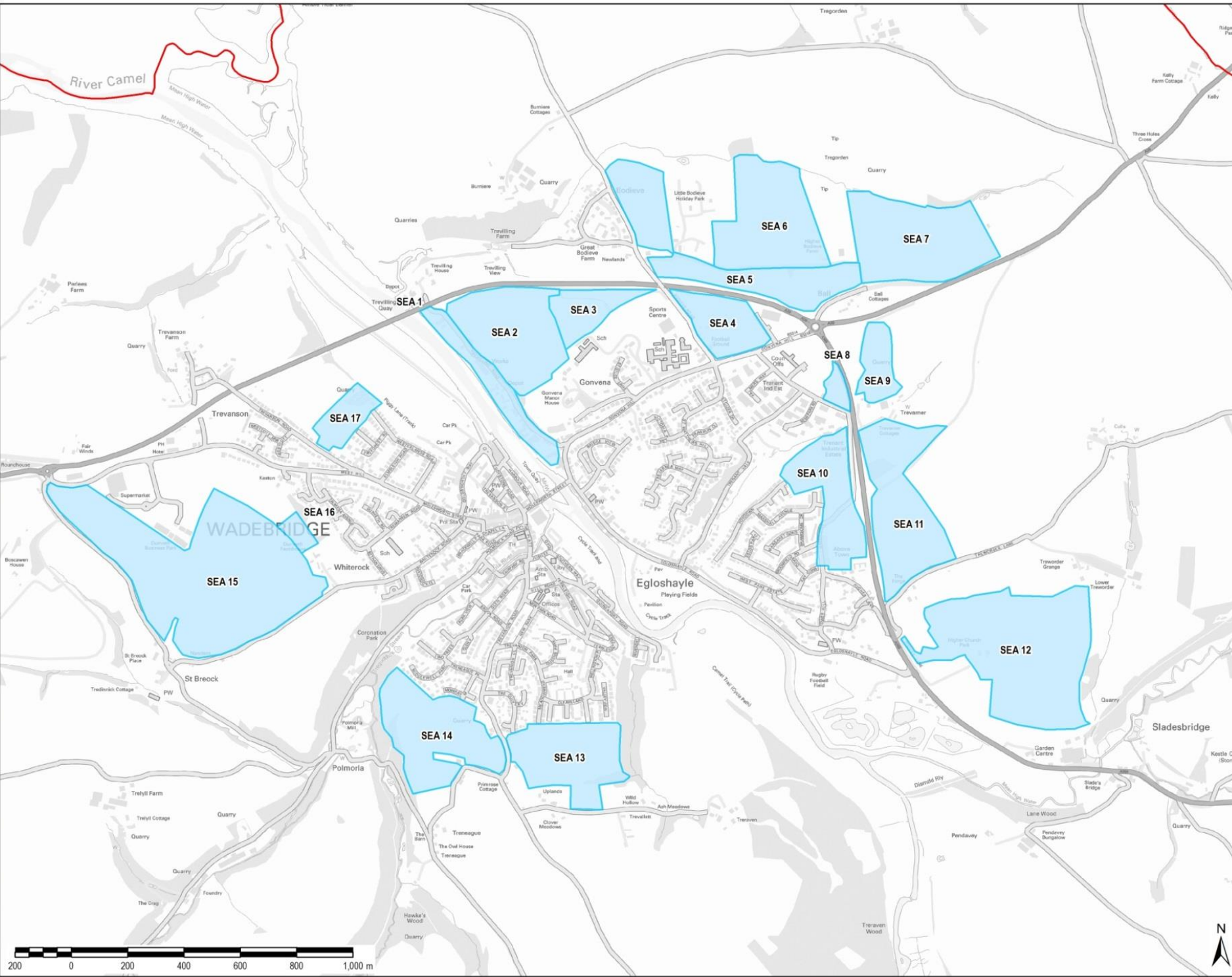
4.3.2 Assessment of alternative sites for taking forward housing through the EBWNP

Taking into consideration the Points of the Compass appraisal findings, 17 sites were then considered and reviewed by the Neighbourhood Group for promoting development for the purposes of the Neighbourhood Plan. The locations of these sites are presented in **Figure 4.1**.

To support the consideration of the suitability of these sites, the SEA process has undertaken an appraisal of the key environmental constraints present at each of the 17 sites and potential effects that may arise as a result of housing development at these locations. In this context the sites have been considered in relation to the SEA Framework of objectives and assessment questions developed during SEA scoping (**Section 3.3**).

The tables below present a summary of this appraisal, and provide an indication of each site's sustainability performance in relation to the seven SEA themes.

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LEGEND

Egloshayle, St Breock, and Wadebridge Neighbourhood Plan Area

Site Option

SEA 1	Trevilling west of Bradfords Quay
SEA 2	Gonvena Land
SEA 3	Land Adjoining Wadebridge School
SEA 4	Playing Fields
SEA 4	Bodieve Park currently
SEA 5	Land North of Ball & East of Bodieve village
SEA 6	Land North of Ball
SEA 7	Site North Ball to East
SEA 8	Land at Higher Trenant
SEA 9	Land by Wadebridge Allotments
SEA 10	Trevamer Farm Egloshayle
SEA 11	Land North Trevamer Farm
SEA 12	Trevorland Land
SEA 13	Land South of Culvery & Meadowhead
SEA 14	Land South of Mowhay Meadow
SEA 15	Land at Dunveth – Royal Cornwall Show
SEA 16	Possible Extension of Care village
SEA 17	Land off Trevanson, Treforest Roads

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Purpose of Issue
DRAFT

Client
EGLOSHAYLE, ST BREOCK AND WADEBRIDGE NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
SEA FOR THE EGLOSHAYLE, ST BREOCK AND WADEBRIDGE NEIGHBOURHOOD PLAN

Drawing Title
SITES ASSESSED FOR THE SEA

Drawn CN	Checked JW	Approved RC	Date 26/01/2018
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Table 4.2 SEA 1, Trevilling west of Bradfords Quay

SEA theme	Commentary, SEA 1, Trevilling west of Bradfords Quay
Biodiversity	<p>There are no significant biodiversity constraints present on the site. However, it is noted that the site is located adjacent to the River Camel and as such development has the potential to adversely impact this habitat and associated species through pollution and disturbance. However, it is noted that the site is predominately made up of previously developed land; the regeneration of which has the potential to help to reduce some potential adverse effects on biodiversity. This includes potential loss of Priority Habitats, and may also provide greater opportunities for biodiversity enhancement and net gain.</p> <p>The southern half of the site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI, and also the Amble Marshes SSSI, for residential development of 50 residential units or more. The SHLAA (2016) indicates the capacity of this the site is around 67 dwellings; development therefore has the potential to adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution. It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, the site contains areas of Priority Habitat Coastal Saltmarsh, off Trevilling Road. Adjacent to the site, to the east, is Priority Habitat Mudflats, which extend along the length of the site.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>The majority of the site is located within flood zone 2 and 3, which is at high risk of flooding.</p>
Landscape and Historic Environment	<p>The site is located within the Camel Estuary Landscape Character Area. The Landscape Description Unit for this area reads '<i>secondary wooded pastures, meadowland with small sized farms</i>'.</p> <p>The site runs alongside the River Camel, and is predominately made up of previously developed land. As such, development at this location is not expected to lead to significant adverse effects on the landscape or townscape character, and instead provides opportunity for regeneration at the site</p> <p>Wadebridge Conservation Area is located adjacent to the site to the south/southeast. Development has the potential to adversely impact upon the integrity and setting of the Conservation Area.</p> <p>There are also three Grade II listed buildings located within 150m of the site to the south and southeast. Whilst these structures are relatively screened from the site by existing development and woodland, there is the potential for impacts on their setting from new housing development at this location.</p>
Land, Soil and Water Resources	<p>The site is not located in a Groundwater Source Protection Zone. Given the site is located on previously developed land; development at this location would be an efficient use of land.</p>
Population and Community	<p>With an approximate capacity of 67 dwellings, development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located within the defined boundary of the A39, containing the growth of Wadebridge. The site is also located within the built up area boundary; however its linear nature may lead to difficulties integrating with the town. The site has very good access to services and facilities in Wadebridge, being within 600m of Wadebridge Primary Academy.</p> <p>It is noted that development has the potential to contribute to improved facilities through Section 106 and CIL agreements. However this is uncertain at this stage.</p> <p>The site is located close to public transport links in the form of bus routes along Egloshayle Road. Buses run hourly to Padstow from this stop. There are also services to Camelford, Bude, and Port Isaac from Gonvena Hill; however these services are also infrequent.</p>

SEA theme	Commentary, SEA 1, Trevilling west of Bradfords Quay	
Health and Wellbeing	<p>The site has good access to health services in Wadebridge, being within 300m of Bridge Medical Centre.</p> <p>The site also is within 500m of Wadebridge Primary Academy and associated grounds/outdoor sports facilities. It is noted however that public access is limited at this location. The Open Space Strategy for Larger Towns in Cornwall (2014) identifies accessible natural and semi-natural green space 400m from the site, alongside the River Camel.</p> <p>Wadebridge Town Football Social Club and Wadebridge Leisure Centre are also in close proximity to the site, along Bodieve Road providing access to sport and recreation.</p> <p>The site has good access to bus routes from the town however services are relatively infrequent.</p>	
Transportation	<p>The site is located close to the centre of the town and town amenities and local bus routes; however bus services run relatively infrequently.</p> <p>There is a PRoW located along the east of the site connecting with the PRoW network of the town.</p> <p>The A39 is a key radial route into Wadebridge, located adjacent to the north of the site. The A39 has existing capacity issues, being highly congested at peak times, and is likely to experience increased vehicular use as a result of new housing development. This is expected to exacerbate traffic and congestion issues on the A39, having significant adverse effects on the operation of the surrounding highway.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.3: SEA 2 Gonvena Land

SEA theme	Commentary, SEA 2: Gonvena Land
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The River Camel SAC, and the River Camel and its Tributaries SSSI are located 60m from the site, to the west. The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI, and also the Amble Marshes SSSI, for residential development of 50 residential units or more. The SHLAA (2016) indicates the capacity for this site is approximately 420 dwellings; development therefore has the potential to adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution. It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on the site. However, linear hedgerows run along the site boundary and through the centre of the site, which may act as wildlife corridors, aiding habitat connectivity in the area.</p> <p>In terms of those located in the vicinity of the site, immediately south there is an area of National Forestry Inventory Broadleaved Woodland, and Priority Habitat Deciduous woodland. Development has the potential to adversely impact upon these valued habitats through increased recreational activity, congestion along the road network resulting in atmospheric pollution, and possible impacts upon water quality.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the site is located within flood zone 1, which is of low risk of flooding. However, there is an area of flood zone 2 and 3 located along the western boundary of the site, which is of high risk of flooding.</p>
Landscape and Historic Environment	<p>The site is located within the Camel Estuary Landscape Character Area. The Landscape Description Unit for this area reads '<i>settled pastures clustered with small farms</i>'.</p> <p>The site is clearly visible from the A39, which is a key gateway into Wadebridge from the north. As such, development at this location would detract from views from the north, as well as surrounding locations, extending to the unbuilt up part of the AONB located north of Bodieve Road.</p> <p>It is noted that the site lies within an area designated as Open Area of Landscape Significance in former North Cornwall District Council (NCDC) Local Plan. There is also a PRow located through the centre of the site and also along the western boundary. Development of the site would significantly alter views for users of the PRow network, impacting upon the existing landscape character.</p> <p>There are two Grade II listed buildings located 200m to the south of the site, and a Scheduled Monument 300m to the south east. Whilst these structures are relatively well screened from the site, there is the potential for impacts on their setting from new housing development at this location.</p>
Land, Soil and Water Resources	<p>The site is entirely covered by grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>

SEA theme	Commentary, SEA 2: Gonvena Land	
Population and Community	<p>With an approximate capacity of 420 dwellings, development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located within the hard boundary of the A39, containing the growth of Wadebridge; however, the site is located outside of the built up area boundary, which may lead to difficulties integrating with the town. The site has reasonable access to services and facilities in Wadebridge, including being located adjacent to Wadebridge Primary Academy.</p> <p>It is noted that considering the size and scale of the site, development may include its own provision of essential community infrastructure through Section 106 and CIL agreements. However this is uncertain at this stage. While this would support the new development, it may also detract from the existing community and local economy.</p> <p>The site is located close to public transport links in the form of bus routes along Gonvena Hill. Buses run to Camelford, Bude, and Port Isaac, however these services are relatively infrequent.</p>	
Health and Wellbeing	<p>The site has reasonable access to health services in Wadebridge, being 500m from Bridge Medical Centre.</p> <p>The site also is located adjacent to Wadebridge Primary Academy and associated grounds/outdoor sports facilities. It is noted however that public access is limited at this location. The Open Space Strategy for Larger Towns in Cornwall (2014) identifies accessible natural and semi-natural green space 400m from the site, alongside the River Camel.</p> <p>Wadebridge Town Football Social Club and Wadebridge Leisure Centre are also in close proximity to the site, along Bodieve Road, providing access to sport and recreation.</p> <p>The site has good access to bus routes from the town; however, services are relatively infrequent.</p>	
Transportation	<p>The site is located fairly close to the centre of the town and town amenities and local bus routes; however, bus services run relatively infrequently.</p> <p>There is a PRow located through the centre of the site and also along the western boundary of the site, connecting with the PRow network of the town.</p> <p>Issues of access to the site from Bodieve Road and along Trevilling Road have been highlighted in the Wadebridge Growth Areas Site Review (2017).</p> <p>The A39 is a key radial route into Wadebridge, located adjacent to the site. The A39 has existing capacity issues, being highly congested at peak times, and is likely to experience increased vehicular use as a result of new housing development. This is expected to exacerbate traffic and congestion issues on the A39, having significant adverse effects on the operation of the surrounding highway.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.4: SEA 3, Land Adjoining Wadebridge School Playing Fields

SEA theme	Commentary, SEA 3 Land Adjoining Wadebridge School Playing Fields	
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The River Camel SAC, and the River Camel and its Tributaries Sites of Special Scientific Interest (SSSI) are located 400m from the site, to the west. The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI, and also the Amble Marshes SSSI, for residential development of 50 residential units or more. While there is no indicative housing number provided for the site, it is thought that the site has the potential to deliver approximately 50 dwellings. Development of the site therefore has the potential to adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution.</p> <p>It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on, or in the vicinity of the site. However, it is noted that linear hedgerows run along the open space site boundary and through the centre of the site, which may act as wildlife corridors, aiding habitat connectivity in the area. Development has the potential to adversely impact these habitats through fragmentation, disturbance and/or loss.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>	
Landscape and Historic Environment	<p>The site is located within the Camel Estuary Landscape Character Area. The Landscape Description Unit for this area reads '<i>settled pastures clustered with small farms</i>'.</p> <p>The site is clearly visible from the A39, which is a key gateway into Wadebridge from the north. As such development at this location would detract from views from the north, as well as surrounding locations, including Wadebridge School. Development would result in the loss of the school playing fields, encroaching on the open space and adversely impacting the local townscape and setting.</p> <p>There is a Scheduled Monument 150m to the south of the site. Whilst this structure is relatively well screened from the site, there is the potential for impacts on its setting from new housing development at this location.</p>	
Land, Soil and Water Resources	<p>The site is located within land classified as 'other', according to the Post 1988 Agricultural Land Classification (England). The site currently adjoins Wadebridge School Playing fields, and is not previously developed.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>	
Population and Community	<p>While there is no indicative housing number provided for the site, it is thought that development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located within the hard boundary of the A39, containing the growth of Wadebridge; however, the site is located outside of the built up area boundary which may lead to difficulties integrating with the town. The site has reasonable access to services and facilities in Wadebridge, including being located adjacent to Wadebridge Primary Academy.</p> <p>It is noted that development has the potential to contribute to improved facilities through Section 106 and CIL agreements. However this is uncertain at this stage.</p> <p>The site is located close to public transport links in the form of bus routes along Gonvena Hill. Buses run to Camelford, Bude, and Port Isaac, however these services are relatively infrequent</p>	

SEA theme	Commentary, SEA 3 Land Adjoining Wadebridge School Playing Fields	
Health and Wellbeing	<p>The site has reasonable access to health services in Wadebridge, being 600m from Bridge Medical Centre.</p> <p>Development of the site would result in the loss of open space and playing fields adjacent to Wadebridge Primary Academy, reducing access to recreation and sport within the Neighbourhood Plan area (as identified within The Open Space Strategy for Larger Towns in Cornwall (2014)).</p> <p>Wadebridge Town Football Social Club and Wadebridge Leisure Centre are in close proximity to the site, along Bodieve Road providing alternative access to sport and recreation.</p> <p>The site has good access to bus routes from the town, however services are relatively infrequent.</p>	
Transportation	<p>The site is located fairly close to the centre of the town and town amenities and local bus routes; however, bus services run relatively infrequently.</p> <p>Issues of access to the site from Bodieve Road and along Trevilling Road have been highlighted in the Wadebridge Growth Areas Site Review (2017).</p> <p>The A39 is a key radial route into Wadebridge, located adjacent to the site. The A39 has existing capacity issues, being highly congested at peak times, and is likely to experience increased vehicular use as a result of new housing development. This is expected to exacerbate traffic and congestion issues on the A39, having significant adverse effects on the operation of the surrounding highway.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.5: SEA 4, Bodieve Park currently (Football Club)

SEA theme	Commentary, SEA 4, Bodieve Park currently (Football Club)	
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI, and also the Amble Marshes SSSI, for residential development of 50 residential units or more. The SHLAA (2016) indicates the capacity for this site is approximately 173 dwellings; development therefore has the potential to adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution.</p> <p>It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on or adjacent to the site. With the exception of a limited number of relatively mature trees and hedgerows along the site boundary, the site does not hold significant biodiversity interest.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>	
Landscape and Historic Environment	<p>The site is located within the Camel Estuary Landscape Character Area. The Landscape Description Unit for this area reads '<i>settled pastures clustered with small farms</i>'.</p> <p>The site is clearly visible from the A39, which is a key gateway into Wadebridge from the north. As such development at this location would detract from views from the north and north east, adversely impacting the existing open landscape character. However, it is recognised that the site is contained within the A39 and B3314 and therefore adverse effects on the landscape may be limited by the existing infrastructure surrounding the site.</p> <p>There is a Grade II listed building 150m to the east of the site. While this structure is slightly screened from the site by hedgerows and mature trees, there is the potential for impacts on its setting from new housing development at this location.</p>	
Land, Soil and Water Resources	<p>It is not possible to confirm if an allocation at this site will lead to a loss of best and most versatile agricultural land as recent land classification has not been carried out in this location. According to pre-1988 agricultural land classification, land on the site is classified as Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource, however there is some uncertainty given the evidence available.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>	
Population and Community	<p>With an approximate capacity of 173 dwellings, development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located within the hard boundary of the A39, containing the growth of Wadebridge. The site is also located within the built up area boundary, and is therefore expected to positively integrate with the town. The site has reasonable access to services and facilities in Wadebridge, including being located very close to Wadebridge Primary Academy, east of Bodieve Road.</p> <p>It is noted that development has the potential to contribute to improved facilities through Section 106 and CIL agreements. However this is uncertain at this stage.</p> <p>The site is located close to public transport links in the form of bus routes along Gonvena Hill. Buses run to Camelford, Bude, and Port Isaac, however these services are relatively infrequent</p>	



SEA theme	Commentary, SEA 4, Bodieve Park currently (Football Club)	
Health and Wellbeing	<p>The site has limited access to health services in Wadebridge, being over 800m from Bridge Medical Centre.</p> <p>Development of the site would result in the loss of Wadebridge Football Ground open space and playing fields, reducing access to recreation and sport within the Neighbourhood Plan area (as identified within The Open Space Strategy for Larger Towns in Cornwall (2014)).</p> <p>The site is located adjacent to Wadebridge Primary Academy and associated grounds/outdoor sports facilities; however, it is noted that public access is limited at this location.</p> <p>Wadebridge Leisure Centre is in close proximity to the site, along Bodieve Road providing access to sport and recreation.</p> <p>The site has good access to bus routes from the town; however, services are relatively infrequent.</p>	
Transportation	<p>The site has reasonable access to the centre of the town and town amenities and local bus routes; however bus services run relatively infrequently.</p> <p>The A39 is a key radial route into Wadebridge, located adjacent to the site. The A39 has existing capacity issues, being highly congested at peak times. The Ball roundabout to the east of the site is a key traffic pinch point. Development of the site is therefore expected to exacerbate traffic and congestion issues on the A39 and the Ball roundabout, having significant adverse effects on the operation of the surrounding highway.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.1: SEA 5, Land North of Ball & East of Bodieve village

