



Looe Neighbourhood Plan

Strategic Environmental Assessment Scoping Report

Looe Neighbourhood Development Plan Steering Group



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Figure 1: Looe NDP Designated Area

Looe CP



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1. INTRODUCTION

BACKGROUND

- 1.1. The Looe Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the Cornwall Local Plan.
- 1.2. The Looe Neighbourhood Plan will be used to guide and shape development within the Neighbourhood Plan area.
- 1.3. It is currently anticipated that the Neighbourhood Plan will be submitted to Cornwall Council later in the first half of 2020.

RELATIONSHIP OF THE LOOE NEIGHBOURHOOD PLAN WITH THE CORNWALL LOCAL PLAN

- 1.4. The Looe Neighbourhood Plan is being prepared in the context of the Cornwall Local Plan¹ and will form part of the development plan for Cornwall. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local issues or add local detail to strategic policies. In this way the Local Plan provides an overall strategic direction for development in Cornwall, whilst local detail is created through the neighbourhood planning process.
- 1.5. 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 provides the framework for all subsequent documents prepared which form part of the Local Plan.
- 1.6. The Strategic Policies sets a baseline housing figure of 2,900 dwellings in the Looe Liskeard Community Network Area between 2010 and 2030, of which 1,500 were to be delivered in the 18 parishes that make up the rural area of the Liskeard and Looe CAN, including Looe. Cornwall Council have assisted Neighbourhood Plan groups by informing them of the 'share' of this baseline amount to be in conformity with the Local Plan. As at 1st April 2018, the baseline for Looe was for an additional 19 dwellings, in addition to the 185 dwellings completed since 2010, and existing commitments for a further 119.
- 1.7. The Local Plan also includes objectives covering each Community Network Area. For the Looe Liskeard CNA the objectives set are as follows:

Objective 1 – Economy and Jobs

Deliver economic growth / employment, providing much needed jobs to counterbalance current and future housing development in and on the edge of Liskeard.

Objective 2 – Sustainable Development

Improve connectivity within and on the edge of Liskeard to ensure the town functions effectively as a major hub and service centre for the network area; including enhanced public transport provision.

Objective 3 – Liskeard as a Service Centre

Strengthen Liskeard's role as a service centre and improve town centre viability through regeneration schemes.

¹<https://www.cornwall.gov.uk/localplancornwall>

Objective 4 – Housing

Balance the housing stock to provide a range of accommodation, particularly for open market family homes and intermediate affordable housing in Liskeard.

Objective 5 – Leisure Facilities

Improve and maintain the provision of recreational, cultural and leisure services and facilities in Liskeard with particular focus on delivering sports pitches.

- 1.8. Although these objectives do not directly refer to the town, they obviously have implications for Looe.

WHAT IS STRATEGIC ENVIRONMENTAL ASSESSMENT?

- 1.9. The Looe Neighbourhood Development Plan has been judged by the Steering Group as requiring a Strategic Environmental Assessment (SEA) because the designated NDP area contains or is near to sensitive environmental assets that may be affected by it and it
- i. allocates sites for development (for housing, employment etc.) that haven't already been appraised through the sustainability appraisal (SA) of the Cornwall Local Plan, and
 - ii. Includes any other policies and proposals that could be likely to have significant environmental effects not already addressed through the sustainability appraisal of the Cornwall Local Plan.
- 1.10. SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues.
- 1.11. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts. Through this approach, the SEA for the Looe Neighbourhood Development Plan seeks to maximise the emerging plan's contribution to sustainable development.
- 1.12. SEA is undertaken to meet specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.13. Two key procedural requirements of the SEA Regulations are that:
- i. When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues; and
 - ii. A report (the 'Environmental Report') is published for consultation alongside the Draft Plan (i.e the draft Looe Neighbourhood Plan) that presents outcomes from the environmental assessment (i.e. discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.

SETTING THE CONTEXT, OBJECTIVES AND ESTABLISHING THE BASELINE FOR THE SEA

- 1.14. Often referred to as 'scoping', this initial stage is concerned with item 'i' above and involves gathering evidence about what is happening in the NDP area. This evidence informs the Strategic Environmental Assessment (SEA) and uses similar information to that being compiled as evidence for the NDP.
- 1.15. The outcome of scoping is an evidence base and SEA 'framework' of objectives (agreed by Historic England, Natural England and the Environment Agency) that are used as the basis for the strategic environmental assessment of the NDP.
- 1.16. Developing the draft scope for the SEA as presented in this report has involved the following steps:

Activity 1: Identify relevant policies, plans and programmes and sustainability objectives.

- Identify and consider the policies, plans and programmes which are relevant to the NDP area.
- Identify any environmental protection objectives which are relevant to the NDP. These may be laid down in government or local authority policies (e.g. to protect a particular habitat for biodiversity reasons).

Activity 2: Collect Baseline Information

- Identify and record the current state and characteristics of the NDP area, and how this might evolve without the NDP in place in order to help identify the plan's likely significant effects;

Activity 3: Identifying key sustainability issues and environmental problems in the NDP area

- Identifying particular problems or opportunities ('issues') that should be a particular focus of the SEA; and

Activity 4: Developing the SEA assessment objectives

- Developing a set of SEA objectives and appraisal questions on the basis of these issues which can then be used to appraise the draft plan. This is sometimes referred to as the 'sustainability framework'

KEY SUSTAINABILITY THEMES

- 1.17. The outcomes of the scoping activity introduced through activities 1 to 4 above are presented under a series of key environmental themes, as follows:
- Climatic Factors (including drainage and flood risk)
 - Biodiversity and Geodiversity
 - Land, Soil and Water Resources
 - Landscape
 - Historic Environment
 - Population and Community
 - Transportation
- 1.18. The selected environmental themes are based on the 'SEA topics' suggested by Annex I (f) of the SEA Directive, refined to reflect a broad understanding of the anticipated scope of plan effects. The scoping information will be presented under these themes for ease of access. Once agreed (i.e. after consultation on this Scoping Report), the suggested scope presented under these nine themes will provide the 'framework' for the environmental assessment of the draft plan and reasonable alternatives.