SEA theme	Commentary, SEA 5, Land North of Ball & East of Bodieve village
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI, and also the Amble Marshes SSSI, for residential development of 50 residential units or more. The SHLAA (2016) indicates the housing number for the site is 300; development therefore has the potential to adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution.</p> <p>It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on or adjacent to the site and, with the exception of a limited number of relatively mature trees along the site boundaries, the site does not hold significant biodiversity interest.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>
Landscape and Historic Environment	<p>This site is located within the Camel Estuary Landscape Character Area. The Landscape Description Unit for this area reads '<i>settled pastures clustered with small farms</i>'.</p> <p>The site is clearly visible from the A39 and the B3134, which are key routes into Wadebridge. As such development at this location would detract from views from the roads into the rural landscape, which extends to the Cornwall AONB to the north east. The A39 currently acts as a physical barrier between the urban built form to the south of the road, and the open rural landscape to the north. Development north of the road would not only adversely impact the landscape character, but also may set precedent for further development in the open landscape.</p> <p>There are no designated sites of historic interest within or within the immediate setting of the site, however development of the site is likely to lead to adverse effects on the historic character and setting of Wadebridge.</p>
Land, Soil and Water Resources	<p>It is not possible to confirm if an allocation at this site will lead to a loss of best and most versatile agricultural land as recent land classification has not been carried out in this location. However, according to pre-1988 agricultural land classification, land on the site is classified as Grade 2 agricultural land, which is land classified as the best and Most Versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource, however there is some uncertainty given the evidence available.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>
Population and Community	<p>With an approximate capacity of 300 dwellings, development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located outside of the hard boundary of the A39, severed from Wadebridge. This may make it difficult for residents to integrate with the town, and development would be also distant from Wadebridge's facilities and amenities. However, residents could access facilities in Bodieve, although it is noted that these are limited.</p> <p>It is also noted that considering the size and scale of the site, development may include its own provision of essential community infrastructure through Section 106 and CIL agreements. However this is uncertain at this stage. While this would support the new development, it may also detract from the existing community and local economy.</p> <p>The site is 300m north of Wadebridge Primary Academy, and therefore has good access to educational facilities.</p> <p>The site is located adjacent to public transport links in the form of bus routes along the B3314 between Tregorden Land and Bodieve Road. Services run to Wadebridge, Camelford and Port Isaac, however these services are relatively infrequent.</p>

SEA theme	Commentary, SEA 5, Land North of Ball & East of Bodieve village	
Health and Wellbeing	<p>The site has limited access to health services in Wadebridge, being over 1 km from Bridge Medical Centre.</p> <p>The Open Space Strategy for Larger Towns in Cornwall (2014) identifies accessible natural and semi-natural green space to the east of the site, adjacent to the Ball roundabout. There are also considerable areas of open space to the south of the A39 (predominately associated with Wadebridge Primary Academy), however the Open Space Strategy highlights that these areas have no/limited public accessibility.</p> <p>Wadebridge Football Club and Wadebridge Leisure Centre are also in close proximity to the site, along Bodieve Road providing access to sport and recreation.</p> <p>The site has good access to bus routes from the town however services are relatively infrequent.</p>	
Transportation	<p>The site has poor access to the centre of the town and town amenities, and while the site does have access to bus services, these run relatively infrequently.</p> <p>The A39 is a key radial route into Wadebridge, located adjacent to the site. The A39 has existing capacity issues, being highly congested at peak times. The Ball roundabout to the east of the site is a key traffic pinch point. Development of the site is therefore expected to exacerbate traffic and congestion issues on the A39 and the Ball roundabout, having significant adverse effects on the operation of the surrounding highway network.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.7: SEA 6, Land North of Ball

SEA theme	Commentary, SEA 6, North of Ball	
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI, and also the Amble Marshes SSSI, for residential development of 50 residential units or more. While there is no indicative housing number provided for the site, it is thought that the site has the potential to deliver considerably more than 50 dwellings. Development therefore has the potential to adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution.</p> <p>It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on or adjacent to the site and, with the exception of mature trees and hedgerows along the site boundaries, the sites does not hold significant biodiversity interest.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>	
Landscape and Historic Environment	<p>The site is located within the Camel Estuary Landscape Character Area. The Landscape Description Unit for this area reads '<i>settled pastures clustered with small farms</i>'.</p> <p>The site is clearly visible from the A39 which is a key route into Wadebridge from the north. As such, development would detract from views of the rural landscape which extends to Cornwall AONB. Development in the open landscape north of the A39 would not only adversely impact the rural character of the landscape, but also may set precedent for further development. This would likely alter the existing settlement pattern, resulting in further damage to the rural landscape through urban sprawl.</p> <p>There are no designated sites of historic interest within or within the immediate setting of the site, however development of the site is likely to lead to adverse effects on the historic character and setting of the settlement.</p>	
Land, Soil and Water Resources	<p>It is not possible to confirm if an allocation at this site will lead to a loss of Best and most versatile agricultural land as recent land classification has not been carried out in this location. According to pre-1988 agricultural land classification, land on the site is classified as Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource, however there is some uncertainty given the evidence available.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>	
Population and Community	<p>Whilst there is no indicative housing number for the site, it is thought that development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located outside of the hard boundary of the A39, severed from Wadebridge, and would likely lead to the delivery of a new, small community. It is expected that at this location, new development would have difficulty integrating within the existing settlement, potentially leading to isolation, distant from the town's facilities and amenities.</p> <p>It is noted that considering the size and scale of the site, development may include its own provision of essential community infrastructure through Section 106 and CIL agreements. However this is uncertain at this stage. While this would support the new development, it may also detract from the existing community and local economy.</p> <p>The site is 600m from Wadebridge Primary Academy.</p> <p>The site is located close to public transport links in the form of bus routes on the A39 roundabout. Buses run to Bodmin Padstow, Wadebridge, Truro and Bude, however these services are relatively infrequent.</p>	



SEA theme	Commentary, SEA 6, North of Ball	
Health and Wellbeing	<p>The site has limited access to health services in Wadebridge, being located 1.3km from Bridge Medical Centre.</p> <p>The Open Space Strategy for Larger Towns in Cornwall (2014) identifies accessible natural and semi-natural green space to the south of the site, adjacent to the Ball roundabout. There is also an area of allotments/community gardens adjacent to the Ball roundabout. Further to this, there are considerable areas of open space to the south of the A39 (predominately associated with Wadebridge Primary Academy), however the Open Space Strategy highlights that these areas have no/limited public accessibility.</p> <p>Wadebridge Football Club and Wadebridge Leisure Centre are also reasonably accessible from the site, along Bodieve Road, providing access to sport and recreation.</p> <p>The site has good access to bus routes from the town, however services are relatively infrequent.</p>	
Transportation	<p>The site has poor access to the centre of the town and town amenities, and while the site does have access to bus services, these run relatively infrequently.</p> <p>The A39 is a key radial route into Wadebridge, located adjacent to the site. The A39 has existing capacity issues, being highly congested at peak times. The Ball roundabout to the south of the site is a key traffic pinch point. Development of the site is therefore expected to exacerbate traffic and congestion issues on the A39 and the Ball roundabout, having significant adverse effects on the operation of the surrounding highway network.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.8: SEA 7, Site North Ball to East

SEA theme	Commentary, SEA 7, Site North Ball to East
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI, and also the Amble Marshes SSSI, for residential development of 50 residential units or more. While there is no indicative housing number provided for the site, it is thought that the site has the potential to deliver considerably greater than 50 dwellings. Development therefore has the potential to adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution.</p> <p>The Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on the site. In terms of those located in the vicinity of the site, an area of National Forest Inventory Woodland (Young trees) is located along the northern boundary. Development has the potential to adversely impact upon this valued habitat through increased recreational activity, congestion along the road network resulting in atmospheric pollution, and possible impacts upon water quality.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>
Landscape and Historic Environment	<p>The site is located within the Camel Estuary Landscape Character Area. The Landscape Description Unit for this area reads '<i>settled pastures clustered with small farms</i>'.</p> <p>The site is clearly visible from the A39 which is a key route into Wadebridge from the north. As such development at this location would detract from views of the rural landscape which extends to the Cornwall AONB. Development in the open landscape north of the A39 would not only adversely impact the rural character of the landscape, but also may set precedent for further development. This would likely alter the existing settlement pattern, resulting in further damage to the rural landscape through urban sprawl.</p> <p>There is a Scheduled Monument located 700m to the north east of the site. While this is considerable distance from the site, the site is not screened at all, due to the open agricultural field parcels. It is therefore thought that development has the potential to adversely impact the setting of the heritage feature.</p>
Land, Soil and Water Resources	<p>It is not possible to confirm if an allocation at this site will lead to a loss of best and most versatile agricultural land as recent land classification has not been carried out in this location. However according to pre-1988 agricultural land classification, land on the site is classified as Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource. Development of the site is likely to lead to the loss of this valuable resource, however there is some uncertainty given the evidence available.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>
Population and Community	<p>Whilst there is no indicative housing number for the site, it is thought development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located outside of the hard boundary of the A39, severed from Wadebridge, and would likely lead to the delivery of a new, small community. It is expected that at this location, new development would have difficulty integrating within the existing settlement, potentially leading to isolation, distant from the town's facilities and amenities. It is noted that considering the size and scale of the site, development may include its own provision of essential community infrastructure through Section 106 and CIL agreements. However this is uncertain at this stage. While this would support the new development, it may also detract from the existing community and local economy.</p> <p>The site is located close to public transport links in the form of bus routes on the A39 roundabout. Buses run to Bodmin, Padstow, Wadebridge, Truro and Bude, however these services are relatively infrequent.</p>

SEA theme	Commentary, SEA 7, Site North Ball to East	
Health and Wellbeing	<p>The site has limited access to health services in Wadebridge, being located 1.5km from Bridge Medical Centre.</p> <p>The Open Space Strategy for Larger Towns in Cornwall (2014) identifies accessible natural and semi-natural green space to the southwest of the site, adjacent to the Ball roundabout. There is also an area of allotments/community gardens adjacent to the Ball roundabout. Further to this, there are considerable areas of open space to the south of the A39 (predominately associated with Wadebridge Primary Academy), however the Open Space Strategy highlights that these areas have no/limited public accessibility.</p> <p>The site has good access to bus routes from the town however services are relatively infrequent.</p>	
Transportation	<p>The site has poor access to the centre of the town and town amenities, and while the site does have access to bus services, these run relatively infrequently.</p> <p>The A39 is a key radial route into Wadebridge, located adjacent to the site. The A39 has existing capacity issues, being highly congested at peak times. The Ball roundabout to the east of the site is a key traffic pinch point. Development of the site is therefore expected to exacerbate traffic and congestion issues on the A39 and the Ball roundabout, having significant adverse effects on the operation of the surrounding highway network.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.9: SEA 8, Land at Higher Trentant

SEA theme	Commentary, SEA8, Land at Higher Trentant	
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI, and also the Amble Marshes SSSI, for residential development of 50 residential units or more. While there is no indicative housing number provided for the site, it is thought that the site has the potential to deliver 50 homes, which could adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution. It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on or adjacent to the site, and, with the exception of a limited number of relatively mature trees along the site boundaries, the site does not hold significant biodiversity interest.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>	
Landscape and Historic Environment	<p>The site is located within the Camel and Allen Valleys Landscape Character Area. The Landscape Description Unit for this area reads '<i>settled pastures clustered with small farms</i>'.</p> <p>The site is a small wedge of land adjacent to an industrial estate. As such development of the site would be in keeping with the existing built form, disconnected from the agricultural landscape to the east of the A389.</p> <p>There is a Grade II listed building located 250m to the northwest of the site. The listed building is relatively screened from the site by woodland/hedgerows, and the presence of the industrial estate. However, there remains the potential for development to impact upon the setting of the building.</p>	
Land, Soil and Water Resources	<p>It is not possible to confirm if an allocation at this site will lead to a loss of best and most versatile agricultural land as recent land classification has not been carried out in this location. According to pre-1988 agricultural land classification, land on the site is classified as Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource, however there is some uncertainty given the evidence available.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>	

Population and Community	<p>While there is no indicative housing number provided for this site, it is thought that development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located within the hard boundary of the A389, containing the growth of Wadebridge. However, the site is located outside of the built up area boundary adjacent to an existing industrial estate, which may lead to difficulties integrating with the town. The site has reasonable access to services and facilities in Wadebridge. Wadebridge Primary Academy is 600m from the site.</p> <p>It is noted that development has the potential to contribute to improved facilities through Section 106 and CIL agreements. However this is uncertain at this stage.</p> <p>The site is 300m from the nearest public transport links, in the form of bus routes along Gonvena . Buses run to Bodmin, Camelford, Bude, and Port Isaac, however these services are relatively infrequent.</p>	
Health and Wellbeing	<p>The site has limited access to health services in Wadebridge, being 1.1km from Bridge Medical Centre.</p> <p>The Open Space Strategy for Larger Towns in Cornwall (2014) identifies open space in the form of allotments/community gardens to the east of the site, the other side of the A389, and also accessible natural and semi-natural green space further north of the site, adjacent to the Ball roundabout. There are also considerable areas of open space to the south of the A39 (predominately associated with Wadebridge Primary Academy), however the Open Space Strategy highlights that these areas have no/limited public accessibility.</p> <p>Wadebridge Football Club and Wadebridge Leisure Centre are also reasonably accessible from the site, located along Bodieve Road, providing access to sport and recreation.</p> <p>The site has good access to bus routes from the town however services are relatively infrequent.</p>	
Transportation	<p>The site has reasonable access to the centre of the town and town amenities and local bus routes; however bus services run relatively infrequently.</p> <p>The A39 is a key radial route into Wadebridge, located to the north of the site, with the A389 running adjacent to the site.. The A39 has existing capacity issues, being highly congested at peak times. The Ball roundabout to the north of the site is a key traffic pinch point. . Development of the site is therefore expected to exacerbate traffic and congestion issues on the A39 and the Ball roundabout.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.10: SEA 9, Land by Wadebridge Allotments

SEA theme	Commentary, SEA 9, Land by Wadebridge Allotments	
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI, and also the Amble Marshes SSSI, for residential development of 50 residential units or more. The SHLAA (2016) indicates the capacity of this site is approximately 134 dwellings; development therefore has the potential to adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution.</p> <p>It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on or adjacent to the site. There are however, a limited number of relatively mature trees and hedgerows along the site boundary.</p> <p>Part of the site is a disused quarry, and as such there is potential biodiversity/geodiversity interest at the site.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>	
Landscape and Historic Environment	<p>The site is located within the Camel and Allen Valleys Landscape Character Area. The Landscape Description Unit for this area reads '<i>settled pastures clustered with small farms</i>'.</p> <p>Part of the site is a disused quarry, which has had workings on. The remainder of the site is made up of agricultural parcels.</p> <p>The site is adjacent to the A39 to the north and west. There is good visibility from the main A road into the site, and as such, development at this location would likely detract from views into the rural landscape (including views from the footpath which runs along western boundary). Development in the open landscape east of the A39 would not only adversely impact the rural character of the landscape, but also may set precedent for further development. This would likely alter the existing settlement pattern, resulting in further damage to the rural landscape through urban sprawl.</p> <p>There are no designated sites of historic interest within or within the immediate setting of the site, however development of the site is likely to lead to adverse effects on the historic character and setting of the settlement.</p>	
Land, Soil and Water Resources	<p>It is not possible to confirm if an allocation at this site will lead to a loss of best and most versatile agricultural land as recent land classification has not been carried out in this location. According to pre-1988 agricultural land classification, land on the site is classified as Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource, however there is some uncertainty given the evidence available</p> <p>The site is not located in a Groundwater Source Protection Zone.</p> <p>The site is partially a disused quarry. It is uncertain whether or not there are any planning conditions on the site.</p>	

Population and Community	<p>With an approximate capacity of 134 dwellings, development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located outside of the hard boundary of the A39 and A389, severed from Wadebridge. It is therefore expected that at this location, new development would have difficulty integrating within the existing settlement, potentially leading to isolation, distant from the town's facilities and amenities.</p> <p>It is noted that development has the potential to contribute to improved facilities through Section 106 and CIL agreements. However this is uncertain at this stage.</p> <p>The site is located close to public transport links in the form of bus routes on the A39 roundabout. Buses run to Bodmin, Padstow, Wadebridge, Truro and Bude, however these services are relatively infrequent.</p>	Green	
Health and Wellbeing	<p>The site has limited access to health services in Wadebridge, being 1.3km from Bridge Medical Centre.</p> <p>The Open Space Strategy for Larger Towns in Cornwall (2014) identifies open space in the form of allotments/community gardens to the west of the site, adjacent to the Ball roundabout, and also accessible natural and semi-natural green space to the east of the site, also adjacent to the Ball roundabout. There are also considerable areas of open space to the south of the A39 (predominately associated with Wadebridge Primary Academy), however the Open Space Strategy highlights that these areas have no/limited public accessibility.</p> <p>Wadebridge Football Club and Wadebridge Leisure Centre are also reasonably accessible from the site, located along Bodieve Road providing access to sport and recreation.</p> <p>The site has good access to bus routes from the town, however services are relatively infrequent.</p>	Blue	
Transportation	<p>The site has limited access to the centre of the town and town amenities. The site has good access to local bus routes; however bus services run relatively infrequently.</p> <p>There is a PRow located along the western boundary of the site, connecting with the PRow network of the town.</p> <p>The A39 is a key radial route into Wadebridge, located adjacent to the site. The A39 has existing capacity issues, being highly congested at peak times. The Ball roundabout to the northwest of the site is a key traffic pinch point. Development of the site is therefore expected to exacerbate traffic and congestion issues on the A39 and the Ball roundabout, having significant adverse effects on the operation of the surrounding highway.</p>	Red	
Key			
Likely adverse effect (without mitigation measures)	Red	Likely positive effect	Green
Neutral/no effect	Yellow	Uncertain effects	Blue

Table 4.11: SEA 10, Trevarner Farm Egloshayle

SEA theme	Commentary, SEA 10, Trevarner Farm Egloshayle
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI, and also the Amble Marshes SSSI, for residential development of 50 residential units or more. The SHLAA (2016) indicates the capacity of this site is approximately 244 dwellings; development therefore has the potential to adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution.</p> <p>It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, between the field parcels, and along the northern boundary of the site are areas of National Forestry Inventory Broadleaved Woodland, and Priority Habitat Deciduous woodland. Development has the potential to adversely impact upon these valued habitats through increased recreational activity, congestion along the road network resulting in atmospheric pollution, and possible impacts upon water quality.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, there is an area of flood zone 3 located along the northern boundary of the site, which is at high risk of flooding.</p>
Landscape and Historic Environment	<p>The site is located within the Camel Estuary Landscape Character Area. There is no Landscape Description Unit for this area.</p> <p>The site is clearly visible from the A389, which is a key route into Wadebridge, located adjacent to the site, to the east. Development at this location would detract from views from the urban built form of Wadebridge, into the rural landscape. However, it is thought that development of the site would be in keeping with the adjacent residential development, acting as infill between the existing development and the A389.</p> <p>Wadebridge Conservation Area is located adjacent to the site to the south/southeast. Development has the potential to adversely impact upon the integrity and setting of the Conservation Area.</p> <p>Development of the site may also affect upon the historic setting and character of the settlement. However this is expected to be minimised through containing development within the A389.</p>
Land, Soil and Water Resources	<p>The site contains areas of Grade 2 and 3a agricultural land, according to the Post 1988 Agricultural Land Classification (England). This land is classified as the best and most versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>
Population and Community	<p>With an approximate capacity of 244 dwellings, development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located within the hard boundary of the A389, containing the growth of Wadebridge. However, the site is located adjacent to the settlement and within the boundary of the A389, which may lead to difficulties integrating with the town. The site has reasonable access to services and facilities in Wadebridge. Wadebridge Primary Academy is 800m from the site.</p> <p>It is noted that considering the size and scale of the site, development may include its own provision of essential community infrastructure through Section 106 and CIL agreements. However this is uncertain at this stage. While this would support the new development, it may also detract from the existing community and local economy.</p> <p>The site is 500m from the nearest public transport links, in the form of bus routes along Egloshayle Road and Gonvena. Buses run to Bodmin, Camelford, Bude, and Port Isaac, however these services are relatively infrequent.</p>