SEA FRAMEWORK TO ASSESS POLICY PROPOSALS

- 1.19. The SEA Framework provides a way in which environmental effects can be defined and analysed based on standard 'tests'. Each proposal within the emerging Looe Neighbourhood Plan will be assessed consistently using the framework.
- 1.20. The SEA objectives and appraisal questions proposed for the Looe Neighbourhood Plan SEA are presented under each of the themes in Sections 2 to 10.

2. CLIMATE CHANGE (INCLUDING DRAINAGE AND FLOOD RISK)

FOCUS OF THEME

- Contribution to climate change
- Effects of climate change
- Climate change adaptation
- Flood risk
- Cliff and Hillside Instability

POLICY CONTEXT

- 2.1. Climate change represents a fundamental threat to global well-being, which is recognised internationally through the **Kyoto and Paris Climate Conference Agreements and the United Nations Intergovernmental Panel on Climate Change (IPCC) Interim Report, 2018**². The UK Government has a commitment to reduce CO₂ emissions by 50% on 1990 levels by 2025 and by 80% on 1990 levels by 2050. In May 2019, Parliament declared a 'climate change emergency'. In May 2019 the **Committee on Climate Change** recommended a 'net zero' greenhouse gas emissions target by 2050 and a new law mandating this is under discussion³.
- 2.2. 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 aiming to understand the current and future climate risks and opportunities. The evidence report contains six priority risk areas requiring additional action in the next five years, see below⁴ :
- Flooding and coastal change risks to communities, businesses and infrastructure;
 - Risks to health, well-being and productivity from high temperatures;
 - Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
 - Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
 - Risks to domestic and international food production and trade; and
 - New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.
- 2.3. **The UK Climate Change Act**⁵ was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement.

² https://report.ipcc.ch/sr15/pdf/sr15_spm_final.pdf

³ <https://www.theccc.org.uk/wp-content/uploads/2019/05/Net-Zero-The-UKs-contribution-to-stopping-global-warming.pdf>

⁴ <https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017>

⁵ <http://www.legislation.gov.uk/ukpga/2008/27/contents>

2.4. The Climate Change Act includes the following:

- 2050 Target. The Act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels.
- Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five- year period. The carbon budgets are designed to reflect the cost-effective path to achieving the UK's long-term objectives. The first five carbon budgets have been put into legislation and run up to 2032.
- The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions.

2.5. The National Adaptation Programme requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the same⁶.

2.6. The Committee on Climate Change report listed the 'key pillars' of a net-zero economy, including a supply of low-carbon electricity (which will need to quadruple by 2050), efficient buildings and low-carbon heating (required throughout the UK's building stock), electric vehicles (which should be the only option from 2035 or earlier), developing carbon capture and storage technology.

2.7. **The National Planning Policy Framework (NPPF 2018)** says:

- One of the three overarching objectives of the NPPF is an environmental objective to 'contribute to protecting and enhancing our natural, built and historic environment' including by 'mitigating and adapting to climate change' and 'moving to a low carbon economy.' 'NPPF 2018 (Para 148) says that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to:
 - shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience;
 - encourage the reuse of existing resources, including the conversion of existing buildings; and
 - support renewable and low carbon energy and associated infrastructure.
- 'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.'
- 2.2 Para 152 of NPPF 2018 encourages planning support for community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.
- Direct development away from areas at highest risk of flooding (whether existing or future). 'Where development is necessary, it should be made safe for its lifetime without increasing flood risk elsewhere.'

⁶ <https://www.theccc.org.uk/tackling-climate-change/preparing-for-climate-change/uk-adaptation-policy/>

- 2.8. **The Flood and Water Management Act**⁷ 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).
- 2.9. Further guidance is provided in the document '**Planning for SuDS**'⁸. 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'.
- 2.10. **The Cornwall Local Plan: Strategic Policies**. Objective g(a) and g(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'. In Policy 2 it says that development should assist the creation of resilient and cohesive communities by: a. Delivering renewable and low carbon energies, increasing energy efficiency and minimising resource consumption through a range of renewable and low carbon technologies;.....g. Supporting smart specialisation sectors including; food; aerospace; marine; renewable energies (including geothermal); and cultural industries'
- 2.11. Policy 14 strongly supports the development of proposals that will increase use of and production of renewable and low carbon energy. It adds that in the case of wind turbines, they are within an area allocated by Neighbourhood Plans for wind power and avoid, or adequately mitigate shadow flicker, noise and adverse impact on air traffic operations, radar and air navigational installations. It also says that 'In and within the setting of Areas of Outstanding Natural Beauty and undeveloped coast, developments will only be permitted in exceptional circumstances and should generally be very small scale in order that the natural beauty of these areas may be conserved. When considering proposals for renewables that impact upon the Area of Outstanding Natural Beauty and its setting and / or the World Heritage Site or other historic assets and their settings, applicants should apply other relevant policies in the Plan'.
- 2.12. The following also 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
- 2.13. The lower case text in CLP says that 'Proposals within the AONB, or those that would affect its setting will be supported where they are small scale and meet an identified

⁷ <http://www.legislation.gov.uk/ukpga/2010/29/contents>

⁸ http://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx

local need, where landscape capacity can be demonstrated and the natural beauty of the AONB can be conserved and enhanced in accordance with Policy 23¹.

SUMMARY OF CURRENT BASELINE

CONTRIBUTION TO CLIMATE CHANGE

2.14. In relation to greenhouse gas emissions, source data from the Department of Energy and Climate Change suggests that Cornwall has broadly similar per capita emissions in comparison to the South West of England and England as a whole since 2005 (see Table 4.1). Cornwall has also seen a 36.3% reduction in the percentage of total emissions per capita between 2005 and 2016, slightly lower than the reductions for the South West of England (36.7%) and England (37.6%).