SEA theme	Commentary, SEA 10, Trevarner Farm Egloshayle	
Health and Wellbeing	<p>The site has limited access to health services in Wadebridge, being 1km from both Bridge Medical Centre and Wadebridge and Camel Practice.</p> <p>In terms of accessible green space, The Open Space Strategy for Larger Towns in Cornwall (2014) identifies accessible countryside in urban fringe areas within 400m of the site, off Treguddock Drive. Egloshayle Playing Fields and Wadebridge Tennis Club are also 600m from the site providing access to sport and recreation.</p> <p>The site has good access to bus routes from the town however services are relatively infrequent.</p>	
Transportation	<p>The site has reasonable access to the centre of the town and town amenities and local bus routes; however bus services run relatively infrequently.</p> <p>While there is alternative access to the town from the site, the A389 is a key radial route into Wadebridge, located adjacent to the site, adjoining the A39. The A39 has existing capacity issues, being highly congested at peak times. The Ball roundabout to the east of the site is a key traffic pinch point. Development of the site is therefore expected to exacerbate traffic and congestion issues on the A39 and the Ball roundabout, having significant adverse effects on the operation of the surrounding highway.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.12: SEA 11, Land North Trevarner Farm (outside by-pass)

SEA theme	Commentary, SEA 11, Land North Trevarner Farm (outside by-pass)
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The majority of the site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI, for residential development of 100 residential units or more. While there is no indicative housing number provided for the site, it is thought that the site has the potential to deliver considerably more than 100 dwellings. Development therefore has the potential to adversely impact upon the SSSI. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution.</p> <p>It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on the site; however, there is a patch of woodland/scrub covering a field parcel in the centre of the site. This is expected to be valuable in biodiversity terms, being rich in species. Development has the potential to adversely impact upon this habitat and associated species through increased recreational activity, congestion along the road network resulting in atmospheric pollution, and possible impacts upon water quality.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>
Landscape and Historic Environment	<p>The site is located within the Camel and Allen Valley Landscape Character Area. The Landscape Description Unit for this area reads '<i>settled pastures clustered with small farms</i>'.</p> <p>The site is clearly visible from the A389, which is a key route into Wadebridge, located adjacent to the site, to the west. Development at this location would likely detract from views from the A389 into the rural landscape (including views from the footpath which runs along the northern boundary of site 28). The A389 currently acts as a physical barrier between existing built form to the west of the road, and rural open landscape to the east. Development in the open landscape east of the A389 would therefore not be in keeping with the existing settlement pattern. Development of the site would adversely impact upon the rural character of the landscape, and may set precedent for further development away from the town. This would likely result in further damage to the rural landscape and historic environment through urban sprawl.</p> <p>There are no designated sites of historic interest within or within the immediate setting of the site, however development of the site is likely to lead to adverse effects on the historic setting and character of the settlement.</p>
Land, Soil and Water Resources	<p>It is not possible to confirm if an allocation at this site will lead to a loss of best and most versatile agricultural Land as recent land classification has not been carried out in this location. According to pre-1988 agricultural land classification, land on the site is classified as Grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource, however there is some uncertainty given the evidence available.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>

SEA theme	Commentary, SEA 11, Land North Trevarner Farm (outside by-pass)	
Population and Community	<p>Whilst there is no indicative housing number for the site, it is thought that development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located outside of the hard boundary of the A389, severed from Wadebridge. It is therefore expected that at this location, new development would have difficulty integrating within the existing settlement, potentially leading to isolation, distant from the town's facilities and amenities. It is noted that considering the size and scale of the site, development may include its own provision of essential community infrastructure through Section 106 and CIL agreements. However this is uncertain at this stage. While this would support the new development, it may also detract from the existing community and local economy.</p> <p>The site is located 500m from public transport links. The nearest bus routes are either on the A39 roundabout, to the north, or on Egloshayle Road, to the south. Buses run to Bodmin, Padstow, Wadebridge, Truro and Bude, however these services are relatively infrequent.</p>	
Health and Wellbeing	<p>The site has limited access to health services in Wadebridge, being 1.3km from both Bridge Medical Centre and Wadebridge and Camel Practice.</p> <p>Open Space Strategy for Larger Towns in Cornwall (2014) identifies limited open space in close proximity to the site. An area of allotments/community gardens are 600m north of the site, adjacent to the Ball roundabout</p> <p>The site has good access to bus routes from the town, however services are relatively infrequent.</p>	
Transportation	<p>The site has limited access to the centre of the town and town amenities. The site has good access to local bus routes; however bus services run relatively infrequently.</p> <p>There is a PRoW located along the northern site boundary, connecting with the footpath network of the town.</p> <p>While there is alternative access to the town from the site, the A389 is a key radial route into Wadebridge, located adjacent to the site, adjoining the A39. The A39 has existing capacity issues, being highly congested at peak times. The Ball roundabout to the east of the site is a key traffic pinch point. Development of the site is therefore expected to exacerbate traffic and congestion issues on the A39 and the Ball roundabout, having significant adverse effects on the operation of the surrounding highway.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.13: SEA 12, Trevorder Land (Church Park)

SEA theme	Commentary, SEA 12, Trevorder Land (Church Park)
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The River Camel SAC, and the River Camel Valley and its Tributaries Sites of Special Scientific Interest (SSSI) are located 400m from the site, to the east. The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI for residential development of 50 residential units or more (in the south of the site) and residential development of 100 units or more (in the north of the site). The capacity of this site is approximately 500 dwellings; development therefore has the potential to adversely impact upon the SSSI. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution. It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, two field parcels in the north east of the site contain National Forest Inventory Woodland (ground prep). There is also a large area of National Forestry Inventory Broadleaved Woodland and Priority Habitat Deciduous woodland running alongside the site boundary to the east and northeast. Development has the potential to adversely impact upon these valued habitats through increased recreational activity, congestion along the road network resulting in atmospheric pollution, and possible impacts upon water quality.</p> <p>Part of the site is a disused quarry, and as such there is potential biodiversity and geodiversity interest at the site.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>
Landscape and Historic Environment	<p>The site is located within the Camel and Allen Valley Landscape Character Area (LCA). Within this LCA, the Landscape Description Unit (LDU) for the northern part of the site reads '<i>settled pastures clustered with small farms</i>'. For the southern part of the site, the LDU describes the site as '<i>ancient wooded, clustered with estate farms</i>'.</p> <p>Part of the site is a disused quarry, which has had workings on. The remainder of the site is made up of agricultural parcels.</p> <p>Considering the rural nature, and sloping topography of the site, proposed development would be clearly visible from the adjacent A389, which is a key route into Wadebridge. Development of the site would detract from open views from the A389 and the surroundings, and may also impact upon views from Sladebridge to the southeast.</p> <p>Existing development is currently contained within the A389, which acts as a barrier between the built urban town and the wider rural landscape. Development of the site would therefore not be in keeping with the existing settlement pattern; significantly altering the rural landscape east of the A389. Development of the site would also likely impact upon the setting of the adjacent Area of Special Landscape Value, and may set precedent for further development east of the A389.</p> <p>Wadebridge Conservation Area is located adjacent to the site, on the other side of the A389. Development has the potential to adversely impact upon the integrity and setting of the Conservation Area. However effects are likely to be lessened due to the presence of the A389.</p> <p>Development of the site may lead to adverse effects on the historic setting and character of the settlement, extending the built form into the open landscape.</p>
Land, Soil and Water Resources	<p>The site contains grade 1 and grade 2 agricultural land, which is land classified as the best and most versatile agricultural land. Development of the site will lead to the loss of this valuable resource.</p> <p>The site is partially a disused quarry. It is uncertain whether or not there are any planning conditions on the site.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>

SEA theme	Commentary, SEA 12, Trevorder Land (Church Park)	
Population and Community	<p>With an approximate capacity of 500 dwellings, development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located outside of the hard boundary of the A389, severed from Wadebridge, and would likely lead to the delivery of a new, small community. It is expected that at this location, new development would not be able to integrate with the existing settlement/ community, potentially leading to isolation, distant from the town's facilities and amenities. Wadebridge Primary Academy, for example, is 1.75km from the site.</p> <p>It is noted that considering the size and scale of the site, development may include its own provision of essential community infrastructure through Section 106 and CIL agreements. However this is uncertain at this stage. While this would support the new development, it may also detract from the existing community and local economy.</p> <p>The site is located close to public transport links in the form of bus routes along the A389 between Gonvena Hill and St Mabyn Hill. Buses run to Bodmin and Padstow, however these services are relatively infrequent.</p>	
Health and Wellbeing	<p>The site has poor access to health services in Wadebridge, being 1.7km from Bridge Medical Centre.</p> <p>The Open Space Strategy for Larger Towns in Cornwall (2014) identifies accessible natural and semi-natural green space 700m from the site in Egloshayle, at Wadebridge Camels Rugby Football Club. It is noted however that public access is limited at this sports facility. Alternatively, the Camel Trail is highlighted as accessible green space in the urban fringe areas, 800m from the site.</p> <p>The site has good access to bus routes from the town, however services are relatively infrequent.</p>	
Transportation	<p>The site has poor access to the centre of the town and town amenities, and while the site does have access to bus services, these run relatively infrequently.</p> <p>While there is alternative access to the town from the site, the A389 is a key radial route located adjacent to the site. While there is alternative access to the town from the site, the A389 is a key radial route into Wadebridge, located adjacent to the site, adjoining the A39. The A39 has existing capacity issues, being highly congested at peak times, and is likely to experience increased vehicular use as a result of large-scale housing development at the site. This is expected to exacerbate traffic and congestion issues on the A39, having significant adverse effects on the operation of the surrounding highway.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.14: SEA 13, Land South of Culverly & Meadowhead

SEA theme	Commentary, SEA 13, Land South of Culverly & Meadowhead
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The site is located 1km from the River Camel SAC. The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI for residential development of 50 residential units (the north of the site) and 100 residential units or more (the south of the site). The capacity of this site is approximately 500 dwellings; development therefore has the potential to adversely impact upon the SSSI. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution. It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, in the south eastern corner of the site, and along the eastern boundary there is an area of National Forestry Inventory Broadleaved Woodland, and Priority Habitat Deciduous woodland. These habitats are likely to act as wildlife corridors, aiding ecological connectivity in the area. There are also linear hedgerows run along the site boundary and through the centre of the site which also contribute positively towards habitat connectivity. Development has the potential to adversely impact upon these valued habitats through increased recreational activity, congestion along the road network resulting in atmospheric pollution, and possible impacts upon water quality.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>
Landscape and Historic Environment	<p>The site is located within the Camel and Allen Valleys Landscape Character Area. The Landscape Description Unit for this area reads <i>'Ancient pastoral farmlands clustered with estate farms.'</i></p> <p>This site is located on the southeastern extent of Wadebridge, and would result in an urban extension into the open rural landscape. Development of the site would alter the existing settlement pattern, and would change the character of the open landscape from rural to urban. Development may also set precedent for further development to the south, resulting in further loss of open agricultural landscape.</p> <p>Wadebridge Conservation Area is located adjacent to the site, on the other side of the A389. Development has the potential to adversely impact upon the integrity and setting of the Conservation Area. However effects are likely to be lessened due to the presence of the A389.</p> <p>There is a Scheduled Monument 120m from the site, and a Grade II listed building 220m from the site, both to the north east. Whilst these structures are relatively well screened from the site, there is the potential for impacts on their setting from new housing development at this location. Development of the site may lead to adverse effects on the overall historic character and setting of the settlement, extending the built form into the open landscape.</p>
Land, Soil and Water Resources	<p>The site is located within Grade 3a agricultural land, according to the Post 1988 Agricultural Land Classification (England). This land is classified as the best and most versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>

SEA theme	Commentary, SEA 13, Land South of Culverly & Meadowhead	
Population and Community	<p>With an approximate capacity of 500 dwellings, development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located outside of the built up area boundary; however, it would be an extension of the existing settlement. As such, it is thought that there may be some potential to integrate with the existing community. However, it is noted that the site is distant from the town's facilities and amenities, for example 900m from St Breock Primary. It is noted that considering the size and scale of the site, development may include its own provision of essential community infrastructure through Section 106 and CIL agreements. However this is uncertain at this stage. While this would support the new development, it may also detract from the existing community and local economy.</p> <p>The site is over 700m from the nearest public transport links, which is Wadebridge Bus Station, along Guineaport Road. Buses run hourly to Bodmin, Padstow, Camelford, Bude, Truro and Port Isaac.</p>	
Health and Wellbeing	<p>The site has reasonable access to health services in Wadebridge, being 600m from Wadebridge and Camel Practice.</p> <p>The Open Space Strategy for Larger Towns in Cornwall (2014) identifies accessible natural and semi-natural green space adjacent to the site, along the eastern boundary.</p> <p>The site has good access to bus routes from the town, however services are relatively infrequent.</p>	
Transportation	<p>The site has relatively poor access to the centre of the town and town amenities, and while the site does have access to bus services, these run relatively infrequently.</p> <p>The A39 is a key radial route into Wadebridge that has existing capacity issues, being highly congested at peak times. While the A39 is not located in close proximity to the site, as the main route into the town centre, it is likely that the A39 would experience some increased vehicular use as a result of the large-scale housing proposed at the site.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.15: SEA 14, Land South of Mowhay Meadow

SEA theme	Commentary, SEA 14, Land South of Mowhay Meadow
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The site is located 1.5km from the River Camel SAC. The site is within a SSSI Impact Risk Zone for the River Camel and its Tributaries SSSI for residential development of 50 residential units or more (the south of the site). While there is no indicative housing number provided for the site, it is thought that the site has the potential to deliver considerably more than 50 dwellings. Possible delivery of large-scale development therefore has the potential to adversely impact upon the designated sites. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution.</p> <p>It is noted that the Camel Estuary is also designated as a County Wildlife Site.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on the site. In terms of those located in the vicinity of the site, along the western boundary there is an area of National Forestry Inventory Broadleaved Woodland, and Priority Habitat Deciduous Woodland. This area of woodland is Hawkes Wood County Wildlife Site. These habitats are likely to act as wildlife corridors, aiding ecological connectivity in the area. It is noted that there are also linear hedgerows running along the site boundary and through the centre of the site which also support habitat connectivity. Development has the potential to adversely impact upon these valued habitats through increased recreational activity, congestion along the road network resulting in atmospheric pollution, and possible impacts upon water quality.</p> <p>Part of the site is a disused quarry, and as such there is potential biodiversity/geodiversity interest at the site.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>
Landscape and Historic Environment	<p>The site is located within the Camel and Allen Valleys Landscape Character Area. The Landscape Description Unit for this area reads <i>'Ancient pastoral farmlands clustered with estate farms'</i>.</p> <p>Part of the site is a disused quarry, which has had workings on. The remainder of the site is made up of agricultural parcels.</p> <p>This site is located on the southern extent of Wadebridge, and would result in an urban extension into the open rural landscape, detracting from views onto the River Camel (particularly from the PRow crossing the site). Development of the site would alter the existing settlement pattern, and would change the character of the open landscape from rural to urban. Development may also set precedent for further development to the south, resulting in further loss of open agricultural landscape.</p> <p>There is a Scheduled Monument, and a Grade II listed building adjacent to the site, off Trevanion Road. Development of the site has the potential to adversely impact upon the intrinsic value of the heritage assets, and/or their setting.</p>
Land, Soil and Water Resources	<p>The site is located within Grade 3a agricultural land, according to the Post 1988 Agricultural Land Classification (England). This land is classified as the best and most versatile agricultural land.</p> <p>The site is partially a disused quarry. It is uncertain whether or not there are any planning conditions on the site.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>

SEA theme	Commentary, SEA 14, Land South of Mowhay Meadow	
Population and Community	<p>Whilst there is no indicative housing number for the site, it is thought that development of the site will contribute positively towards the local housing needs of the area</p> <p>The site is located outside of the built up area boundary; however, it would be an extension of the existing settlement. As such, it is thought that there may be some potential to integrate with the existing community. However, it is noted that the site is distant from the town's facilities and amenities, albeit 600m from St Breock Primary.</p> <p>It is noted that considering the size and scale of the site, development may include its own provision of essential community infrastructure through Section 106 and CIL agreements. However this is uncertain at this stage. While this would support the new development, it may also detract from the existing community and local economy.</p> <p>The site is over 700m from the nearest public transport links, which is Wadebridge Bus Station, along Guineaport Road. Buses run hourly to Bodmin, Padstow, Camelford, Bude, Truro and Port Isaac.</p>	
Health and Wellbeing	<p>The site has reasonable access to health services in Wadebridge, being 600m from Wadebridge and Camel Practice.</p> <p>The Open Space Strategy for Larger Towns in Cornwall (2014) identifies accessible natural and semi-natural green space to the west of site, along Polmorla Road.</p> <p>The site has good access to bus routes from the town, however services are relatively infrequent.</p>	
Transportation	<p>The site has relatively poor access to the centre of the town and town amenities, and while the site does have access to bus services, these run relatively infrequently.</p> <p>Two PRoW cross the site, connecting with the PRoW network of the town.</p> <p>The A39 is a key radial route into Wadebridge that has existing capacity issues, being highly congested at peak times. While the A39 is not located in close proximity to the site, as the main route into the town centre, it is likely that the A39 would experience some increased vehicular use as a result of the large-scale housing proposed at the site.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.16: SEA 15, Land at Dunveth – Royal Cornwall Show (Parking)

SEA theme	Commentary, SEA 15, Land at Dunveth – Royal Cornwall Show (Parking)
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The northern half of the site is within a SSSI Impact Risk Zone for the Amble Marshes SSSI, for residential development of 50 residential units or more. The capacity of this site is approximately 549 dwellings; development therefore has the potential to adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution. In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on the site. In terms of those located in the vicinity of the site, 100m from the southwestern boarder of the site there is an area of National Forestry Inventory Broadleaved Woodland, and Priority Habitat Deciduous woodland. This extends throughout the Neighbourhood Plan area to Wadebridge and St Breock, along a linear route. This is expected to be of high biodiversity value, acting as a wildlife corridor, promoting habitat connectivity in the area. Development has the potential to adversely impact upon these valued habitats through increased recreational activity, congestion along the road network resulting in atmospheric pollution, and possible impacts upon water quality.</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>
Landscape and Historic Environment	<p>The site is located within the Camel and Allen Valley Landscape Character Area (LCA). Within this LCA, the Landscape Description Unit (LDU) for the majority of the site reads '<i>settled pastures clustered with small farms</i>'. For the southwestern extent of the site, the LDU describes the site as '<i>ancient pastoral farmlands, clustered with estate farms</i>'.</p> <p>Considering the scale and sloping topography of the site, proposed development would be clearly visible from surrounding areas, including St Breock to the south, and Wadebridge town centre to the north/west. Development of the site would detract from rural views into the open landscape (including from the PRoW crossing the site), and may also impact upon the setting of the Cornwall AONB. The site is located 50m from the AONB, separated by a roundabout and the A39. This existing infrastructure to the north of the site acts as a physical barrier between the urban and rural landscape, and as such, adverse impacts on the designated site are likely to be lessened here. Nonetheless, it is recognised that the landscape is open to the south and west. Development of the site would likely significantly change the character of the existing rural landscape to the west of Wadebridge, resulting in urban sprawl.</p> <p>The southern extent of the site is located adjacent to the parish of St Breock. Development of the site has the potential to lead to coalescence between the two settlements, altering the existing settlement pattern of both Wadebridge and St Breock.</p> <p>There are no designated sites of historic interest within or within the immediate setting of the site, however development of the site is likely to lead to adverse effects on the historic character and setting of the settlement.</p>
Land, Soil and Water Resources	<p>The site comprises Grade 3a agricultural land, according to the Post 1988 Agricultural Land Classification (England). This land is classified as the best and most versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>

SEA theme	Commentary, SEA 15, Land at Dunveth – Royal Cornwall Show (Parking)	
Population and Community	<p>With an approximate capacity of 549 dwellings, development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located outside of the built up area boundary. Whilst the eastern part of the site is relatively close to the existing settlement, the distance to the town centre and facilities increases the further west you move through the site. As such it is expected that at this location, new development would have difficulty integrating within the existing settlement/community, potentially leading to isolation, distant from the town's facilities and amenities.</p> <p>St. Breock Primary is within 800m of the site, to the east of the main town settlement.</p> <p>It is noted that considering the size and scale of the site, development may include its own provision of essential community infrastructure through Section 106 and CIL agreements. However this is uncertain at this stage. While this would support the new development, it may also detract from the existing community and local economy.</p> <p>The site is located 500m from the nearest public transport links in the form of bus routes along the road from the A39 to West Hill. These services run hourly to Bodmin and into Wadebridge.</p>	
Health and Wellbeing	<p>The site has limited access to health services in Wadebridge, being 1.2km from both Bridge Medical Centre and Wadebridge & Camel Practice.</p> <p>The Open Space Strategy for Larger Towns in Cornwall (2014) identifies amenity green space adjacent to the site, along Talmena Avenue. There are also two PRoW crossing the site, connecting to the wider PRoW network.</p> <p>The site has reasonable access to bus routes from the town, however services are relatively infrequent.</p>	
Transportation	<p>The western extent of the site is relatively distant from the centre of the town and town amenities. While access to local bus routes from the site is good, services run relatively infrequently.</p> <p>There is a PRoW located through the centre of the site and also along the western boundary of the site, connecting with the PRoW network of the town.</p> <p>The A39 is a key radial route into Wadebridge, located to the north of the site. The A39 has existing capacity issues, being highly congested at peak times, and is likely to experience increased vehicular use as a result of large-scale housing development at the site. The mini-roundabout adjacent to the site between Gonvena Hill and Tredruston Road is also recognised to be congested at peak times. Development of the site is expected to exacerbate traffic and congestion issues at these locations, having significant adverse effects on the operation of the surrounding highway.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.17: SEA 16, Possible Extension of Care village