POTENTIAL EFFECTS OF CLIMATE CHANGE

2.15. The outcome of research on the probable effects of climate change in the UK was released in 2018 by the UK Climate Projections (UKCP18) team⁹. UKCP18 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

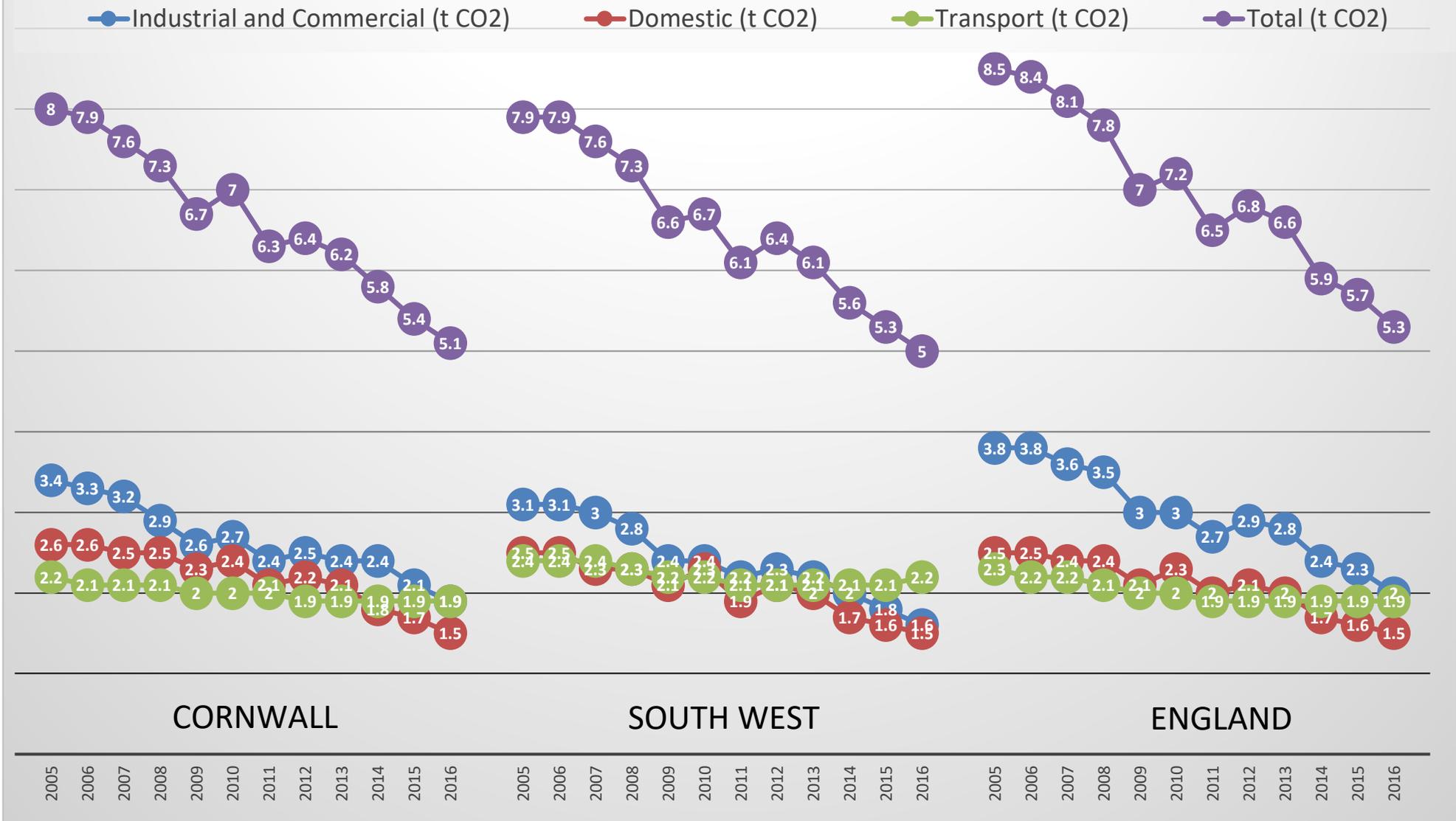
2.16. As highlighted by the research, the effects of climate change (under medium emissions scenarios 50th percentile) for South West England during the period 2040-2059 compared to the period 1981-2000 are likely to be as follows¹⁰:

- The central estimate of increase in annual mean temperatures of between 2°C and 3°C;
- The central estimate of change in annual mean precipitation of +10 to +20% in winter and - 20% to -30% in summer.

⁹ <http://ukclimateprojections.metoffice.gov.uk/>

¹⁰ <https://www.metoffice.gov.uk/research/approach/collaboration/ukcp/land-projection-maps>

Figure 1: Carbon dioxide emissions and sources, plus emissions per capita, 2005-2016



Source: Department of Energy and Climate Change (2018) 2005 to 2016 UK local and regional CO2 emissions – data tables [online] available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016>