SEA theme	Commentary, SEA 16, Possible Extension of Care village	
Biodiversity	<p>There are no significant biodiversity constraints present on the site.</p> <p>The site is within a SSSI Impact Risk Zone for the Amble Marshes SSSI, for residential development of 50 residential units or more. The SHLAA (2016) indicates the capacity of this site is approximately 50 dwellings; development therefore has the potential to adversely impact upon the SSSIs. Adverse effects are likely to include recreational disturbance to the site, habitat fragmentation and/or loss, and increased levels of atmospheric pollution.</p> <p>In terms of habitats, no Biodiversity Action Plan Priority Habitats are present on or adjacent to the site and, with the exception of a limited number of relatively mature trees along the site boundaries, the site does not hold significant biodiversity interest.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the entirety of the site is located within flood zone 1, which is at low risk of flooding.</p>	
Landscape and Historic Environment	<p>The site is located within the Camel and Allen Valleys Landscape Character Area. The Landscape Description Unit for this area reads <i>'Settled Pastures clustered with small farms.'</i></p> <p>The site is located to the west of the existing settlement, slightly disconnected from existing residential development by a small parcel of land. Development at this location would lead to effects on villagescape character through impacting on the boundary between the built up part of the village and open countryside. However despite this, the small scale of development is unlikely to have a significant negative effect on the landscape. Effects on the villagescape and historic setting are likely to be localised. There are no designated sites of historic interest within or within the immediate setting of the site.</p>	
Land, Soil and Water Resources	<p>The site is located within Grade 3a agricultural land, according to the Post 1988 Agricultural Land Classification (England). This land is classified as the best and most versatile agricultural land. Development of the site is likely to lead to the loss of this valuable resource.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>	
Population and Community	<p>With an approximate capacity of 50 dwellings, development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located just outside the built up area boundary, disconnect from the existing settlement. As such, it is thought that development may have difficulty integrating with the town.</p> <p>The site has reasonable access to services and facilities in Wadebridge, being 350m from St Breock Primary. It is noted that development has the potential to contribute to improved facilities through Section 106 and CIL agreements. However this is uncertain at this stage. The site is located close to public transport links in the form of bus routes along West Hill. Buses run to Padstow, Truro, Newquay, however these services are relatively infrequent.</p>	
Health and Wellbeing	<p>The site has reasonable access to health services in Wadebridge, being 850m from both Bridge Medical Centre and Wadebridge & Camel Practice.</p> <p>The Open Space Strategy for Larger Towns in Cornwall (2014) identifies amenity green space adjacent to the site, along Talmena Avenue.</p> <p>The site has good access to bus routes from the town however services are relatively infrequent.</p>	
Transportation	<p>The site is located close to the centre of the town and town amenities and local bus routes; however bus services run relatively infrequently.</p> <p>There is a PRoW located along the east of the site connecting with the PRoW network of the town.</p> <p>Development is not expected to significantly exacerbate traffic and congestion issues on the wider road network.</p>	

SEA theme		Commentary, SEA 16, Possible Extension of Care village	
Key			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effects	

Table 4.18: SEA 17, Land off Trevanson, Treforest Roads

SEA theme	Commentary, SEA 17, Land off Trevanson, Treforest Roads	
Biodiversity	<p>The site is within a SSSI Impact Risk Zone for the Amble Marshes SSSI, for residential development of 50 residential units or more. The SHLAA (2016) indicates the capacity of this site is approximately 43 dwellings; development therefore is not expected to adversely impact upon the SSSI.</p> <p>The northern section of the site is made up of National Forestry Inventory Broadleaved Woodland, and Priority Habitat Deciduous woodland. The remainder of the site is scrub grassland. These habitats are likely to be rich in biodiversity, with the potential for Biodiversity Action Plan priority species to be present. Development of the site for residential development has the potential to adversely impact upon the Woodland, through recreational disturbance, habitat fragmentation and/or loss, and increased levels of atmospheric pollution.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, there is an area of flood zone 3 located within the site, to the northeast, which is at high risk of flooding.</p>	
Landscape and Historic Environment	<p>The site is located within the Camel Estuary Landscape Character Area. The Landscape Description Unit for this area reads '<i>Secondary wooded pastures clustered with small farms.</i>'</p> <p>Development of the site would be a small urban extension to the north of Wadebridge. Existing development is located to the south and west of the site, and as such it is thought development of the site would be in keeping with the surrounding urban landscape.</p> <p>Wadebridge Conservation Area is located adjacent to the site to the south/southeast. Development has the potential to adversely impact upon the integrity and setting of the Conservation Area.</p>	
Land, Soil and Water Resources	<p>The site is located within Grade 2 and Grade 3a agricultural land, according to the Post 1988 Agricultural Land Classification (England). This land is classified as the best and most versatile agricultural land.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>	
Population and Community	<p>With an approximate capacity of 43 dwellings, development of the site will contribute positively towards the local housing needs of the area.</p> <p>The site is located within the built up area boundary, and as such new development is expected to positively integrate with the town. The site also has good access to services and facilities in Wadebridge, being 600m from St Breock Primary School.</p> <p>It is noted that development has the potential to contribute to improved facilities through Section 106 and CIL agreements. However this is uncertain at this stage.</p> <p>The site is located close to public transport links in the form of bus routes along West Hill. Buses run to Padstow, Truro, Newquay, however these services are relatively infrequent.</p>	
Health and Wellbeing	<p>The site has limited access to health services in Wadebridge, being 1km from Bridge Medical Centre. The site has good access to bus routes from the town; however services are relatively infrequent.</p> <p>The Open Space Strategy for Larger Towns in Cornwall (2014) identifies amenity green space 450m from the site, along Talmena Avenue.</p>	
Transportation	<p>The site is located relatively close to the centre of the town and town amenities and local bus routes; however bus services run relatively infrequently.</p> <p>Development is not expected to significantly exacerbate traffic and congestion issues on the wider road network.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

4.3.3 Choice of sites taken forward for the Neighbourhood Plan

Four sites have been allocated within the Pre-Submission version of the EBWNP, which together have the capacity to meet the strategic target of the Cornwall Local Plan. These are the preferred locations for future development outside of the Built up Area Boundary (BUAB), subject to criteria to ensure that development is appropriate and sustainable, and that there are adequate controls and safeguards in place to limit the adverse impact of major development.

A first consideration by the Neighbourhood Plan Steering Group was the broad location of development, which was considered in conjunction with the Points of the Compass assessment undertaken in section 4.3.1. This considered that locations to the south and south west of Wadebridge town had significant accessibility and congestion issues which could not readily be overcome, and locations to the east of the A389 would have significant impacts on landscape character in this area which could not be readily mitigated.

The EBWNP allocates two sites for housing purposes: Land at High Trenant (94 dwellings) (site option SEA 8), and Land at Trevarner (204 dwellings) (site option SEA 10). These sites were chosen as allocations for housing purposes by the Neighbourhood Plan Steering Group for a number of reasons. Both sites abut the BUAB, and are expected to integrate effectively with Wadebridge, providing a high standard of design and amenity. The sites will help support the vitality of the town and the delivery of housing for local needs. It is noted both site allocations have now received planning consent.

The EBWNP also allocates Land at Keston/Dunveth (site option SEA 16) for the development of specialist accommodation. This will include a 72 bed roomed nursing home and 75 extra care units clustered together in a care village (C2 use class). This site was supported by the Neighbourhood Plan Steering Group as it will meet the independent housing and care needs of elderly and disabled persons in the area.

A mixed-use site has also been allocated through the EBWNP at Bodieve (300 dwellings during the first phase of masterplan). This encompasses site options SEA 5, SEA 6 and SEA 7. This mixed use site has been chosen by the Neighbourhood Plan Steering Group not only to meet the outstanding housing target for the Wadebridge area, but to deliver sustainable growth in the area.

The proposal will provide attractive safe and accessible cycle links to local services and facilities in the town, and include an access road from Ball roundabout to serve as a relief road (for out-of-town traffic travelling to Rock), thereby easing highway capacity issues on Gonvena Hill and provide a by-pass for Bodieve.

Notably, development will be subject to a comprehensive masterplan that should set out the proposed 'phasing' (expected completion years for different aspects of the development) taking into account the capacity of the local infrastructure to meet residents' needs. The aim is to deliver a neighbourhood of high quality design and unique character, deliver mix of housing types, tenures and designs, serve local needs, and include open spaces and facilities that will foster a sense of community.

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

To support the implementation of the vision for the Neighbourhood Plan discussed in **Section 2.2**, the current version of the EBWNP puts forward 46 policies to guide development in the Neighbourhood Plan area.

The policies, which were developed following extensive community consultation and evidence gathering, are set out in the table below.

Table 4.19: Egloshayle, St Breock and Wadebridge Neighbourhood Plan policies

Sustainable Development

SD01 Built-up Area Boundary and Development within Wadebridge

SD02 Development in the Countryside

SD03 Housing Allocations

SD04 Mixed Use Site Allocations

SD05 Local Character

Natural Environment

NE01 Protection of the Natural Environment

NE02 Areas of Ecological Significance

NE03 Protection of Landscape Character

NE04 Nesting Boxes

NE05 Wildlife Corridors

NE06 Camel Trail

NE07 Local Green Space

Jobs and Economy

JE01 Existing Business

JE02 New Employment Opportunities

JE03 Farm Business Diversification

Town Centre and Retail

TR01 Town Centre Development

TR02 Major Retail Development Outside the Town Centre

TR03 Pedestrian Priority in the Town Centre

TR04 Trevilling Quay

Housing

HS01 Meeting Local Housing Need

HS02 Retaining Affordable Housing Stock

HS03 Infill Housing

HS04 Innovative Housing Solutions

HS05 Self-Build Dwellings

HS06 Layout and Design

HS07 District Heating Schemes

Natural Resources and Energy

RE01 Micro Energy Generation

RE02 Solar Arrays

RE03 Wind Turbines

RE04 Visual Impact of Wind Turbines

RE05 Community Energy Projects

Transport and Traffic

TT01 Impact of Traffic

TT02 Town Centre Parking

TT03 Safe Cycle and Pedestrian Links

TT05 Local Shopping

TT06 Pedestrian Cycle Priority in Town Centre

Arts and Culture

AC01 Art in the Public Realm

AC02 Centre for Arts and Cultural Activity

Sport and Recreation

SR01 Protecting Sports Pitches and Recreational Fields

SR02 Promoting Tourism

SR03 New Recreation Facilities

SR04 Sports Facilities

SR06 Local Footpaths

SR07 Recreation and Tourism Outside the Built-up Area Boundary

Community and Infrastructure

CI01 Infrastructure Requirements

CI02 Community Facilities

5. What are the appraisal findings at this current stage?

5.1 Introduction

The aim of this chapter is to present appraisal findings and recommendations in relation to the Pre-submission version of the EBWNP. This chapter is structured as follows:

- **Sections 5.3 to 5.9** present an appraisal of the current version of the EBWNP under the seven SEA theme headings; and
- **Section 5.10** subsequently discusses overall conclusions at this current stage.

5.2 Approach to the appraisal

The appraisal is structured under the seven SEA themes. For each theme 'significant effects' of the current version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations.¹⁰ So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.

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

5.3 Biodiversity and geodiversity

The key designated site of biodiversity importance which falls within the Neighbourhood Plan area is the River Camel Special Area of Conservation (SAC) which runs east and south of Wadebridge, along the parish boundaries of Egloshayle and St Breock. The River Camel and its Tributaries are also designated as a Site of Special Scientific Interest (SSSI). Additionally, Amble Marshes SSSI is located to the north of the Neighbourhood Plan area.

SSSI Impact Risk Zones are a GIS tool/dataset which maps zones around each SSSI according to the particular sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs. The entirety of the Neighbourhood Plan area BUAB is located within an Impact Risk Zone for The River Camel and its Tributaries SSSI, and/or Amble Marshes SSSI.

Looking outside the BUAB at the proposed housing and the mixed-use allocation, all sites are located within a SSSI IRZ for 50 residential units or more (with the exception of Land at Trevarner which is within an IRZ for 100 or more units). In all cases, sites are allocated for residential dwellings at a level above that specified by the SSSI IRZ. As such, site allocations within the Neighbourhood Plan have the potential to lead to adverse effects on the designated biodiversity sites. This is recognised by the housing allocations policy (SDO3), which seeks to limit potential effects on designated sites in association with the requirements the Cornwall Local Plan (Policy 23 'Natural Environment'). Policy SDO4 (Mixed Use Site Allocation) requires that development proposals should be subject to a comprehensive masterplan that should set out the proposed 'phasing' of development, taking into account the needs of the local infrastructure. This will limit adverse effects on designated biodiversity as growth will be staggered, avoiding rapid increases in recreational and pollution pressures, for

¹⁰ Environmental Assessment of Plans and Programmes Regulations 2004

example. This is expected to contribute positively towards *'maintaining the outstanding natural environment'* of the area. This may help limit adverse effects as a result of new development and promote enhancements such as net gain where possible.

More broadly, biodiversity assets are protected and enhanced throughout the Neighbourhood Plan according to their international, national and local significance. Policies are directed towards maintaining and where possible enhancing the special, highly valued, natural environment. In this context, Policy NE01 (Protection of the Natural Environment) seeks to restrict development where there may be an adverse effect on the integrity of sites of European and/or national importance. It is noted that policy NE06 (Camel Trail) supports proposals for improvements and new access routes to the Camel Trail, including a link across the River Camel from Sladesbridge. The EBWNP highlights that this will enhance green infrastructure by providing better links between urban and rural landscapes, however it is recognised that the delivery of a crossing over the European designated site has the potential to lead to adverse effects on the SAC, for example through disturbance to the site, and possible habitat fragmentation and/or loss. It is recommended that the delivery of a crossing of any sort which may impact upon the SAC should incorporate good design and appropriate layout to limit significant adverse effects. It is also recommended that Natural England be consulted.

At a local scale, the Neighbourhood Plan area has a rich biodiversity, including BAP Priority Habitats as detailed in the Cornwall Biodiversity Action Plan.¹¹ Sensitive local areas and habitats contribute to the network of green infrastructure and wildlife corridors present. The current version of the EBWNP sets out a number of provisions to help limit potential effects of new development on the Green Infrastructure (GI) network, including features and areas of biodiversity interest in the Neighbourhood Plan area, and support enhancements. Of particular note is Policy NE02 (Areas of Ecological Significance), which delivers protection to ecologically sensitive areas, recognising their significance in terms of the area's GI network. Policies NE05 (Wildlife Corridors), NE06 (Camel Trail) and NE07 (Local Green Space) are also key policies in this regard, supporting the area's ecological networks. Policy requirements include the designation of Local Green Spaces, and the enhancement of linkages between local habitats. The result is a network of natural green corridors throughout the Neighbourhood Plan area, enabling both wildlife and people to move through the landscape. This will lead to minor long term positive effects on biodiversity.

Policy SD05 (Local Character) will further support ecological networks in the Neighbourhood Plan area through seeking to preclude the loss of trees and hedgerows from new development, and precluding impacts on these key ecological linkages. It is recommended that in particular, site allocation proposals should incorporate good design and appropriate layout to limit significant adverse effects on Priority Habitats and associated species. Proposed development at these sites should avoid the loss of/damage to biodiversity features which positively contribute to the wider ecological network, and seek opportunities for biodiversity enhancement and net gain.

Provided that the above recommendations are incorporated into development proposals, the EBWNP is predicted to have a residual **uncertain long term minor positive effect on biodiversity**. The significance of effects is likely to be dependent on the implementation of proposed measures and growth proposed through the EBWNP.

5.4 Climate change

In terms of climate change mitigation, road transport is proportionally a significant contributor to greenhouse gas emissions in the area. The A39 bypass runs to the north and east of Wadebridge, and is adjoined by the A389 which extends south east of the settlement. The road network experiences severe traffic congestion at peak times as a result of schools, commuters, and also tourism during peak visitor season. Particular pinch points are highlighted at the Ball roundabout, and also the mini-roundabout between Gonvena Hill and Tredruston Road. Whilst the four sites proposed for allocations are located in close proximity to the A39 (and adjacent to the Ball roundabout in the case of Land east

¹¹ Cornwall Wildlife Trust (2010) Cornwall Biodiversity Action Plan 2010-2015 Volume 4 Priority Projects

of Bodieve), Policy SD03 (Housing Site Allocations) states that development proposals will only be supported “*where the development would not have an unacceptable impact on the local highway network*”. With regards to the mixed use allocation east of Bodieve, the EBWNP recognises that it will require an access road from Ball roundabout to serve as a relief road. This will ease highway capacity issues on Gonvena Hill and provide a bypass for Bodieve. Further to this, Policy SD04 (Mixed Use Site Allocation) seeks to “*foster and facilitate integration between the neighbourhood and Wadebridge*” including bridges, roads, pedestrian links, cycle paths, and public transport. This will help limit per capita emissions from transport.

Connecting new development with the town centre and its range of services, facilities, amenities and public transport links is a focus throughout the EBWNP; seeking to create high standards of sustainable living. Policy SD01 (Built Up Area Boundary and Development Within Wadebridge Town) precludes development outside of the defined BUAB, with the exception of land allocated within policies SD03 and SD04. This will positively address climate change mitigation through reducing the need for residents to travel by the private car and limiting the need to travel. This is supported by Policies TT01 (Impact of Traffic), TT03 (Safe Cycle and Pedestrian Links), and TT06 (Pedestrian Cycle Priority in the Town Centre) which will promote the uptake of sustainable travel and improve connectivity through the town. This is also sought through Policy NE06 (Camel Trail), which seeks to improve access to the Camel Trail, including through providing a link road across the River Camel from Sladesbridge. Collectively, these policies will support lower carbon modes of transport such as walking and cycling for shorter journeys, and improve access through the town centre.

In relation to renewable energy provision, Policies RE01 – RE05 seek to facilitate microgeneration, and development that takes advantage of local renewable energy sources in a way that will cause least harm to the area and its setting and benefit local people. This includes heat generation technologies such as thermal hot water and biomass; wind; and solar. The Community Energy Projects (Policy RE05) demonstrates the support in principle to local energy initiatives, leading to positive effects in relation to climate change mitigation. This is further supported by Policy HS04 (Innovative Housing Solutions), which welcomes projects that deliver low cost and energy efficient housing.

Enhancements to green infrastructure networks promote climate change mitigation through supporting carbon sequestration and promoting sustainable modes of transport, and climate change adaptation through helping to limit the effects of extreme weather events and regulating surface water run-off. In this context Policies NE01 (Protection of the Natural Environment), NE07 (Local Green Space) and NE05 (Wildlife Corridors) will support the ongoing development of high quality multifunctional green infrastructure networks throughout Egloshayle, St Breock, and Wadebridge parishes.

With regard to flood risk in the Neighbourhood Plan area, the addressing of issues linked to surface water flooding are likely to be supported by the provisions of the NPPF. Likewise, the flood risk, SuDS and surface water flooding policies proposed by the *Cornwall Local Plan: Strategic Policies 2010-2030* will further help limit adverse effects in this regard.

Whilst the above approaches will contribute positively towards addressing climate change, these are not seen to be significant in the context of the SEA process. As such, the EBWNP is predicted to have a residual **neutral effect** on climate change. There is the potential for some minor long term positive effects but these are uncertain at this stage and dependent on the implementation of proposed measures.

5.5 Landscape and historic environment

The Neighbourhood Plan area has a valued landscape and a rich historic environment. In this context, the northern part of St Breock and Egloshayle parishes fall within the Cornwall Area of Outstanding Natural Beauty (AONB). There are also numerous heritage assets present locally, including 156 listed buildings, 22 scheduled monuments, and one registered park and garden. Further to this, the St.