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

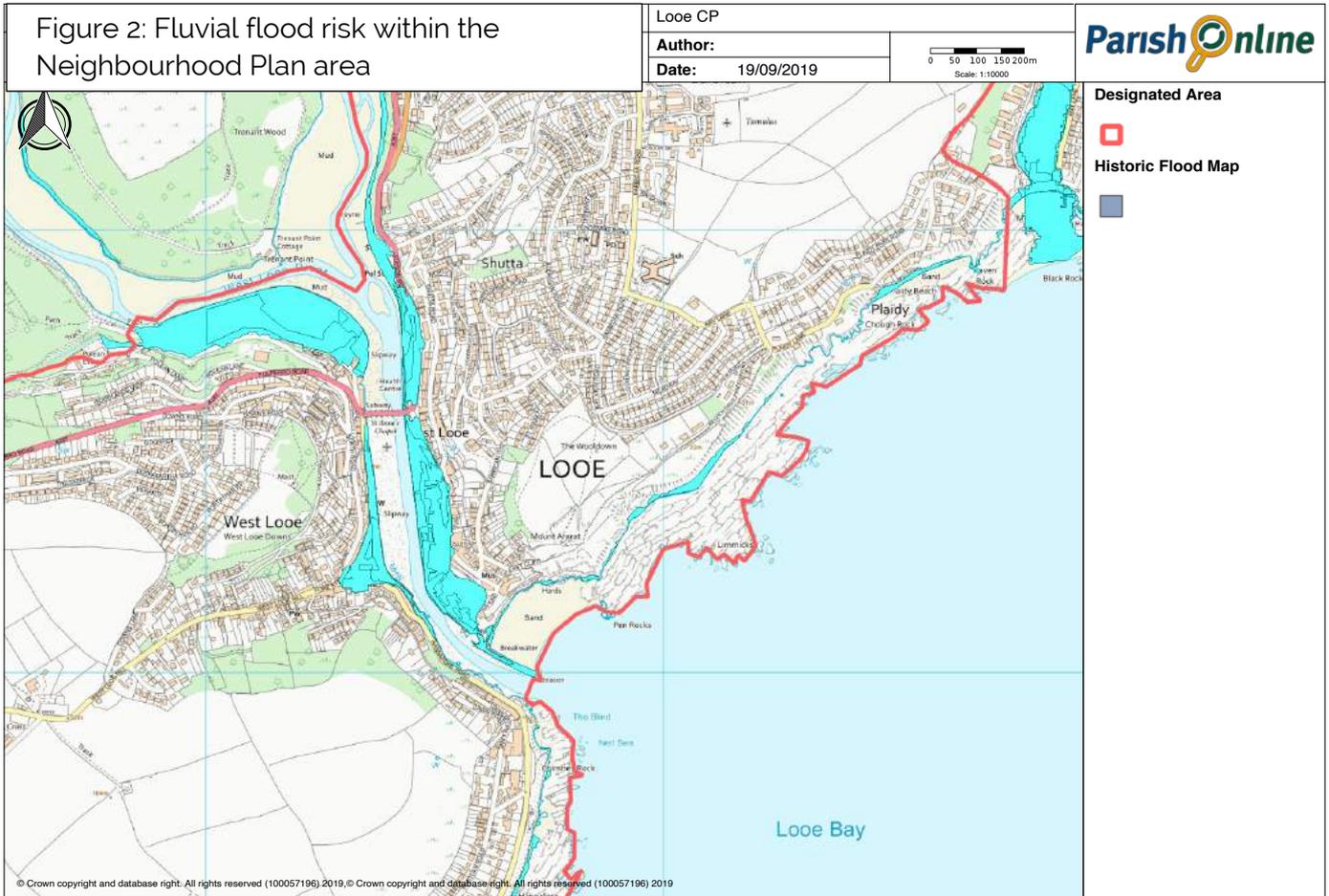
- Increased incidence of heat related illnesses and deaths during the summer;
- Increased incidence of illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts);
- Increased incidence of pathogen related diseases (e.g. legionella and salmonella);
- Increase in health problems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

FLOOD RISK

2.18. Looe is affected by tidal, fluvial and surface water flooding, all of which is exacerbated by global warming impacts: Global warming is bringing with it rising sea-levels and aggressive storms, which are likely to increase in intensity, leading to frequent serious flooding within the harbour and town centre, harming its fabric and form, and extending coastal erosion nearby. Heavy and prolonged rainfall, historically a cause of land instability, is likely to worsen. This, combined with many years of poor waste-water management in the wider river catchment, has put bathing water quality at risk.

2.19. The areas at highest risk of tidal/fluvial flooding in the Neighbourhood Plan area are those near the Looe Rivers which are in Flood Zone 3 adjoining the functional floodplain (3B). Flood Zone 3 is of a high probability of flooding; representing that there is a 1% (1 in 100) or greater chance of flooding happening each year. This is at its greatest when there is a combination of heavy rainfall and high tides, supplemented by storm surge.

- 2.20. Most of the current Flood Zone 3 will fall within the medium risk tidal extreme resulting from projected sea level rise in the 50 and 100 year periods.
- 2.21. East and West Looe have been assessed through Cornwall's Shoreline Management Plan (SMP2) as facing a considerable level of risk from tidal flooding, which will grow worse through predicted future sea level rises, with over 300 commercial and residential properties effected. Much of the area at risk is a Conservation Area and there are many listed buildings present, including the quay structures themselves. The Banjo Pier and East Looe Beach are critical elements of the defence system at Looe. The nature of flooding at Looe, which aside from quay overtopping includes quay wall permeability, drainage back-up and possible wave overtopping in extreme storm conditions. Lesser flood and erosion risks exist for Plaidy, Hannafore and the area between Hannafore and Polperro Parish. The upper reaches of the tidally influenced parts of the East and West Looe Rivers are at risk from flooding beyond the mean high-water mark under the 1:200 year flood scenario, potentially threatening some local road infrastructure and residential property.
- 2.22. There has been £39m in damages in last 5 years and 2,5ha of the town centre is at risk from flooding. Key infrastructure that lies in the flood zone includes :
- GP Surgery
 - Railway Station
 - 2 miles of railway line (142 incidents to date)
 - Fire station (the fire engine has to be moved to the top of the hill in flood events)
 - Main bridge approach
 - Main food stores
 - Bank
 - Fish market (which accounts for 10% of landings in Cornwall)
- 2.23. 65% of business in the town have experienced flooding, and 22% have considered their long-term future as a result. The average cost per event per business is £31,000
- 2.24. The SMP2 says that the Local Plan and Neighbourhood Plan 'should include policies to support the adaptation of Looe against rising sea levels due to climate change. This may require changes to land use type as well as improved community resistance and resilience measures'
- 2.25. Figure 2 displays the flood risk areas present in the Neighbourhood Plan area.



- 2.26. The dependency of the settlement of Looe on the sea and the Looe River is absolutely fundamental. The town owes its founding to the sea and river and continues to draw its economic, social and environmental well-being from them. The principal asset of the town is this fine location, springing from which are all the physical and social characteristics that make Looe a classic Cornish coastal settlement: fishing harbour, pier, beach, railway branch-line, narrow streets with a huddle of quaint cottages. It has also shaped the pattern of local jobs and skills and contributed to the excellent image of Cornwall far and wide.
- 2.27. Flooding and associated decline in bathing water quality are therefore major challenges to the future prosperity of Looe and the well-being of its community.