Breck Conservation Area and Wadebridge Conservation Area are located within the Neighbourhood Plan area, central to the parish settlements.

A focus of a number of the policies proposed for the EBWNP is therefore on protecting landscape and townscape character, protecting and enhancing the quality of the public realm, supporting local distinctiveness and supporting the conservation and enhancement of the historic environment.

Policy SD01 (Built Up Area Boundary and Development Within Wadebridge) and Policy SD02 (Development in the Countryside) seek to contain development within the BUAB, restricting development in the countryside only where it is fully justified. This is expected to ensure that growth and major development does not harm the essential character of the countryside area, including the nationally designated Cornwall AONB. In this context, Policy NE03 (Protection of Landscape Character) sets out a number of criteria to ensure that development reflects local landscape character, in accordance with Local Plan Policy 23 (Natural Environment). This includes ensuring that views and vistas are maintained, and preventing visually intrusive skyline development, particularly considering the presence of Area of Greater Landscape covering most of the surroundings of the upstream valleys of the Camel and Allen, and their tributaries. This will maintain the distinctiveness of the Neighbourhood Plan area, and is reinforced by Policy SD05 (Local Character). Policy SD05 provides a robust basis for the protection and enhancement of townscape and landscape quality and the historic environment, ensuring that development does not detract from the established character of the area, while contributing positively to sustainability objectives. This will likely lead to long term positive effects on the landscape and historic environment.

The setting of historic environment will also be supported by the policies which seek to protect and enhance townscape and landscape quality. To this effect, policy SD05 (Local Character) requires that development protect, conserve and enhance the natural, built, and historic environment. In relation to heritage assets, the Neighbourhood Plan has a close focus on supporting the integrity of the conservation areas designated within the Neighbourhood Plan area. The Neighbourhood Plan itself refers to Cornwall Council's Conservation Area Appraisal Management Plan; and it is expected that "development pay heed to the distinctions as detailed in the Conservation Area Appraisal". This arguably could benefit from being included within a Neighbourhood Plan policy, to further ensure development proposals are required to take into consideration the value of the Conservation Areas. Additionally, reference could be made within policy to the areas designated (and undesignated) heritage assets. This would ensure that adverse effects on designated heritage assets are resisted, and that assets are suitably protected and enhanced, having a long term positive effect on the historic environment.

Policies which promote high quality design, layout, and the quality of the public realm will have positive effects on maintaining the distinctiveness of the Neighbourhood Plan area. In this context, policy HS06 (Layout and Design) seeks to preserve the local distinction of the Neighbourhood Plan area, achieving high quality development design that respects and relates to topography and nearby landscape features. This is consistent with Policy HS03 (Infill Development), which seeks to ensure that development is well related to the existing settlement and is also in keeping with surrounding residential properties, having a positive effect on local character.

Policy NE07 (Local Green Space) seeks to ensure that development does not have an adverse effect on valued green space. The policy protects sites from development in recognition of their importance to the neighbourhood, and for their enjoyment and appreciation by visitors. Policy SR01 (Protecting Sports Pitches and Recreational Fields) further supports the ongoing protection and enhancement of high quality multifunctional green infrastructure networks in the Neighbourhood Plan area. This level of protection will support enhancements to the public realm, positively impacting upon local landscape character and the setting of the historic environment.

In relation to the housing allocations taken forward through the EBWNP, all sites are located outside of the BUAB, and have the potential to adversely impact upon the wider landscape character. The two housing allocations (Land at High Trenant and Land at Trevarner) are located inside of the hard boundary of the A389, limiting development in the wider countryside. Policy SD03 (Housing

Allocations) supports development proposals "*only where they are of an appropriate scale, design and layout, including landscape proposals and boundary treatment.*" Taking this into consideration, it is thought that once mitigation has been included, the proposed allocations are unlikely to lead to significant adverse effects on landscape character in the area. However, minor adverse effects may be experienced. There are no sites of historic interest within, or in close proximity to these allocations.

In terms of the mixed-use allocation, Land to the east of Bodieve, this site is situated on elevated land, outside of both the BUAB and the hard boundary of the A39. The Neighbourhood Plan recognises that the site presents a significant challenge to achieve development that is appropriately integrated into the landscape and suitable connected to the town. The expectation of the mixed-use site is for a neighbourhood that is visually attractive and, because of good architecture, design and landscaping, has a limited and acceptable impact on the environment and the area's landscape. The policy further states that the development will respond to local character and history, reflecting the identity of local surroundings and materials. Taking this into consideration, it is thought that once mitigation has been taken into account, the significance of the negative residual effect on the landscape will be reduced. However, it cannot be overlooked that development will significantly alter the character of the landscape north of the A39, leading to long term adverse effects on the setting of the Cornwall AONB.

The EBWNP is predicted to have a **residual uncertain short term minor negative effect** on landscape and historic environment. This is due to the development proposed through the EBWNP considering the sensitivity of the landscape. However it is recognised that there is some uncertainty relating to the implementation and phasing of growth, which may impact upon the significance of effects.

5.6 Land, soil and water resources

In relation to the sites allocated within the Neighbourhood Plan, Post 1988 Agricultural Land Classification data is only available for the specialist housing allocation proposed at Land at Keston/Dunveth. This site is located within Grade 3a agricultural land, according to the Post 1988 Agricultural Land Classification (England), which is classified as the best and most versatile agricultural land. As such development of the site will lead to a long term significant negative effect as a result of the permanent loss of this resource.

In terms of the two housing allocations (Land at High Trenant and Land at Trevarner) and mixed-use allocation (Land east of Bodieve), it is not possible to confirm if development at these sites will lead to a loss of best and most versatile agricultural land as recent land classification has not been carried out in these locations. According to pre-1988 agricultural land classification, land on the sites is classified as Grade 2 agricultural land, which is classified as the best and most versatile agricultural land. As such, development of the sites is likely to lead to the loss of this valuable resource with a permanent negative effect.

The EBWNP's focus on supporting habitats and species and facilitating enhancements to GI provision in the Neighbourhood Plan area will support the quality of land and water resources. This will promote the ability of natural processes to support soil and water quality. Key policies in this regard includes Policies NE01-NE06, Policy SR01 (Protecting Sports Pitches and Recreational Fields), and SR06 (Local Footpaths).

Policies RE01-RE05 support proposals for micro energy and development that take advantage of local renewable energy sources, which will help limit resource use.

The EBWNP is predicted to have a **long term significant negative effect** in relation to this SEA theme due to the permanent loss of best and most versatile agricultural land.

5.7 Population and community

The Neighbourhood Plan allocates four sites for development; comprising of two housing site allocations, one mixed-use allocation, and a specialist housing allocation. The development of these

sites will deliver 599 dwellings (plus 50 specialist accommodation houses), exceeding the 567 outstanding need for the Wadebridge area (taken from the 1,100 target provided by Cornwall Council).

Policy SD03 (Housing Site Allocations) allocates Land at Trevarner and at Higher Trenant on the basis that a high-quality scheme is achievable. In this context, the EBWNP sets out provisions relating to the type and tenure of housing to be provided in the Neighbourhood Plan area. Of note, is the specialist housing allocation site Land at Keston/Dunveth. This will meet the independent housing and care needs of elderly and disabled persons in the community, supporting community cohesion.

Policy HS05 (Self Build Dwellings) supports self-build proposals in suitable locations, providing opportunities for self-builders to build the type of home they require on an affordable basis, and to deliver high quality development that is well-located to the existing built up area. Policy HS03 (Infill Development) also supports development in suitable locations, where proposals *"fill a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the town"*.

The Neighbourhood Plan highlights that a continued supply of affordable housing is essential to meet the needs of the population. Policy HS02 (Retaining Affordable Housing Stock) aims to ensure that all dwellings in Wadebridge that have been 'gained' through the application of Local Plan Policy 8 (Affordable Housing) of Local Plan Policy 9 (Rural Exception Sites) should remain part of the affordable housing stock and help future generations take a step on the housing ladder. This will promote housing delivery where it meets local need, supporting the economic development of the area, and residents' livelihoods.

The Neighbourhood Plan highlights that the mixed-use allocation (Land east of Bodieve) reflects the community's desire to ensure opportunity remains for creating better jobs for local people. The allocation is also expected to contribute towards meeting the Local Plan's objective for the community network area, of creating a more balanced economy. The development of Land east of Bodieve will include a zone for business development, and also seeks to facilitate enhanced and safe pedestrian and cycle access to and from local services in the town. This will support the local sustainable transport network, embracing the principles of accessibility for all. Policy SD04 (Mixed Use Development) highlights that development proposals should be subject to a comprehensive master plan that should set out the proposed 'phasing' of development, taking into account the capacity of local infrastructure to meet residents' needs. This will ensure development does not place strain on the existing settlement and its resources, and is designed and delivered as a functioning part of Wadebridge. This will have long term significant positive effects on the local community.

High quality development design is also promoted through Policy HS06 (Layout and Design). The policy requires that site arrangement, layout, and design, should respect and relate to topography and local distinction. This is further reiterated through policies SD05 (Local Character), HS03 (Infill Housing), and HS04 (Innovative Housing Solutions). This will support the quality of life of residents in the Neighbourhood Plan area.

In terms of accessibility to services and facilities, as discussed above, the mixed-use site allocation (Land east of Bodieve) seeks to facilitate enhanced access to Wadebridge town centre. This is of particular importance considering the disconnected location of the site, north of the A39. Connecting the development to the town centre through improved pedestrian and cycle links will likely encourage the uptake of sustainable travel, reducing the impact of additional private cars on the public realm. In terms of site allocations (Land at High Trenant and Land at Trevarner), access to the town centre and local amenities is reasonable, being located on the outskirts of the BUAB, and access to the bus network is good. Policy SD03 (Housing Site Allocations) requires that development proposals achieve an acceptable standard of access, which is supported by Policy TT06 (Pedestrian Cycle Priority in Town Centre). This policy, along with Policies TT03 (Safe Cycle and Pedestrian Links) and SR06 (Local Footpaths) will deliver long term significant positive effects on the community. This will be seen through the enhancement of the Neighbourhood Plan area's walking and cycling networks, facilitating enhanced and safe pedestrian access to and from key parts of the town.

Improved accessibility will also be supported through the policies which facilitate improved transport connectivity and traffic management. These include policies TT01 (Impact of Traffic), NE06 (Camel Trail), CI01 (Infrastructure Requirements), and PolicySD04 (Mixed Use Site Allocations). PolicySD04 seeks to deliver an access road from Ball roundabout, thereby easing the highway capacity issues on Gonvena Hill. This will also support the visitor economy. This will help facilitate longer term significant positive effects for residents' quality of life and health and wellbeing, including through improving road safety, limiting noise and air pollution, enhancing the public realm and reducing the role of the existing route as a barrier for residents between Wadebridge and Bodieve. Policy TT02 (Town Centre Car Parking) seeks to increase public car parking provision on land within or adjacent to the town centre, which will also positively affect tourism. This will reduce congestion in the centre, delivering long term significant positive effects on the community through supporting the vitality of the area.

The importance of the visitor economy is highlighted within Policy SR07 (Recreation and Tourism Outside the Built Up Area Boundary) which seeks to extend the visitor offer of the area, including through encouraging sustainable rural and leisure tourism enterprises, maximising visitor enjoyment of the local countryside. The EBWNP recognises the dependency the local economy has on tourism, and as such Policy JE01 (Existing Business) seeks to protect and enhance existing businesses within the Neighbourhood Plan area. Further to this, the EBWNP welcomes new businesses, and is supportive of enterprise and innovation in the interests of boosting the economy and improving the quality of job opportunities. This is highlighted through policy JE02 (Employment Opportunities), which recognises the need to provide an increase in, and diversification of, employment opportunities to further facilitate economic activity, and growth, in the Neighbourhood Plan area.

The EBWNP is predicted to have **residual long term significant positive effect** on population and community. It is thought that the EBWNP will provide a robust development management policy framework for this topic, supporting the overall quality of life of residents.

5.8 Health and wellbeing

The health and wellbeing of residents will be supported by the EBWNP policies which support a high quality public realm, local distinctiveness and landscape/townscape character. This has been discussed under **Section 0**. In this context maintaining and enhancing the attractiveness of the Neighbourhood Plan area will positively affect residents' quality of life, contributing to the satisfaction of residents with their neighbourhood as a place to live.

New public open space will be promoted through the mixed-use allocation Land east of Bodieve, which states (within PolicySD04) that development will *"include open spaces and facilities that will foster a sense of community."* Access for residents to open space and recreation is further supported by policies SR01 (Protecting Sports Pitches and Recreation), SR03 (New Recreation Facilities), SR04 (Sports Facilities), SR07 (Recreation and Tourism Outside the Built Up Area Boundary) and NE06 (Camel Trail). These policies seek to utilise and enhance Wadebridge's well-established sports clubs, and recreational space, which provide high quality facilities and opportunities across all age groups.

The Camel Trail in particular is the most important draw for visitors in the neighbourhood area, and a recreational asset for many residents, valued for its natural beauty. The EBWNP places great focus on the protection and enhancement of the Green Infrastructure (GI) network; with Policy NE07 (Local Green Space) being key in this respect. Policy NE07 identifies five sites as designated Local Green Spaces to be protected from development. The designation of these sites will therefore support the health and wellbeing of residents by enhancing access to open space, facilitating improvements in levels of physical activity, and enhancing social interaction between residents. This will promote physical and psychological well-being with the potential for long term positive effects on health and wellbeing.

This will be further supported by the policies which directly and indirectly promote healthier modes of travel, including walking and cycling. In this context Policy TT03 (Safe Cycle and Pedestrian Links) seeks to improve pedestrian and cycle movement through the town, ensuring that routes in and

through major housing developments link to the wider networks to provide safe routes to important public services and facilities. Further policies which seek to enhance the public rights of way network in the Neighbourhood Plan area include Policy SR06 (Local Footpaths), NE06 (Camel Trail), TT06 (Pedestrian Cycle Priority in Town), and CI01 (Infrastructure Facilities). Improvements to the pedestrian links in the Neighbourhood Plan area will likely encourage residents to travel by foot for shorter journeys, as well as increase access to bus links available in and around the town. This may reduce high levels of congestion in the town, which will contribute to the satisfaction of residents with their neighbourhood as a place to live and promote the vitality of the parishes.

The EBWNP is predicted to have **residual long term significant positive effects** on health and well-being. It is thought that the EBWNP will provide a robust development management policy framework for this topic, supporting the overall physical, mental and psychological health of residents.

5.9 Transportation

In relation to the sites proposed for allocations, all are located outside of the BUAB, with limited access to the centre of Wadebridge and its range of services, facilities and public transport links. The majority of sites are located adjacent to the A39, with others in close proximity. The sites are located in a part of the Neighbourhood Plan area with significant capacity issues at peak times. The Ball roundabout (located adjacent to both the mixed-use site Land to the west of Bodieve, and housing site Land at Trevarner) is a particular traffic pinch point. Traffic-modelling suggests that the roundabout will fail to function effectively by 2020, adversely impacting upon links around Wadebridge and through to Bodieve.¹² To mitigate adverse effects on the road network, Policy SD04 (Mixed Use Allocation) states that an access road from Ball roundabout will be delivered alongside development to serve as a relief road. This will ease highway capacity issues on Gonvena Hill and provide a by-pass for Bodieve, to facilitate integration with the town. This is reiterated through Policy SD03 (Housing Site Allocations), which requires that development does not have an adverse effect on the local highway, and that development achieves an “*acceptable standard of access*”. Taking this into consideration, it is expected that the delivery of housing in the EBWNP area will lead to positive effects on the existing road network considering its capacity issues if road capacity will be enhanced.

Policy SD04 (Mixed Use Allocations) also seeks to deliver enhancements to the public realm, ensuring that new development is “*visually attractive*” and that environments are “*safe and accessible*”. This is likely to promote the use of sustainable transport, particularly for vulnerable road users such as walkers and cyclists. This is also encouraged in the existing town centre and surroundings, through policies TT03 (Safe Cycle and Pedestrian Links), TT06 (Pedestrian Cycle Priority in the Town Centre), SR06 (Local Footpaths), and NE06 (Camel Trail). This will enhance opportunities for walking and cycling throughout the three parishes, ensuring residents and visitors have continued access to the areas sustainable transport networks.

A key consideration for the Neighbourhood Plan has been town centre car parking; being an issue raised at every consultation exercise. Policy TT02 (Town Centre Parking) seeks to deliver an increase in public car parking provision on land within or adjacent to the town centre, that is consistent with the overall parking and/or traffic management strategy for the town centre. This aims to enhance access to the town centre for residents and visitors, and contribute to reduced congestion through limiting the need for on-street parking. However, considering the scale of development proposed in the town and the existing parking issues, minor negative effects are predicted.

Overall, the EBWNP is predicted to have a **residual positive effect** on transportation. This is due to the development proposed through the EBWNP considering the existing capacity issues of the local transport network, and the benefits provided by the enhanced road capacity stimulated by new development. The significance of effects will however be dependent on the phasing of development and associated infrastructure delivery.

¹² Stuart Todd Associates (2017) Wadebridge Growth Areas Site Review – Discussion Paper

5.10 Conclusions at this current stage

5.10.1 Potential significant effects

The assessment has concluded that the current version of the EBWNP is likely to lead to **significant long term positive effects** in relation to the 'population and community', 'health and wellbeing' and 'transportation' SEA themes. These benefits largely relate to the EBWNP's focus on enhancing the quality of life of residents through the delivery of a range of housing types and tenures, including specialist accommodation. The Neighbourhood Plan will support accessibility for residents and visitors, through the protection and enhancement of open space and green infrastructure, and improvements to local pedestrian/cycle networks and the provision of enhanced road capacity to the north of the town.

In addition, the Neighbourhood Plan has a strong focus on protecting and enhancing biodiversity, which will benefit residents and tourists, as well as the natural environment itself. The protection of wildlife corridors, for example, will promote ecological connectivity throughout the Neighbourhood Plan area, leading to long term minor positive effects in relation to the 'biodiversity' theme. However there remains some uncertainty in relation to the delivery development and the resulting effect on ecological networks and designated sites. Recommendations to this effect are discussed below.

It is recognised that improvements to ecological networks through the EBWNP will lead to indirect positive effects on the 'climate change' and 'land, soil and water' themes, through effective water management, pollution and climate control. The EBWNP also seeks to initiate a number of beneficial approaches regarding renewable energy, which will also positively address the 'climate change' theme. It is however noted that these are not considered to be significant in the context of the SEA process.

In relation to the 'landscape and historic environment' theme, **negative effects** may arise from the proposed site allocations. These however are likely to be **minor** and **short** term, limited by the policy approaches put forward through the EBWNP, particularly through the Neighbourhood Plan policies' focus on the protection of landscape character and local distinctiveness. The EBWNP is also predicted to have **negative effects** on land, soil and water due to the permanent loss of best and most versatile agricultural land. Given the irreversibility of effects, this negative effect is therefore **significant** and **long** term.

5.10.2 Recommendations at this current stage

The following recommendations have been made for improving the sustainability performance of the current draft of the EBWNP. These are summarised as follows:

- The EBWNP has a high quality biodiversity resource which should be maintained and enhanced. As such, site allocation proposals are encouraged to incorporate good design and appropriate layout to limit significant adverse effects on Priority Habitats and associated species. Proposed development at these sites should avoid the loss of/damage to biodiversity features which positively contribute to the wider ecological network, and seek opportunities for biodiversity enhancement and net gain.
- The EBWNP proposes a link across the River Camel SAC (Policy NE06 Camel Trail). To ensure adverse effects on the SAC (disturbance, habitat fragmentation and/or loss) are avoided, it is recommended that the delivery of a crossing should incorporate good design and appropriate layout to limit significant adverse effects. It is also recommended that Natural England be consulted.

6. What are the next steps?

Subsequent to the current consultation on the Regulation 14 version of the EBWNP, the Pre-submission plan will be updated to reflect comments received. This Environmental Report will be updated to reflect the changes made to the plan.

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

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

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

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

Appendix A Context review and baseline

A.1 Biodiversity

Context Review

At the European level, the EU Biodiversity Strategy¹³ was adopted in May 2011 in order to deliver an established new Europe-wide target to *'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'*.

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

Contribute to the Government's commitment to halt the overall decline in biodiversity by minimising impacts and achieving net gains in biodiversity wherever possible.

Promote the 'preservation, restoration and re-creation of Priority Habitats, ecological networks' and the 'protection and recovery of priority species'. Plan for biodiversity at a landscape-scale across local authority boundaries.