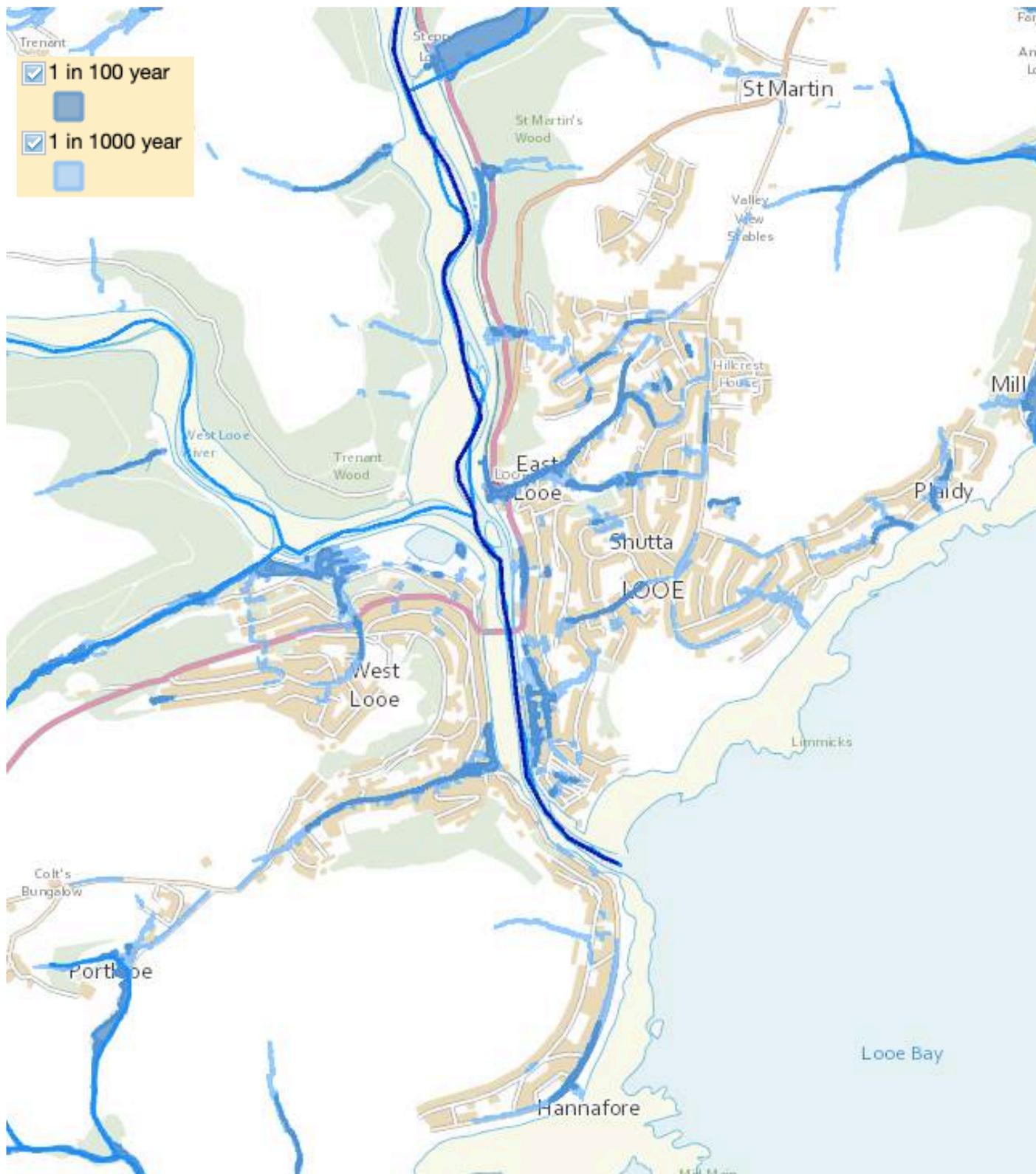


Figure 3: Surface water flood risk within the Neighbourhood Plan area³

SUMMARY OF FUTURE BASELINE

- 2.28. 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, and more intensive storms. This is likely to substantially increase the risks associated with climate change, with an increased need for resilience and adaptation.

2.29. In terms of climate change contribution, per capita greenhouse gas emissions generated in the Neighbourhood Plan area may continue to decrease with wider adoption of energy efficiency measures, renewable energy production and new technologies, including electric cars. However, increases in the built footprint of the Neighbourhood Plan area would contribute to increases in the absolute levels of greenhouse gas emissions. There is also a need to increase renewable energy development in Cornwall, which local and neighbourhood planning can contribute to delivering.

KEY SUSTAINABILITY ISSUES

- 2.30. Any increases in the built footprint of the Neighbourhood Plan area (associated with the delivery of new housing and employment land) has the potential to increase overall greenhouse gas emissions in the Parish.
- 2.31. The total CO₂ emissions per capita within Cornwall are broadly similar to the regional and national totals and the overall percentage reduction of emissions within the Neighbourhood Plan area between 2005 and 2016 was slightly less than regional and national totals.
- 2.32. The raised risk of fluvial, tidal and surface water run-off contributed to by global warming, and its effect on flooding, land instability, coastal erosion and bathing water quality poses a serious threat to community safety, the fabric and form of the town, and its future prosperity.
- 2.33. The Looe Neighbourhood Plan should seek to increase the resilience of the Neighbourhood Plan area to the effects of climate change by supporting and encouraging adaptation strategies.

SEA OBJECTIVES AND APPRAISAL QUESTIONS FOR THE CLIMATE CHANGE SEA THEME

SEA objective	Assessment Questions
Reduce the contribution to climate change made by activities within the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Reduce the number of journeys made? • Reduce the need to travel? • Promote the use of sustainable modes of transport, including walking, cycling and public transport? • Increase the number of new developments meeting or exceeding 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, including flooding	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Ensure that inappropriate development does not take place in areas at higher risk of flooding, ground instability and coastal erosion taking into account the likely future effects of climate change? • Improve and extend green infrastructure networks in the plan area to support adaptation to the potential effects of climate change?

	<ul style="list-style-type: none">• Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)?• Ensure the potential risks for Looe associated with climate change (rising sea level, cliff and hill instability, pollution and contamination) are considered through new development in the Neighbourhood Plan area?• Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?
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3. BIODIVERSITY AND GEODIVERSITY

FOCUS OF THEME

- Nature conservation designations
- Geological sites
- Habitats
- Species

POLICY CONTEXT

- 3.1. **The EU Biodiversity Strategy (May 2011)**¹¹ sets a Europe-wide target to 'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'.
- 3.2. Under European patronage, a network of core breeding and resting sites for rare and threatened species, and some rare natural habitat types which are protected in their own right, has been established under the title Natura 2000. It stretches across all 28 EU countries, both on land and at sea. The aim of the network is to ensure the long-term survival of Europe's most valuable and threatened species and habitats, listed under both the Birds Directive and the Habitats Directive. It specifically includes sites designated as Special Areas of Conservation (SAC) and Special Protected Areas (SPA).
- 3.3. **The National Planning Policy Framework (NPPF 2018)** says in Para 8 that one of the three overarching objectives of the sustainable development is to 'contribute to protecting and enhancing our natural, built and historic environment' including 'helping to improve biodiversity, using natural resources prudently, (and) minimising waste and pollution...'
- 3.4. It goes on to add that:
 - *'Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan); and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.'* (Para 170; (a) and (d))
 - *'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value[...], take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries'* (Para 171).
 - *'To protect and enhance biodiversity and geodiversity, plans should:*
 - a) *Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
 - b) *Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and*

¹¹ http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP_resolution_april2012.pdf

identify and pursue opportunities for securing measurable net gains for biodiversity (Para 174).

- 3.5. **'Biodiversity 2020: A strategy for England's wildlife and ecosystem services'**¹² aims to *'halt 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'*.
- 3.6. **The Natural Environment White Paper 2012**¹³ says that a healthy, properly functioning natural environment is the foundation of sustained economic growth, and a vital support for our well-being and security. The White Paper is intended to halt and reverse the decline in biodiversity and signaled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a wider and more inclusive approach at 'a landscape scale' to protecting and enhancing biodiversity. It also aims to create a 'green economy' in which economic growth and the health of natural resources sustain each other and markets, business and Government better understand and 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.
- 3.7. **'A Green Future: Our 25 Year Plan to Improve the Environment'**¹⁴ the Government's 25 Year Environment Plan, includes policies within Chapter 2 'Recovering nature and enhancing the beauty of landscapes' and Goal 6 'Enhanced beauty, heritage and engagement with the natural environment' which directly relate to the Biodiversity and Geodiversity SEA theme.
- 3.8. The 25 Year Environment Plan sets out the Government's environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to *'tackle the growing problems of waste and soil degradation...improve social justice by tackling the pollution suffered by those living in less favourable areas... and by opening up the mental and physical health benefits of the natural world to people from the widest possible range of ages and backgrounds'*. It also sets out how the Government will address the effects of climate change – *'still perhaps the most serious long-term risk to the environment given higher land and sea temperatures, rising sea levels, extreme weather patterns and ocean acidification, which harms marine species'*. These aims are supported by a range of policies which are focused on the following six key areas:
- Using and managing land sustainably;
 - Recovering nature and enhancing the beauty of landscapes;
 - Connecting people with the environment to improve health and wellbeing;
 - Increasing resource efficiency, and reducing pollution and waste;
 - Securing clean, productive and biologically diverse seas and oceans; and
 - Protecting and improving the global environment. (Executive Summary, Pg and 10)

¹² <https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>

¹³ <http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>

¹⁴ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf

- 3.9. In this context, Goal 3 'Thriving plants and wildlife' and the policies contained within Chapter 2 'Recovering nature and enhancing the beauty of landscapes' and Chapter 5 'Securing clean, productive and biologically diverse seas and oceans' directly relate to the Biodiversity and Geodiversity SEA theme.
- 3.10. **The Cornwall Local Plan: Strategic Policies 2010-2030** says that Objective 10(b) within key theme number 4 is to 'maintain and enhance an effective network of open space and environmental stewardship for our ecosystem services network for wildlife'.
- 3.11. Policy 22 'European Protected Sites – mitigation of recreational impacts from development' proposes that *'for residential development and student and tourist accommodation, mitigation measures for recreational impacts on European Sites will be required where development is proposed within the identified zones of influence around those European Sites that are vulnerable to adverse recreational impacts'*. Such mitigation is to comprise on site access and management, and off site provision of suitable alternative recreational facilities, subject to guidance given in a European Sites Mitigation Strategy Supplementary Planning Document.
- 3.12. Policy 23 'Natural Environment' directly relate to Biodiversity and Geodiversity, aiming to protect such assets and achieve a net gain for biodiversity.
- 3.13. **The Cornwall Biodiversity Action Plan** is presented in 4 volumes:
- Cornwall's Biodiversity Volume 1: Audits and Priorities
 - Cornwall's Biodiversity Volume 2: Action Plan
 - Cornwall's Biodiversity Volume 3: Action Plans 2004
 - Cornwall's Biodiversity Volume 4: Priority Projects 2010-2015
- 3.14. '**Cornwall's Biodiversity Volume 1: Audits and Priorities** set recommendations for Action Plans, which 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 25 UK BAP priority habitats and 127 BAP priority species occurring in Cornwall. In light of a progress review, Cornwall's BAP was reviewed and updated, taking into consideration the new UK list of priority habitats and species, and the England Biodiversity Strategy (EBS) delivery framework. This document 'Volume4: Priority Habitats' 2010 identifies priority project areas. Looe is within the 'Coast to Coast' Priority Plan area.

SUMMARY OF CURRENT BASELINE

- 3.15. Looe NDP Area is within the 'Zone of Influence' for the Plymouth Sounds and Estuaries Special Area of Conservation (SAC) and the Tamar Estuaries Complex Special Protection Area (SPA). It is also within the Impact Risk Zones for two SSSIs to the west in Lansallos Parish. The Whitsand and Looe Bay Marine Conservation Zone overlaps with the NDP area at the coastal margin, but is heavily influenced by flood protection, land drainage and planning and development management within the NDP area and beyond it in adjoining areas.
- 3.16. Six County Wildlife Sites, mainly comprising deciduous woodlands, are present in or overlap with the Looe NDP area. All these sites also feature Biodiversity Action Plan (BAP) Priority Habitats. Two large areas of Ancient Woodland are within or overlap with the NDP area, both contributing significantly to local biodiversity and landscape character. One of these areas, Kilminorth Wood is also a Local Nature Reserve.