Set criteria based policies for the protection of internationally, nationally and locally designated sites, giving weight to their importance not just individually but as a part of a wider ecological network.

Take account of the effects of climate change in the long term. Adopt proactive strategies to adaptation and manage risks through adaptation measures including green infrastructure (i.e. 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities').

Plan positively for 'green infrastructure' as part of planning for 'ecological networks'.

High quality open spaces should be protected or their loss mitigated, unless a lack of need is established.

The Natural Environment White Paper (NEWP)¹⁴ sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK's failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to:

Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;

Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;

Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and

Address barriers to using green infrastructure to promote sustainable growth.

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

¹³ European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP_resolution_april2012.pdf last accessed [01/09/17]

¹⁴ Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: <http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf> last accessed [01/09/17]

*overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people*¹⁵.

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

Additionally, The Cornwall Biodiversity Action Plan¹⁶ is presented in 4 volumes:

Cornwall's Biodiversity Volume 1: Audits and Priorities

Cornwall's Biodiversity Volume 2: Action Plans

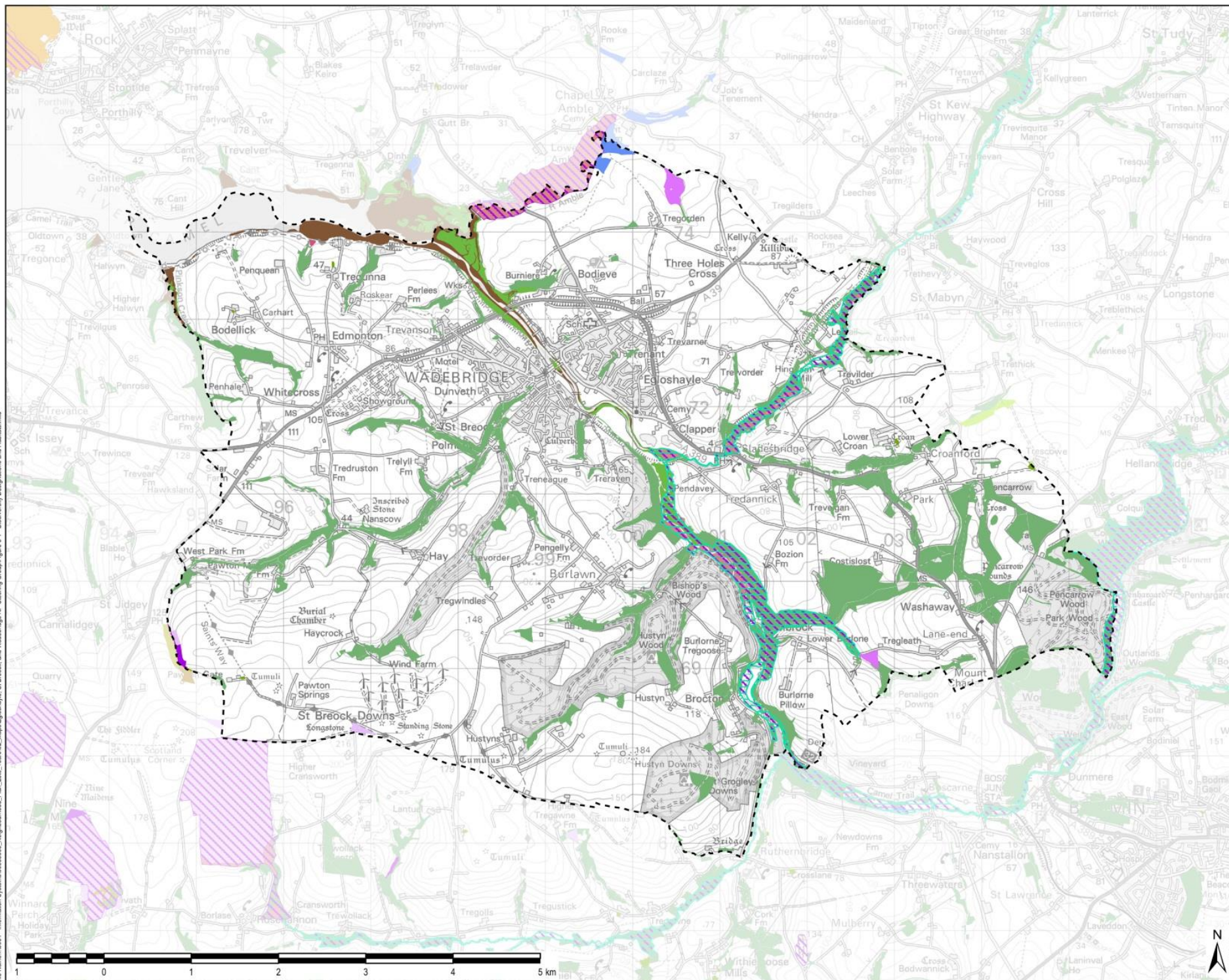
Cornwall's Biodiversity Volume 3: Action Plans 2004

Cornwall's Biodiversity Volume 4: Priority Projects 2010-2015

In 1996 the Cornwall Biodiversity Initiative (CBI) produced '*Cornwall's Biodiversity Volume 1: Audits and Priorities*'. Following on from the recommendations in this document, Action Plans were produced for the Cornish Priority Habitats and species and published in '*Cornwall's Biodiversity Volume 2: Action Plans*'. A further volume, '*Cornwall's Biodiversity Volume 3: Action Plans 2004*' was produced in line with the UK Biodiversity Action Plan (UK BAP) process, highlighting the UK BAP Priority Habitats and species occurring in Cornwall. This comprised of 25 habitat and 127 species Action Plans, each written by local experts. In light of a progress review, Cornwall's BAP is currently being reviewed and updated, taking into consideration the new UK list of Priority Habitats and species, and the England Biodiversity Strategy (EBS) delivery framework. This document '*Volume 4: Priority Habitats*' will contain the revised list for Cornwall.

¹⁵ DEFRA (2011): 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services', [online] Available to download from: <<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>> last accessed [01/09/17]

¹⁶ Cornwall Council (2017): 'Biodiversity and Geological Conservation', [online] Available at: <<https://www.cornwall.gov.uk/environment-and-planning/biodiversity-and-geological-conservation/?page=12898>> last accessed [01/09/17]



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LEGEND

- Eglosayle, St Breock and Wadebridge Neighbourhood Plan Area
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)

Biodiversity Action Plan Priority Habitats

- Coastal and Floodplain Grazing Marsh
- Coastal Saltmarsh
- Coastal sand dunes
- Deciduous Woodland
- Good Quality Semi-improved Grassland
- Grass Moorland
- Lowland Fens
- Lowland Heathland
- Lowland Meadows
- Mudflats
- Purple Moor Grass and Rush Pastures
- Saline Lagoons
- Traditional Orchard
- Upland Flushes, Fens and Swamps

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Purpose of Issue
DRAFT

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Drawing Title
BIODIVERSITY DESIGNATIONS AND HABITATS

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FIGURE 3.1

Rev
01

Baseline Summary

Current Baseline

A range of internationally, nationally and locally designated sites are present within the Neighbourhood Plan area, as well as Biodiversity Action Plan Priority Habitats. These are discussed below.

River Camel SAC

The River Camel Special Area of Conservation (SAC) is 604.7ha in size, and is characterised by tidal rivers, estuaries, mud flats, sand flats and lagoons. It also contains, amongst others, salt marshes, deciduous and mixed woodland, rocky areas, bogs, and grassland.

Annex I habitats that are present within the area and are one of the qualifying features for SAC designation include European dry heaths, old sessile oak woods with *Ilex* and *Blechnum*, and alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior*. Annex II species that are primary reasons for selection of the site as a SAC include the bullhead, *Cottus gobio*, and the otter, *Lutra lutra*. The Atlantic salmon, *Salmo salar*, is also an Annex II species present as a qualifying feature in the site.

Amble Marshes SSSI

Amble Marshes SSSI was notified in 1986 under Section 28 of the Wildlife and Countryside Act 1981 and is 57.3ha in size. The citation for this SSSI states¹⁷:

Amble Marshes are situated on the north side of the Camel estuary and along the floodplain of the River Amble some 2km north of Wadebridge.

The Upper Devonian Slates are overlain by alluvium. The soils vary from poorly drained to well drained loams. The valley exhibits a variety of neutral unimproved, semi-improved and improved grassland with open water, scrub, and marginal vegetation habitats. Noteworthy plant species recorded here include the Red Data Book species, little robin *Geranium purpureum* and the rare spiral tasselweed *Ruppia cirrhosa*.*

*The ornithological importance of Amble Marshes is enhanced by its location immediately adjacent to the Camel Estuary, resulting in high winter wader and wildfowl populations particularly during high tides and gales. Peak numbers of 9–10,000 lapwing *Vanellus vanellus*, 1,000 curlew *Numenius arquata* and 1,000 widgeon *Anas penelope* have been noted here. A total of 52 species of breeding birds and some 82 wintering species have been recorded at Amble Marshes together with a large number of rare passage and wintering bird species’.*

In total, some 52 species of breeding birds and 82 species of wintering birds have been recorded at the SSSI, in addition to rare passage and wintering bird species.

Amble Marshes SSSI is comprised of three units; 100% of the SSSI is classified as ‘unfavourable-recovering’.

River Camel and Tributaries SSSI

The River Camel and Tributaries SSSI was notified in 1998 under Section 28 of the Wildlife and Countryside Act 1981 and is 621.17ha in size. The site overlaps with two other SSSIs, Bodmin Moor

¹⁷ Natural England (no date): ‘Amble Marshes SSSI’ [online] available to access via:
<<https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1002146.pdf>> last accessed [01/09/17]

North SSSI and De Lank Quarries SSSI. It also abuts the Rosenannon Bog and Downs SSSI. The citation for the SSSI states¹⁸:

*The Rivers Camel, Allen and tributaries, their associated woodlands, carr, fen, heath and wet meadows are of special interest for wildlife. The system is particularly important for otters *Lutra lutra* which benefit from some of the most unspoilt river corridors in the South West with extensive woods, excellent bankside cover and little disturbance. The rivers are also of great value for fish such as the Atlantic salmon *Salmo salar*, bullhead *Cottus gobio*, sea trout *Salmo trutta* and sea lamprey *Petromyzon marinus*. Rare greater and lesser horseshoe bats *Rhinolophus ferrumequinum* and *R. hipposideros* feed along the watercourses along with the kingfisher *Alcedo atthis*, dipper *Cinclus cinclus*, grey wagtail *Motacilla cinerea* and water vole *Arvicola terrestris* which also breed.*

*One tributary, the De Lank River, is of national importance as an outstanding upland, acid river. Some of the largest remaining ancient semi-natural woodlands in Cornwall are found alongside the Camel. They are often sessile oak *Quercus petraea* dominated but the system also supports significant areas of more recent wet grey willow *Salix cinerea* and alder *Alnus glutinosa* woodland for which Cornwall is particularly notable. These areas support a rich wildlife including many important insect species and lower plants such as mosses. Some of the last few remaining meadows, marshes and area of fen vegetation of high wildlife value in Cornwall are found alongside the rivers. Some are rich in wildflowers. At Brynn Moor as well as grassland the vegetation includes a rich mix of willow carr and wet heath amongst which are some rare plants.'*

There is rich biodiversity within the SSSI, in part a result of the variety of habitat types present. Woodland is particularly characteristic of the Camel, Allen, Clerkenwater and parts of the Ruthern, with much of it coppiced historically. The woods support uncommon species like *Fissidens polyphyllus* and *Anthocerus punctatus* (both bryophytes), the nationally scarce rove beetle *Deleaster dichorus*, snipe fly *Ptiolina obscura*, white-letter hairstreak butterfly *Strymonidia w-album* and the moths waved carpet *Hydrelia sylvata*, white spotted pinion *Cosmia diffinis* and ruddy carpet *Cattarhoe rubidata*. A wide range of birds are associated with the woods including buzzard *Buteo buteo*, green woodpecker *Picus viridis*, wood warbler *Phylloscopus sibilatrix* and redstart *Phoenicurus phoenicurus*.

In areas with wet meadows and mires, a rich invertebrate fauna is present. This fauna includes the nationally scarce marsh fritillary *Eurodryas aurinia*, the scarlet tiger moth *Callimorpha dominula*, the beautiful demoiselle *Agrion virgo* and the nationally scarce small red damselfly *Ceriagrion tenellum*. Birdlife includes sedge warbler *Acrocephalus schoenobaenus*, grasshopper warbler *Locustella naevia* and reed bunting *Emberiza schoeniclus*.

Based on the most recent condition assessments undertaken, 10.19% of the SSSI is classified as 'favourable', while 48.5% is classified as 'unfavourable - recovering' and 40.35% is classified as 'unfavourable - no change'. The remaining 0.95% of the SSSI is classified as 'unfavourable – declining'.

Parts of the Neighbourhood Plan area covering Wadebridge Parish and Egloshayle Parish are located within a SSSI Impact Risk Zone (IRZ) for one or more of the SSSIs for the type of development likely to be promoted through the Neighbourhood Plan. IRZs are part of a GIS tool/dataset which map zones around each SSSI according to the particular sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs.

Locally designates Sites

¹⁸ Natural England (no date): 'River Camel and Tributaries SSSI', [online] available to access via <<https://necmsi.esdm.co.uk/PDFsForWeb/Citation/2000151.pdf>> last accessed [28/07/17]

There is one Local Nature Reserve located within the Neighbourhood Plan, Hawkes Wood, located south of Polmorla. Hawkes Wood is old oak woodland, some of which is coppiced¹⁹.

Further sites of interest within the Neighbourhood Plan area include Treraven and Clapper Marshes²⁰, which were created from reclaimed land in a project managed by the Environment Agency, and Walmsley Bird Sanctuary, which is located within Amble Marshes SSSI²⁰.

Biodiversity Action Plan Habitats

The Neighbourhood Plan area contains a number of Biodiversity Action Plan (BAP) Priority Habitats²¹, including:

Coastal and floodplain grazing marsh;

Coastal saltmarsh;

Good quality semi-improved marshland;

Mudflats;

Lowland fens;

Deciduous woodland; and

Wood pasture and parkland.

Some of these Priority Habitats are found within the Amble Marshes SSSI and River Camel and Tributaries SSSI, notably coastal saltmarsh, lowland fens and mudflats in Amble Marshes SSSI and deciduous woodland in the River Camel and Tributaries SSSI.

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

Future Baseline

Habitats and species face increasing pressures from future development within the Neighbourhood Plan area, with negative impacts on the wider ecological network. BAP Priority Habitats and species within locally and nationally designated sites are afforded a level of protection through these sites. Furthermore, the exacerbation of climate change effects has the potential to lead to changes in the distribution and abundance of species, and changes to the composition and character of habitats.

Benefits to biodiversity have the potential to arise from the increasing integration of biodiversity considerations within decision making, as observed in a number of policies outlined in the *Cornwall Local Plan: Strategic Policies* document and the range of initiatives undertaken at the local and sub-regional level which will support biodiversity enhancements, including green infrastructure improvements.

A.2 Climate Change

Context Review

¹⁹ The Wildlife Trusts (no date); 'Hawkes Wood', [online] available to access via: <http://www.wildlifetrusts.org/reserves/hawkes-wood> last accessed [28/07/2017]

²⁰ Wadebridge Area Neighbourhood Plan (no date): 'Topic area: natural/open environment', [online] available to access via: <http://wadebridge-tc.gov.uk/images/council_pdfs/_NHP_Documents/WANP_Evidence_Report_-_Natural_Environment.pdf> last accessed [28/07/2017]

²¹ MAGIC (2017): 'Interactive Mapping Tool' [online] available to access via: <<http://www.magic.gov.uk/MagicMap.aspx>> last accessed [01/09/17]

In its 2007 strategy on climate change, the European Commission assesses the costs and benefits of combating climate change and recommends a package of measures to limit global warming to 2° Celsius.²² In relation to energy, the Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.

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

*Based on the latest understanding of current, and future, climate risks and opportunities, vulnerability and adaptation, what should the priorities be for the next UK National Adaptation Programme?*²³

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

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

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

Support the transition to a low carbon future in a changing climate as a 'core planning principle'.

There is a key role for planning in securing radical reductions in greenhouse gases (GhG), including in terms of meeting the targets set out in the Climate Change Act 2008²⁴. Specifically, planning policy should support the move to a low carbon future through:

Planning for new development in locations and ways which reduce GhG emissions;

Actively supporting energy efficiency improvements to existing buildings;

Setting local requirements for building's sustainability in a way that is consistent with the Government's zero carbon buildings policy;

Positively promoting renewable energy technologies and considering identifying suitable areas for their construction; and

Encouraging those transport solutions that support reductions in greenhouse gas emissions and reduce congestion.

²² Commission of the European Communities (2007) Limiting Global Climate Change to two degrees Celsius: The way ahead for 2020 and beyond [online] available at: < <http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=COM:2007:0002:FIN:EN:PDF> > last accessed [01/09/17]

²³ GOV UK: 'UK Climate Change Risk Assessment Report January 2017', [online] available to download from: < <https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017> > last accessed [01/09/17]

²⁴ The Climate Change Act 2008 sets targets for greenhouse gas (GHG) emission reductions through action in the UK of at least 80% by 2050, and reductions in CO₂ emissions of at least 26% by 2020, against a 1990 baseline.

Direct development away from areas highest at risk of flooding, with development 'not to be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'. Where development is necessary, it should be made safe without increasing levels of flood risk elsewhere.

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

The Flood and Water Management Act²⁵ highlights that alternatives to traditional engineering approaches to flood risk management include:

Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);

Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;

Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;

Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and

Creating sustainable drainage systems (SuDS)²⁶

Further guidance is provided in the document 'Planning for SuDS'.²⁷ This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

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

Policy 14: Renewable and low carbon energy;

Policy 15: Safeguarding renewable energy;

Policy 25: Green infrastructure; and

Policy 26: Flood risk management and coastal change

Baseline Summary

Current baseline

Potential effects of climate change

The outcome of research on the probable effects of climate change in the UK was released in 2009 by the UK Climate Projections (UKCP09) team²⁸. UKCP09 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and

²⁵ Flood and Water Management Act (2010) [online] available at: <http://www.legislation.gov.uk/ukpga/2010/29/contents>

²⁶ N.B. The provision of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDS.

²⁷ CIRIA (2010) 'Planning for SuDS – making it happen' [online] available to access via http://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx last accessed [01/09/17]

²⁸ The data was released on 18th June 2009: See: <http://ukclimateprojections.metoffice.gov.uk/> last accessed [28/07/2017]

are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

As highlighted by the research, the effects of climate change for the south west by 2050 for a medium emissions scenario²⁹ are likely to be as follows:

The central estimate of increase in winter mean temperature is 2.1°C and an increase in summer mean temperature of 2.7°C; and

The central estimate of change in winter mean precipitation is 17% and summer mean precipitation is -20%.

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

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

²⁹ UK Climate Projections (2009) South West 2050s Medium Emissions Scenario [online] available at: <http://ukclimateprojections.metoffice.gov.uk/23687?emission=medium> last accessed [28/07/2017]

Flood Risk

Land adjacent to the Rivers Camel and Allen is located within Flood Zone 3, showing that the area could be flooded from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year. This includes those parts of Wadebridge and Egloshayle located on the banks of the River Camel.

Surface water drainage and sewer flooding is a risk for some parts of the Neighbourhood Plan area, although most parts are at low or medium risk.

Greenhouse gas emissions

In relation to greenhouse gas emissions, source data from the former DECC suggests that Cornwall has had consistently higher per capita emissions total than both the South West and England since 2005. Additionally, Cornwall has also seen a reduced average reduction in emissions per capita between 2005 and 2012 (15.8%) compared to the South West (16.4%) and England (a 16.6% reduction). See Table A.1 below for more details.