- 3.17. Additionally, the Neighbourhood Plan area contains a variety of Biodiversity Action Plan (BAP) Priority Habitats and Species, discussed below.
- 3.18. The National Forestry Inventory indicates that on its approaches the NDP area is well 'wooded' although the area itself is fairly sparsely covered.

EUROPEAN AND NATIONALLY DESIGNATED SITES

PLYMOUTH SOUND AND ESTUARIES SAC AND TAMAR ESTUARIES COMPLEX SPA

- 3.19. Although not covered by or contiguous with the regional Natura 2000 network sites of the Tamar Estuary and Plymouth Sound, most of the Looe NDP Designated Area is within the Plymouth Sounds and Estuaries Special Area of Conservation (SAC) and the Tamar Estuaries Complex Special Protection Area (SPA) 'Zone of Influence' defined for the purposes of Policy 22 of the Cornwall Local Plan (See Figure 4 below).
- 3.20. The Tamar Estuaries Complex SPA¹⁵ is composed of extensive intertidal mudflat communities, areas of mixed muddy sediment communities and saltmarsh communities. These habitats provide important feeding and roosting areas for over wintering avocet (*Recurvirostra avosetta*) and little egret (*Egretta garzetta*). The mudflats support high densities and variety of invertebrates, a vital food source for birds. The site is of particular importance for shelduck (*Tadorna tadorna*), whimbrel (*Numenius phaeopus*), greenshank (*Tringa nebularia*) and Mediterranean gull (*Ichthyaetus melanocephalus*). Other notable species supported by the site include dunlin (*Calidris alpina*), curlew (*Numenius arquata*), black-tailed godwit (*Limosa limosa*) and redshank (*Tringa totanus*).
- 3.21. Plymouth Sound and Estuaries SAC¹⁶ covers an area of 6,386 ha and contains a rich biodiversity, including five habitats and one species that are a primary reason for the selection of the site:
- Sandbanks which are slightly covered by sea water at all time;
 - Estuaries;
 - Large shallow inlets and bays;
 - Reefs;
 - Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*); and
 - Shore dock (*Rumex rupestris*)
- 3.22. It is also the only known spawning site for the Allis shad (*Alosa alosa*).

¹⁵ <https://bit.ly/2qSLvVS>

¹⁶ <http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0013111>

Plan area is within this SSSI IRZ for the types of development likely to have risks for the SSSI:

- residential of 100 units or more;
- any residential development of 100 or more houses outside existing settlements /urban areas;
- livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t.
- General combustion processes >50MW energy input. Including energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis / gasification, anaerobic digestion, sewage treatment works, other incineration / combustion.

POLYNE QUARRY SSSI

- 3.25. The Polyne Quarry SSSI a nationally important site as 'the best inland exposure of fossiliferous horizons of the Lower Devonian Meadfoot Group in Cornwall. This locality has yielded a rich and varied fauna in a characteristic lithology of brown shales, which contrasts with more sandy horizons exposed around Looe. The fauna from this locality is of considerable importance in establishing a Siegenian age for the Meadfoot Group in this region'¹⁸.
- 3.26. The site is not in the Looe NDP Designated Area but is located some 620m from it (See Figure 5), so the NDP area falls within the Impact Risk Zone for this site. However this is a very small area in the extreme south and west of the area. The notifiable development activities in this area of the IRZ for the SSSIU include infrastructure development, quarries, large residential and other developments, large agricultural developments, landfill, large scale composting and non-sewered water or liquid waste discharges.

WHITSAND AND LOOE BAY MARINE CONSERVATION ZONE

- 3.27. The Whitsand and Looe Bay Marine Conservation Zone (See Figure 5) covers 52 km² and is runs along the south coast of Cornwall from Hore Stone eastwards to Queener Point on the Rame¹⁹. MCZs, are intended to form the UK contribution to an international network of protected sites in the north east Atlantic. This site became a Marine Conservation Zone (MCZ) in November 2013 and was updated in May 2019. Designation of this site as a Marine Conservation Zone protects the following features:
- Giant goby (*Gobius cobitis*)
 - High energy intertidal rock
 - Intertidal coarse sediment
 - Intertidal sand and muddy sand
 - Low energy intertidal rock
 - Moderate energy intertidal rock
 - Ocean quahog (*Arctica islandica*)
 - Seagrass beds
 - Stalked jellyfish (*Calvadosia campanulata*)
 - Stalked jellyfish (*Calvadosia cruxmelitensis*)

¹⁸ <https://bit.ly/33PyTqT>

¹⁹ <https://bit.ly/2CP2z1y>

- Stalked jellyfish (*Haliclystus species*)
- Subtidal coarse sediment
- Subtidal sand
- Moderate energy circalittoral rock
- Recover to a favourable condition
- Pink sea-fan (*Eunicella verrucosa*)
- Sea-fan anemone (*Amphianthus dohrnii*)

3.28. The interest in these features is because of their conservation importance:

- The sediment supports populations of bivalve molluscs and marine worms and provides a habitat for commercially important fish and shellfish, while the site's intertidal rocky habitats are characterised by animals such as sponges, sea squirts and the rare giant goby, a fish which lives in rockpools. The intertidal rocky habitats at Hannafore and on Looe Island are particularly special, supporting a high diversity of seaweeds and invertebrates. These rocky habitats also support commercially important crustacean species, such as the common lobster and crab.
- The ocean quahog, a bivalve mollusc which is known to live for over 400 years has been recorded within sediment habitats in the site. Within the shallower part of the site the seagrass beds are likely to provide a nursery ground for ecologically and commercially important species such as cuttlefish.
- Further out to sea there are shipwrecks and small areas of subtidal rocky reef that support pink sea-fans and rare sea-fan anemones. The pink sea-fan is an extremely slow-growing soft coral which attaches to hard substrates such as subtidal rocky reefs and wrecks. Many species can be found living on or around the pink sea-fan structures including the sea-fan anemone, which is also protected within this site.
- The sea-fan anemone only reaches around 1 cm in diameter. Its disc-like body is fringed by up to 80 short tentacles that are pink, orange or red in colour and usually streaked or splashed with white. The sea-fan anemone does not usually attach directly to the seabed but instead lives with its base wrapped around a host organism, usually a pink sea-fan. Both the pink sea-fan and the sea-fan anemone are particularly vulnerable to damage.
- Stalked jellyfish are also present within the site. These animals are very small and typically spend their life attached to either seaweed or seagrass. They use the stinging tentacles on the tips of their eight webbed arms to kill or paralyse prey and for defence.