Table A.1: Carbon dioxide emissions and sources, plus emissions per capita, 2005-2012³⁰

	Industrial and Commercial (t CO ₂)	Domestic (t CO ₂)	Transport (t CO ₂)	Total (t CO ₂)
Cornwall				
2005	2.9	2.6	2.1	7.6
2006	2.9	2.6	2.1	7.6
2007	2.7	2.5	2.1	7.4
2008	2.5	2.5	2.1	7.1
2009	2.3	2.3	2.0	6.6
2010	2.4	2.4	2.0	6.8
2011	2.2	2.1	1.9	6.2
2012	2.3	2.3	1.9	6.4
South West				
2005	2.9	2.5	1.9	7.3
2006	2.8	2.5	1.9	7.2
2007	2.7	2.4	1.9	7.0
2008	2.6	2.3	1.8	6.8

³⁰ Department of Energy and Climate Change (2011) Official statistics: Local Authority carbon dioxide emissions, UK local and regional CO₂ emissions: subset dataset (emissions within the scope of influence of local authorities) available at: <https://www.gov.uk/government/publications/local-authority-emissions-estimates> 2005 to 2012 accessed on [28/07/2017]

	Industrial and Commercial (t CO ₂)	Domestic (t CO ₂)	Transport (t CO ₂)	Total (t CO ₂)
2009	2.3	2.1	1.8	6.2
2010	2.4	2.3	1.7	6.4
2011	2.1	2.0	1.7	5.8
2012	2.2	2.2	1.6	6.1
England				
2005	3.0	2.5	1.7	7.2
2006	3.0	2.5	1.7	7.2
2007	2.8	2.4	1.7	6.9
2008	2.7	2.4	1.6	6.7
2009	2.4	2.2	1.5	6.1
2010	2.5	2.3	1.5	6.3
2011	2.3	2.0	1.5	5.7
2012	2.4	2.2	1.4	6.0

Future baseline

Climate change has the potential to increase the occurrence of extreme weather events in the Neighbourhood Plan area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change (including fluvial flooding) with an increased need for resilience and adaptation. Land adjacent to the River Camel and River Allen is particularly vulnerable to flooding.

In terms of climate change mitigation, per capita emissions are likely to continue to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted.

A.3 Landscape and Historic Environment

Context Review

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

Protect and enhance valued landscapes, giving particular weight to those identified as being of national importance.

Heritage assets should be recognised as an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance', taking account of 'the wider social, cultural, economic and

environmental benefits' of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.

Set out a 'positive strategy' for the 'conservation and enjoyment of the historic environment', including those heritage assets that are most at risk.

Develop 'robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics'.

Consider the effects of climate change in the long term, including in terms of landscape. Adopt 'proactive strategies' to adaptation and manage risks through adaptation measures including well planned green infrastructure.

The Government's Statement on the Historic Environment for England³¹ sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

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

Policy 23: Natural environment;

Policy 24: Historic environment; and

Policy 25: Green infrastructure.

Also at a local level, the Cornwall AONB Management Plan 2016-2021 sets out a vision and a strategy for the AONB's management. The core 20-year vision³² is that

'The status of the Cornwall AONB as a nationally and internationally important protected landscape, with equal status and protection to that of a National Park, is recognised by all.'

The landscape characteristics that combine to give the Cornwall AONB its natural beauty, unique identity and sense of place are fully understood. The AONB landscape is conserved and enhanced at every opportunity through effective partnership working; achieving environmental growth, reversing losses of natural capital, biodiversity and heritage and improving resilience to climate change. A landscape that is accessible and appreciated by everyone.

Communities and businesses in Cornwall are underpinned by a protected landscape that provides prosperity, good health and a high quality of life. They understand the value of the Cornwall AONB and take advantage of the opportunities it provides, while reinvesting in the landscape in order to sustain these benefits long term.'

This vision is complemented by ten aims for the Cornwall AONB, including:

Cultivating character;

³¹ HM Government (2010) The Government's Statement on the Historic Environment for England [online] available at: <http://webarchive.nationalarchives.gov.uk/+http://www.culture.gov.uk/reference_library/publications/6763.aspx> last accessed [01/09/17]

³² Cornwall AONB (No date): 'Cornwall AONB Management Plan 2016-2021' [online] available at: <https://static1.squarespace.com/static/54e6ffe7e4b0663b4a777e12/t/57e3e33d9f74564d81f1a2ba/1474552645017/CORNWALL-AONB-2016-2021-ACTION+bookmarked.pdf> [01/09/17]

Managing development;

Investing in nature;

Responding to climate change;

Nurturing heritage;

Revitalising access;

Vibrant communities;

Health and happiness;

Inspiring culture; and

Promoting prosperity.

Baseline Summary

Current baseline

Landscape

The northern third of the Neighbourhood Plan area (but not including Wadebridge Parish) lies within the Cornwall AONB. The Cornwall AONB was designated in 1959 under the National Parks and Access to Countryside Act 1949. Following the introduction of the Countryside and Rights of Way Act 2000, the government confirmed that the landscape qualities of National Parks and AONBs are equivalent.

The Cornwall AONB is made up of 12 separate geographical areas that cover a total area of 958 km². The part of the AONB within the Neighbourhood Plan area is the Camel Estuary AONB. The AONB Management Plan provides the following description of this part of the AONB:

The Camel Estuary part of the AONB is defined by its distinct landscape where the gentle undulating land slopes down into the broad Camel Valley. The Camel Estuary is approximately one kilometre wide between Padstow and Rock and stretches inland for around seven kilometres where it narrows significantly at Wadebridge but remains tidal for several kilometres beyond. The slate bedrock is exposed in low cliffs along the shore of the estuary. At low tide, mud and sandbanks become clearly visible. Within the more sheltered side waters such as Little Pertherick and Pinkson Creeks and at the convergence of the Rivers Amble and Camel, the mud flats are colonised with reeds and salt marsh vegetation, providing a perfect habitat for a variety of wildlife such as over-wintering wildfowl and waders.

On the north side of the estuary, the distinctive landmark of Cant Hill is easily recognisable as the land rises sharply into a prominent rounded and steep sided hill, formed as a result of the underlying igneous rock. Away from the tourist 'hot spots' the Camel Estuary forms a tranquil and intimate landscape with creeks and tributary valleys where many small woodlands colonise the gentle slopes. Common species found here include willow; poplar, oak and hawthorn intermixed with gorse. In contrast, the more open areas are exposed to the coastal winds so woodland and hedgerows become much less common.

At its widest point, the Camel Estuary provides extensive views towards the sea and a feeling of expansiveness where, on clear days land and sky combine. The Camel Estuary is primarily a mixed agricultural landscape and whilst there is a pattern of small irregular enclosures of medieval origin, larger fields tend to be found north of Cant Hill and at Trewonan on the River Amble. Cornish hedges enclose many of the fields, built of local slate and on exposed sections the hedges reveal the characteristic herringbone pattern. The long history of human habitation is indicated by this area having one of the highest densities of recorded crop mark sites in Cornwall, many being Romano-British rounds (settlements).

Overall, this is a sparsely populated landscape consisting of farmsteads and hamlets in typical medieval style where grey slate is the dominant building material. On the south side of the estuary the disused railway has provided a perfect setting for the Camel Trail, a popular cycle trail which runs from Padstow to Wadebridge and inland following the valley through to Bodmin, much used and very popular with visitors and locals alike who can appreciate this scenic and tranquil landscape all year round.

National character areas are landscape areas which share similar characteristics, following natural lines in the landscape rather than administrative boundaries. Developed by Natural England, NCA profiles describe the natural and cultural features that shape each of these landscapes, providing broad context to its character. The Neighbourhood Plan area is located within the Cornish Killas NCA.³³

The following characteristics from the NCA profile are particularly relevant³⁴:

NCA 152: Cornish Killas

Open landscapes with a general lack of tree cover affording long views across Cornwall to neighbouring NCAs and out to sea;

A coastline of rugged, sheer cliffs, sandy beaches with rolling surf and dramatic sand dune systems on the north coast;

Intimate coves and deep-sided rias (drowned valleys) with broadleaved woodland down to the tidal edge;

Rocky coastline characterised by coves and headlands, with a number of important geological features, and numerous fishing villages and small ports;

An undulating shale plateau, with open vistas and a characteristic network of stone-faced earthen banks (Cornish hedge banks), many enclosing fields in use since Medieval times;

Broadleaved wooded valleys, dominated by western by western oak woodland, an internationally important habitat;

Industrial archaeological sites, including engine houses and quarrying sites associated with hard rock mining

A dispersed settlement pattern, with hamlet, farmsteads and historic mining and fishing villages; and

Lowland heath, wet woodland, scrub and unimproved grassland complexes.

Historic Environment

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

Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms. The Neighbourhood

³³ Cornwall AONB: Management Plan 2016-2021 — The Cornwall Area of Outstanding Natural Beauty
<http://www.cornwall-aonb.gov.uk/management-plan/>

³⁴ Natural England (2014) 'NCA Profile: 152 Cornish Killas' [online] available at:
<http://publications.naturalengland.org.uk/publication/6654414139949056?category=587130> [accessed 31/07/2017]

Plan area contains one Grade I listed building, eight Grade II* listed buildings and 147 Grade II listed buildings.

The Grade I and Grade II* listed buildings are as follows:

Egloshayle Church (Grade I);

Croan;

Kestle;

Pencarrow House;

Wadebridge bridge;

Trewardale;

Trevelver and arch reset in wall on north-east;

Carnanton House; and

St Breock Place.

Scheduled monuments are sites of national importance and protected by the Ancient Monuments and Archaeological Areas Act 1979. According to the National Heritage List for England³⁵, there are 22 scheduled monuments in the Neighbourhood Plan area, listed below:

Burial chamber on St Breock Downs;

Standing stone 815m west of St Breock Downs Farm;

Bowl barrow 540m WSW of St Breock Downs Farm;

St Breock Downs monolith and surrounding cairn;

A platform barrow, a saucer barrow and a disc barrow 470m ENE of St Breock Beacon;

Disc barrow 485m south west of Pawton Springs;

Three bowl barrows 200m north west of Pawton Springs;

Late medieval and 19th century bridge at Wadebridge;

Round barrow cemetery on Hustyn Downs;

Early Christian memorial stone on Nanscove Farm;

Portal Dolmen known as 'Pawton Quoit', 325m north west of Haycock;

Medieval wayside cross at Whitecross, near Wadebridge;

Dovecote 90m SSE of Trevanion House;

Bowl barrow 200m north east of Gonvena House;

Wayside cross in Egloshayle churchyard, 0.16m west of the church porch;

Wayside cross in Egloshayle churchyard, 0.46m east of the church porch;

Multi-span bridge called Trewoman Bridge;

The Prior's Cross at Washaway;

Small multivallate hillfort with outworks known as Pencarrow Rounds;

³⁵ Historic England: National Heritage List for England: <<http://list.historicengland.org.uk>> last accessed [01/09/17]

Wayside cross in the grounds of Pencarrow, 130m SSE of Pencarrow House;

Killibury Castle later Prehistoric hillfort; and

The Three Holes Cross 550m west of Sandylands Farm.

Historic parks and gardens are noted as a fragile and finite resource by Historic England³⁶, as they can easily be damaged beyond repair or lost forever. Designated in 1987, Pencarrow is a Grade II* listed park and garden, registered under the Historic Buildings and Ancient Monuments Act 1953 for its special historic interest. Owned by a family of the same name until the late 15th Century, Pencarrow was remodelled by Sir John Molesworth, fourth baronet, in circa 1760 to a design by Robert Allanson. Further remodelling was undertaken circa 1844 by Sir William Molesworth, with internal remodelling undertaken in 1919 by Ernest Newton. Sir William Molesworth was also responsible for developing the gardens and pleasure grounds from about 1831.

Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I, Grade II and Grade II* listed buildings, scheduled monuments, conservation areas, wreck sites and registered parks and gardens in England deemed to be 'at risk'. There is one scheduled monument within the Neighbourhood Plan area that is 'at risk'³⁷; its condition, principal vulnerability and trend is listed below:

Killibury Castle later Prehistoric hillfort, Egloshayle, Cornwall (UA): Condition - extensive significant problems; Principal vulnerability – deterioration, in need of management; Trend – declining.

There are two conservation areas within the Neighbourhood Plan area. St. Breock Conservation Area³⁸ covers the hamlet of St Breock, including the Parish Church and immediate valley setting. The Parish Church is particularly noteworthy, with a structure that dates back to the 13th Century. Wadebridge Conservation Area is based on the riverside corridor formed by the River Camel, and encompasses Wadebridge town centre and Egloshayle village³⁹. The most recent character appraisal and management plan for the Wadebridge Conservation Area suggests that there are no buildings 'at risk'.³⁹

It should be noted that not all of the historic environment features within the Neighbourhood Plan area are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are seen as important by the local community. For example, there are a number of medieval, prehistoric and modern sites and monuments within the wider Neighbourhood Plan area.

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

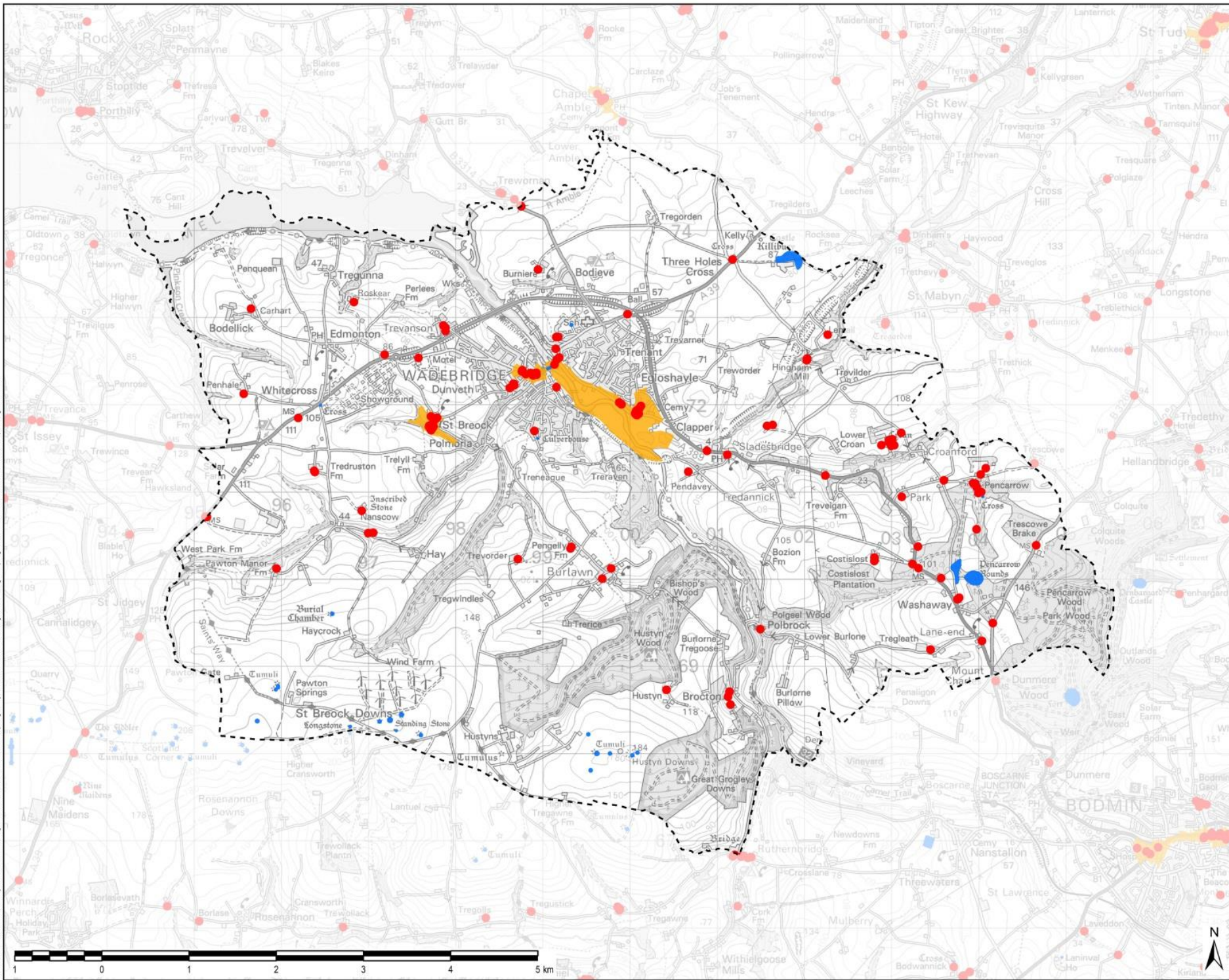
³⁶ Historic England (2017): 'Registered Parks and Gardens' [online] available at: <<https://www.historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>> last accessed [01/09/17]

³⁷ Historic England (no date): 'Killibury Castle later Prehistoric hillfort, Egloshayle, Cornwall (UA)' [online] available at: <<https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1685846>> last accessed [31/07/2017]

³⁸ North Cornwall District Council (no date): 'St Breock Conservation Area Character Statement' [online] available at: <https://www.cornwall.gov.uk/media/3638343/St_Breock_CA_Statement.pdf> last accessed [31/07/2017]

³⁹ Cornwall Council (2013): 'Wadebridge Conservation Area Character Appraisal and Management Plan' [online] available at: <<https://www.cornwall.gov.uk/media/3638423/Wadebridge-Appraisal-Final-Part-1.pdf>> last accessed [31/07/2017]

File Name: I:\2014 - Information Systems\60538603_Neighbourhood_Plan_Loc_Year2012_Map\Egloshayle, St Breock, and Wadebridge NE Steering Group\Figure 5-1 - Historic Environment and Landscape Designations.mxd



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LEGEND

- Egloshayle, St Breock and Wadebridge Neighbourhood Plan Area
- Listed building
- Record of Scheduled Monument
- Conservation Area

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Purpose of Issue **DRAFT**

Client **EGLOSHAYLE, ST BREOCK, AND WADEBRIDGE NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title **EGLOSHAYLE, ST BREOCK, AND WADEBRIDGE NEIGHBOURHOOD PLAN**

Drawing Title **HISTORIC ENVIRONMENT AND LANDSCAPE DESIGNATIONS**

Drawn CN	Checked JW	Approved GM	Date 23/08/2017
AECOM Internal Project No. 60538603		Scale @ A3 1:40,000	

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Drawing Number **FIGURE 5.1**

Rev **01**

Future baseline

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

A.4 Land, Soil and Water Resources.

Context Review

The EU's Soil Thematic Strategy⁴⁰ presents a strategy for protecting soils resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

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

Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;

Promote the sustainable use of water;

Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances; and

Ensure the progressive reduction of groundwater pollution.

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

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

Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or land instability and be willing to remediate and mitigate 'despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.

Encourage the effective use of land' through the reuse of land which has been previously developed, 'provided that this is not of high environmental value'. Whilst there is no longer a national requirement to build at a minimum density, the NPPF requires local planning authorities to 'set out their own approach to housing density to reflect local circumstances'.

Produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply.

With regards to waste, the NPPF does not contain any specific waste policies as waste planning policy will be published as part of the National Waste Management Plan.

⁴⁰ European Commission (2006) Soil Thematic Policy [online] available at: <http://ec.europa.eu/environment/soil/index_en.htm> last accessed [01/09/17]

Other key documents at the national level include Safeguarding our Soils: A strategy for England⁴¹, which sets out a vision for soil use in England, and the Water White Paper⁴², which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy in England⁴³ recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

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

Policy 19: Strategic waste management principles;

Policy 20: Managing the provision of waste management facilities; and

Policy 21: Best use of land and existing buildings

Baseline Summary

Current baseline

Quality of agricultural land

The Agricultural Land Classification classifies land into six Grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and Grades 3b to 5 are of poorer quality. In terms of the location of the best and most versatile agricultural land, a detailed classification has been carried out in some locations⁴⁴, including:

Land located on the south west of Wadebridge between the A39 and Whiterock Road is classified as Grade 3a agricultural land;

Land to the south of Wadebridge between Whiterock Road and the Camel Trail cycle path, up to the Egloshayle playing fields, is also classified as Grade 3a agricultural land;

Further east, to the south of Egloshayle, there are patches of Grade 3a, and 4 agricultural land.

Less detailed classification dating from before 1988 has been carried out across the wider area which suggests that there are significant areas of Grade 3 agricultural land across the Plan area. It is not possible to determine whether this is Grade 3a agricultural land (i.e. the best and most versatile agricultural land) or Grade 3b agricultural land (i.e. land not classified as such).

Recycling centres

There is no Household Waste and Recycling Centre (HWRC) located in the Neighbourhood Plan area. The nearest HWRC is Bodmin which is located approximately 17 miles south east of the

⁴¹ Defra (2009) Safeguarding our Soils: A strategy for England [online] available to download from:

<<https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england>> last accessed [22/08/17]

⁴² Defra (2011) Water for life (The Water White Paper) [online] available at <<http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>> last accessed [22/08/17]

⁴³ Defra (2011) Government Review of Waste Policy in England [online] available at <<http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf>> last accessed [22/08/17]

⁴⁴ MAGIC Interactive Map (2017): 'Landscape; Post 1988 Agricultural Land Classification (England)' [online] layer available to view using the following mapping tool: <<http://www.magic.gov.uk/MagicMap.aspx>> last accessed [22/08/17]

Neighbourhood Plan area. Bodmin. HWRC is open between 9am -4pm seven days a week, except Christmas Day, Boxing Day and New Year's Day⁴⁵.

Watercourses

The main watercourses flowing through the Neighbourhood Plan area are the River Camel and the River Allen. Water-based activities accessed from the River Camel banks include fishing, boating and canoe clubs. The Environment Agency has carried out restoration work to allow flooding of the River Camel when in spate into water meadows around Trewonan – which has benefitted wildlife.⁴⁶ Water supply and water provision in the area is provided by South West Water.

Groundwater Source Protection Zones (SPZs) have been defined by the Environment Agency in England and Wales to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. No Groundwater SPZs have been identified in the Neighbourhood Plan area.

The Nitrates Directive (91/676/EEC) requires Member States to identify areas where groundwater has nitrate concentrations of more than 50 mg/l nitrate or is thought to be at risk of nitrate contamination. Areas associated with such groundwater are designated as Nitrate Vulnerable Zones (NVZs) within which Member States are required to establish Action Programmes in order to reduce and prevent further nitrate contamination. There are no NVZs in the Neighbourhood Plan area.

Future baseline

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

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

A.5 Population and Community.

Context Review

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

To 'boost significantly the supply of housing', local planning authorities should meet the 'full, objectively assessed need for market and affordable housing' in their area. They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.

With a view to creating 'sustainable, inclusive and mixed communities' authorities should ensure provision of affordable housing onsite or externally where robustly justified.

⁴⁵ SITA Cornwall (no date): 'ST Erth HWRC' [online] available at: < <http://www.sitacornwall.co.uk/managing-your-waste/recycling/bodmin-hwrc/?searchterm=bodmin> > last accessed [22/08/17]

⁴⁶ Egloshayle, St Breock and Wadebridge Area Neighbourhood Plan 1st consultation version (2017) [online] available at: the Environment Agency of former wetlands and water meadows around Guineaport upstream of Wadebridge and similar work to allow flooding of the river when in spate into water meadows around Trewonan has benefitted wildlife [accessed 22/08/2017]

In rural areas, when exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.

The NPPF attaches great importance to the design of the built environment. It explains how good design is a key aspect in sustainable development, and how development should improve the quality of the area over its lifetime, not just in the short term. Good architecture and landscaping are important, with the use of design codes contributing to the delivery of high quality outcomes. Design should reinforce local distinctiveness, raise the standard more generally in the area and address the connections between people and places.

The social role of the planning system involves 'supporting vibrant and healthy communities'.

The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities

Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas.

Ensuring that there is a 'sufficient choice of school places' is of 'great importance' and there is a need to take a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.

The 'Ready for Ageing?' report, published by the Select Committee on Public Service and Demographic Change⁴⁷ warns that society is underprepared for an ageing population. The report states that *'longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises'*. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

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

Policy 3: Role and function of places;

Policy 4: Shopping, services and community facilities;

Policy 5: Business and tourism;

Policy 6: Housing mix;

Policy 7: Housing in the countryside; and

Policy 8: Affordable housing.

⁴⁷ Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at <<http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/>> last accessed [01/09/17]

Baseline Summary

Current baseline

Population

According to the most recently available census data⁴⁸ the population of the Neighbourhood Plan area has increased by 6% between 2001 and 2011. However, this rate is 0.6% lower than the average for Cornwall (6.6%) and also lower than averages observed for the South West (7.3%) and England (7.9%).

Age Structure

The percentage of residents living within the Neighbourhood Plan area aged between 0-24 is 25.7%, slightly lower than the average for Cornwall (27%), and lower than the regional and national averages (28.8% and 30.8% respectively⁴⁹). The biggest proportion of residents within the Neighbourhood Plan area are aged 60+ (32.7%), which is 3% higher than the average for Cornwall, and 3.8% and 7.9% higher than the regional and national counterparts. The working population of the Neighbourhood Plan area (those residents aged 25-59) is 41.6%, lower than the averages for Cornwall (43.3%), the South West (44.7%) and England (46.9%). Therefore, the Neighbourhood Plan area is supporting an ageing population.

Household Deprivation

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

Employment: Any person in the household (not a full-time student) that is either unemployed or long-term sick.

Education: No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.

Health and Disability: Any person in the household that has generally 'bad' or 'very bad' health, or has a long term health problem.

Housing: The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating.

Based on the most recently available census data⁵⁰, 58% of households within the Neighbourhood Plan area are deprived in some way, which is 1.8% lower than the average for Cornwall (59.8%), but higher than the regional counterpart by 3%. The percentage of households in the Neighbourhood Plan area which fall within the 'deprived in 1 dimension', 'deprived in 2 dimensions' and 'deprived in 3 dimensions' categories is greater than the percentages observed for the South West, slightly lower than that observed in Cornwall and comparative to the England average.

Index of Multiple Deprivation

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

⁴⁸ ONS (no date): Census 2011: Population Density 2011 (Table QS102EW); Population Density 2001 (Table UV02)

⁴⁹ ONS (no date): Census 2011: Age Structure 2011 (Table KS102EW)

⁵⁰ ONS (no date): Census 2011: 'Households by Deprivation Dimensions 2011 (Table QS119EW)

Income: The proportion of the population experiencing deprivation relating to low income, including those individuals that are out-of-work and those that are in work but who have low earnings (satisfying the respective means tests).

Employment: The proportion of the working-age population in an area involuntarily excluded from the labour market, including those individuals who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.

Education, Skills and Training: The lack of attainment and skills in the local population.

Health Deprivation and Disability: The risk of premature death and the impairment of quality of life through poor physical or mental health. Morbidity, disability and premature mortality are also considered, excluding the aspects of behaviour or environment that may be predictive of future health deprivation.

Crime: The risk of personal and material victimisation at local level.

Barriers to Housing and Services: The physical and financial accessibility of housing and local services, with indicators categorised in two sub-domains.

1. 'Geographical Barriers': relating to the physical proximity of local services
2. 'Wider Barriers': relating to access to housing, such as affordability.

Living Environment: The quality of the local environment, with indicators falling categorised in two sub-domains.

3. 'Indoors Living Environment' measures the quality of housing.
4. 'Outdoors Living Environment' measures air quality and road traffic accidents.

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

Income Deprivation Affecting Children Index: The proportion of all children aged 0 to 15 living in income deprived families.

Income Deprivation Affecting Older People Index: The proportion of all those aged 60 or over who experience income deprivation.

Lower Super Output Areas (LSOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2015, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales, and where 10 reflects the least 10% most deprived LSOAs (see Table A.2).

There are five LSOAs that are either fully or partially in the Neighbourhood Plan area. Analysis of the data presented in Table 7.4 below reveals the following inferences about each LSOA within the Plan area.

General Trends

E01018924: Cornwall 007A encompasses both Egloshayle Parish and St. Breock Parish and makes up approximately 80% of the Neighbourhood Plan area. Overall it is within the top 40% most deprived LSOAs in England. In particular, it is within the top 10% most deprived in terms of barriers to housing and services, geographical barriers, and living environment. Conversely it has very low levels of crime, relatively strong incomes and employment levels, and low levels of income deprivation and deprivation in young people and children.

E01018970: Cornwall 009A encompasses the north eastern corner of Wadebridge Parish, making up approximately 4% of the Neighbourhood Plan area. It has an overall IMD score of 7 showing that is within the 30% least deprived LSOAs in England. It has a workforce with high levels of income, employment and education, and performs reasonably well across the majority of domains and sub-domains within the IMD. However, the LSOA performs poorly in regards to barriers to housing and services and also geographical barriers.

E01018971: Cornwall 009B encompasses the western portion of Wadebridge Parish and comprises approximately 8% of the Neighbourhood Plan area. It has an overall IMD score of 7 showing that is within the 30% least deprived LSOAs in England. Generally, it scores favourably across all domains and sub-domains. In particular, it scores well for education, health, crime, living environment, older person's income, and the children and young people sub-domain. It scores less well in income deprivation affecting children, wider barriers, as well as income and employment, and geographical barriers.

E01018972: Cornwall 009C covers the central section of the Neighbourhood Plan area and makes up approximately 3% of the Neighbourhood Plan area. Overall it is within the top 40% most deprived LSOAs in England. In particular it is within the top 10% most deprived LSOAs for the indoors sub domain, within the top 20% most deprived for the living environment, and within the top 30% most deprived with regards to income deprivation affecting older people and wider barriers. It also scores poorly with regards to income, employment, education, and health. However, it has low levels of crime, and is within the 20% least deprived with regards to geographical sub-domains.

E01018973: Cornwall 009D encompasses the south eastern corner of Wadebridge Parish including the area around Egloshayle Road and makes up approximately 5% of the Neighbourhood Plan area. Overall it has an IMD score of 5. It scores particularly poorly with regards to the indoors and geographical barriers sub-domains, as well as barriers to housing and services and living environment. In contrast it scores well for education, and the children and young people sub-domain. It also has low levels of crime and low levels of deprivation affecting young people.

Table A.2 Index of Multiple Deprivation 2015⁵¹

LSOA	Overall IMD	Income	Employment	Education, Skills and Training	Health Deprivation and Disability	Crime	Barriers to Housing and Services	Living Environment	Income Deprivation Affecting Children Index	Income Deprivation Affecting Older People	Children and Young People Sub-domain	Adult Skills Sub-domain	Geographical Barriers Sub-domain	Wider Barriers Sub-domain	Indoors Sub-domain	Outdoors Sub-domain
<i>Corwall 007A</i>	4	6	7	6	6	10	1	1	6	7	7	5	1	5	1	10
<i>Corwall 009A</i>	7	7	8	9	7	10	2	6	7	7	8	9	2	6	4	10
<i>Corwall 009B</i>	7	5	5	7	7	7	6	7	4	7	7	6	5	4	5	10
<i>Corwall 009C</i>	4	4	4	4	4	8	5	2	5	3	4	5	8	3	1	10
<i>Corwall 009D</i>	5	6	5	7	5	9	3	2	7	5	7	6	3	4	1	10

⁵¹ DCLG (2015): 'English Indices of Deprivation', [online] available to download from: <<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>> last accessed 31/08/17)

Similarities between the LSOAs

Cornwall 007A, Cornwall 009A, and Cornwall 009D all fall within the top 30% most deprived deciles in terms of barriers to housing and services.

Cornwall 007A, Cornwall 009C, and Cornwall 009D all also fall within the top 30% most deprived deciles in terms of the living environment

Cornwall 007A, Cornwall 009A, and Cornwall 009D all fall within the top 30% most deprived deciles in terms of the geographical barriers sub-domain.

Cornwall 007A, Cornwall 009C, and Cornwall 009D all fall within the top 10% most deprived deciles in terms of the indoors sub-domain.

All LSOAs in the Plan area are within the least 10% deprived LSOAs in England with regards to the outdoors subdomain.

Housing tenure

The majority of residents within the Neighbourhood Plan area (68.1%) own their home outright or with a mortgage⁵², broadly aligning with the averages for Cornwall and the South West, but 4.8% greater than the national average. The percentage of residents living in social rented households is 13%, which is broadly on par with the averages for Cornwall and the South West respectively. However it is 4.7% lower than the national average. The proportion of residents in the Neighbourhood Plan area renting privately is broadly in line with county, regional, and national averages.

Education

With regards to the most recently available census data⁵³, 22.6% of residents within the Neighbourhood Plan area have no qualifications, a percentage which is approximately 5% higher than the averages for the South West and England, but broadly comparable to Cornwall averages. The opposite trend is observed for those residents within the Neighbourhood Plan area which have level 4 qualifications, with the 24.6% value at approximately 3% lower than the regional and national counterparts. Although there are significant contrasts between the highest and lowest qualification levels, the percentage of residents in the Neighbourhood Plan area who have an apprenticeship or a level 1, 2 or 3 qualification broadly aligns with the regional and national averages.

Employment

There are a significantly higher proportion of residents (aged 16-74) in the Neighbourhood Plan area who are employed in skilled trade occupations if compared to the regional and national averages⁵⁴. The same trend (although less pronounced) is observed for residents who are employed in caring, leisure and other service industries. Three occupation categories employ fewer residents within the Neighbourhood Plan area compared to the averages for Cornwall, the South West, and England, including:

Associate, professional and technical occupations;

Professional occupations; and

Administrative and secretarial occupations

⁵² ONS (no date): Census 2011: Tenure-Households 2011 (Table QS405EW)

⁵³ ONS (no date): Census 2011: Highest Level of Qualification 2011 (Table QS501EW)

⁵⁴ ONS (no date): Census 2011: 'Occupation 2011' (Table KS608EW)

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

Future baseline

The population of the Neighbourhood Plan area increased between the years 2001-2011 at a slower rate than regional and national averages. However recent development in Wadebridge is likely to lead to an increase in the rate of population.

Additionally, over 30% of residents are aged 60+, indicating the presence of an ageing population within the Neighbourhood Plan area. The suitability of housing for local requirements depends in part on the successful implementation of policies outlined in the *Cornwall Local Plan: Strategic Policies*. However, consideration should be given to the requirements which an ageing population will place on key facilities and housing for the local residents.

A.6 Health and Wellbeing

Context Review

Key messages from the NPPF include:

The social role of the planning system involves 'supporting vibrant and healthy communities'.

A core planning principle is to 'take account of and support local strategies to improve health, social and cultural wellbeing for all'.

The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities'

Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Set out the strategic policies to deliver the provision of health facilities.

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

In relation to other key national messages in relation to health, Fair Society, Healthy Lives⁵⁵ (The Marmot Review) investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities".

The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012 transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions. Cornwall's 'Public Health Team' promotes the health and wellbeing of

⁵⁵ The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available to download from: <http://www.apho.org.uk/resource/item.aspx?RID=106106> last accessed [01/09/17]

residents within the county, using the 'Live Well model' as their guiding principle for developing objectives, working closely with Public Health England, NHS England and the Department of Health⁵⁶.

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

Policy 16: Health and wellbeing

Policy 25: Green infrastructure

Baseline Summary

Current baseline

Health indicators and deprivation

Deprivation is a significant contributor to poor health and can have adverse effects on wellbeing, with elements related to poor housing quality, living environment, income and employment previously discussed in detail in **Section A.5**. General health is mostly favourable in the Neighbourhood Plan area, with 78% of residents reporting either 'very good health' or 'good health' in the most recent census⁵⁷. Although favourable, this percentage is marginally lower than the averages for Cornwall (78.8%), the South West (81.5%) and England (81.4%). Comparatively, 6% of residents in the Neighbourhood Plan area report either 'bad health' or 'very bad health', which is 0.3% lower than Cornwall, but 0.9% higher than the South West and 0.7% higher than the average for England.

The generally slightly higher than national average levels of 'very bad health' and 'bad health' within the Neighbourhood Plan area aligns with the disability data for the area⁵⁸. 22.1% of residents in the Neighbourhood Plan area reported that their daily activities were limited in some way, which is 0.7% higher than Cornwall, 3.6% higher than the South West and 4.5% higher than the average for England.

Future baseline

⁵⁶ Cornwall Council (2017): 'Public Health Cornwall', [online] available via: <<https://www.cornwall.gov.uk/health-and-social-care/public-health-cornwall/>> last accessed [01/09/17]

⁵⁷ ONS (no date): Census 2011: 'General Health 2011' (Table QS302EW)

⁵⁸ ONS (no date): Census 2011: 'Long-term Health Problem or Disability 2011' (Table QS303EW)

Broadly speaking, the health of the population in the Neighbourhood Plan area is slightly less favourable when compared with regional and national averages, with a higher proportion of disability reported and a lower proportion of people considering themselves in good or very good health. Ongoing cuts to community services have the potential to lead to effects on health and wellbeing over the longer term.

Obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer. A growing and proportionally ageing population within the Neighbourhood Plan area might place future pressures on health services in the area.

A.7 Transportation

Context Review

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

'Connecting Cornwall 2030'⁵⁹ is the third Local Transport Plan (LTP) for Cornwall. The plan is a strategic policy tool through which the council exercises its responsibilities for planning, management and the development of transport in the county. The vision of the plan is that by 2030 *'transport in Cornwall will be excellent, with our transport system connecting people, communities, businesses and services in a way that is reliable, efficient, safe, inclusive and enjoyable'*. In order to achieve this goal, the LTP is supported by implementation plans that cover 3-4 year periods up until 2030, with the most recent plan covering the period 2015-2019.

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

Baseline Summary

Current baseline

Rail network

There is no railway station in the Neighbourhood Plan area. The nearest station is the Bodmin Parkway station approximately 16 km south east from the Neighbourhood Plan area. Bodmin Parkway is served by Great Western Railway trains on the Cornish Main Line between Penzance and Plymouth with one train per hour in each direction. A number of trains connect the station with Exeter, Taunton, Reading and London Paddington, including the Night Riviera overnight sleeping car service. There are also occasional Great Western Railway services to Newquay. In addition a number of Cross Country Trains services providing a service from Penzance to Bristol and Birmingham, and Glasgow Central or Manchester Piccadilly.

Bus network

⁵⁹ Cornwall Council (2011): 'Connecting Cornwall: 2030 Strategy', [online] Available via: <<http://www.cornwall.gov.uk/transport-and-streets/transport-policy/local-transport-plan-connecting-cornwall-2030/connecting-cornwall-2030-strategy/>> last accessed[01/09/17]

There are 25 bus stops within Wadebridge Parish and it is served by 14 different bus services, including routes between Penzance and London. However, locations in the Egloshayle and St. Breock Parishes which are not on the main Wadebridge to Padstow or Wadebridge to Bodmin routes have limited bus services. Some locations do not have any access to a travel to work bus service, resulting in a high dependency on private transport.⁶⁰

Road network and congestion

Wadebridge town has access to the strategic road network via the A389 and A39 while settlements in Wadebridge, Egloshayle and St Breock generally have access to this network via smaller roads.

The Wadebridge Area Neighbourhood Plan Evidence Report⁶¹ highlights that a particularly important minor road is the B3314 which links Wadebridge with the coastal settlements and tourist destinations of Rock, Polzeath and Port Isaac. A major constraint to traffic flow along this road is Trewornan Bridge, a Grade II listed bridge (English Heritage Building ID 67667), which crosses the river Amble. Located in Egloshayle Parish, the bridge has a single-lane road controlled by traffic lights which can create traffic backlogs.

Additionally, the Evidence Report highlights that parking is an increasing problem in Wadebridge with the following roads being of most concern: Glen Rd, Westerland Road, Whiterock Road, Trevanion Road, Polmorla Road, Egloshayle Rd, and Tremarren Road. The key issues relate to all-day parking from residents driving to their place of work, and also those driving to access services and facilities in the evenings and weekends.

Cycle and Footpath network

The Cornish Way⁶² is a cycle network extending from Land's End to Bude. Route 32 of this network, known as the Camel Trail, passes through the Neighbourhood Plan area, running adjacent to the River Came, connecting Wadebridge with Padstow and Bodmin.

Availability of cars and vans

In regards to access to vehicles within the Neighbourhood Plan area, the proportion of households with no access to a car or van (18%) is marginally higher than the average for Cornwall (17.3%) but lower than the South West (18.9%), and also lower than the national average of 25.8%⁶³.

Travel to work

Based on the most recent census data⁶⁴, the most popular method of traveling to work in the Neighbourhood Plan area is via driving a car or van (42%), similar to the averages for Cornwall (40.6%) and the South West (41.4%), but higher than the national average of 36.9%. After driving, the most second most popular method of travelling to work is on foot, with the value of 12% higher than the averages for Cornwall (8.8%) and the South West (9.0%) and the national average of 6.9%.

⁶⁰ Wadebridge Area Neighbourhood Plan Evidence Report [online] available at: http://wadebridge-tc.gov.uk/images/council_pdfs/NHP_Documents/WANP_Evidence_Report_-_Transport_Parking.pdf last accessed [01/09/17]

⁶¹ Wadebridge Area Neighbourhood Plan Evidence Report [online] available at: http://wadebridge-tc.gov.uk/images/council_pdfs/NHP_Documents/WANP_Evidence_Report_-_Transport_Parking.pdf last accessed [01/09/17]

⁶² Sustrans (no date): 'The Cornish Way', [online] available at: <http://www.sustrans.org.uk/ncn/map/route/cornish-way> last accessed [01/09/17]

⁶³ ONS (no date): 'Car or Van Availability 2011', (Table QS416EW)

⁶⁴ ONS (no date): Census 2011: 'Method of Travel to Work 2011' (Table QS701EW)

Future baseline

New development and an increase in visitor numbers has the potential to increase traffic along the key routes through the Neighbourhood Plan area, with a number of pinch points (for example on the B3314) causing issues for travellers. Increasing levels of traffic will compound any existing traffic problems.