3.29. Issues which might impact on the MCZ and on which the NDP can have influence include coastal recreation, public rights of way (including the English Coastal Path), tourism, economic regeneration, flood protection, land drainage and planning and development on coasts and estuaries, including aquaculture in the intertidal zone.

3.30. The flood protection, land drainage and planning and development aspect is likely to be of significant influence on the health of the habitat and species within the MCZ, mainly from the off-site impacts of such activity, but also from development within or immediately abutting the intertidal area.

LOCALLY IMPORTANT SITES

COUNTY WILDLIFE SITES

- 3.31. County Wildlife Sites (CWS) are the most significant areas of semi-natural habitat in Cornwall outside of statutory protected sites such as SACs and SSSIs. CWS range from small copses and linear features like river valleys, to ancient woodlands, large moors and wetlands. Many of these are Biodiversity Action Plan (BAP) habitats i.e. habitats which are considered of conservation significance either locally or nationally.
- 3.32. In the Looe NDP Designated Area County Wildlife Sites are as follows:
- Talland Bay to Hendersick Point CN3.6²⁰
 - West Looe to Watergate CN12.1²¹
 - East Looe West Bank - Trenant Point to Tregarland Wood CN1.6²²
 - St Martins to Cleese Wood CN1.3²³
 - Bodigga Cliff CN3.4²⁴
 - Looe Island CN3.5²⁵

ANCIENT WOODLAND

- 3.33. Ancient woodland is any woodland area that's been wooded continuously since at least 1600 AD so that it has evolved into complex communities. It includes:
- ancient semi-natural woodland mainly made up of trees and shrubs native to the site, usually arising from natural regeneration;
 - plantations on ancient woodland sites - replanted with conifer or broadleaved trees that retain ancient woodland features, such as undisturbed soil, plants, fungi, microorganisms and insects.
- 3.34. The NPPF 2-018 says that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland...) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 3.35. Ancient Woodlands in there Looe NDP Designated Area include:
- St Martins Wood
 - Kilminorth Woods (Mostly in adjoining Lansallos Parish but abutting hard up to the Looe NDP Designated Area)

LOCAL NATURE RESERVES

- 3.36. Local Nature Reserves (LNRs) may be established by Local Authorities in consultation with English Nature under Section 21 of the National Parks and Access to the Countryside Act 1949 and are habitats of local importance.
- 3.37. Located directly to the north and west of the Neighbourhood Plan area, Kilminorth Woods LNR covers an area of 45.03 ha and was designated in November 1993. Natural England states that Kilminorth Woods is an area of 'ancient semi-natural woodlands along the western bank of the tidal reaches of West Looe River. Western oak woodland

²⁰ <https://intranet.cornwallwildlifetrust.org.uk/sites1/sheets/default.aspx?oid=125-cws>

²¹ <https://intranet.cornwallwildlifetrust.org.uk/sites1/sheets/default.aspx?oid=95-cws>

²² <https://intranet.cornwallwildlifetrust.org.uk/sites1/sheets/default.aspx?oid=82-cws>

²³ <https://intranet.cornwallwildlifetrust.org.uk/sites1/sheets/default.aspx?oid=79-cws>

²⁴ <https://intranet.cornwallwildlifetrust.org.uk/sites1/sheets/default.aspx?oid=123-cws>

²⁵ <https://intranet.cornwallwildlifetrust.org.uk/sites1/sheets/default.aspx?oid=124-cws>

on valley sides including sessile oak, birch, beech, sweet chestnut and sycamore. Parts of the wood were formerly coppiced. The reserve is known for its lichens, mosses and ferns. Good for birds in the woods and on the estuary including kingfishers, curlew and little egret²⁶.

PRIORITY HABITATS

3.38. There are a variety of BAP Priority Habitats located within and/or adjacent to the Neighbourhood Plan area (See Figure 5), predominantly areas of Deciduous Woodland. However, there are also areas of :

- Marine Cliffs and Slopes
- Upland Oakwood
- Upland Mixed Ashwoods
- Intertidal
- Intertidal Substrate Foreshore (Sand, Mud and Gravel, Rock Platforms, Boulders)
- Coastal Saltmarsh
- Coastal Vegetated Shingle
- Good quality semi-improved grassland

3.39. Figure 3.1 below shows the designated wildlife sites and BAP priority habitats located within and adjacent to the Neighbourhood Plan area.

NATIONAL FOREST INVENTORY

3.40. The National Forest Inventory (NFI) (See Figure 5) is a rolling programme designed to provide accurate information about the size, distribution, composition and condition of our forests and woodlands and also about the changes taking place in the woodlands through time. It is essential for developing and monitoring the policies and guidance that support the sustainable management of woodland.

3.41. Although it affords no protection to the sites identified (although they may be protected through other designations it is a useful tool in establishing the current baseline situation. The current map indicates that the NDP area is approached from the north through steep river valleys which host considerable areas of woodland. However, elsewhere the NDP area is sparsely covered, featuring many coastal cliff tops where tree growth is naturally limited, but also several steep valleys where woodlands may have been lost.

SUMMARY OF FUTURE BASLINE

3.42. Pressures for future development will undoubtedly generate additional pressures on habitats and species in the Neighbourhood Plan area, with the potential for negative impacts on the wider ecological network, particularly the marine environment. This may be exacerbated if the control of new development is not scrupulous about drainage methods. The potential loss of habitats and impacts on biodiversity networks may be exacerbated by the effects of climate change. In addition to the impact of changes in the patterns of drainage which may result from increased and heavier rainfall, climate change could lead damaging changes in the habitat available for existing species, and the development of modified or even new habitats. Consequently, the distribution and

²⁶ <https://bit.ly/2QmbXSI>

abundance of species may be changed, and potentially the migration of species from elsewhere may be encouraged, leading to competition with native species.

- 3.43. Maintaining and improving the condition of biodiversity in the future will require not only the protection and enhancement of important habitats but also the connections between them to ensure that biodiversity networks continue to be available. This will require the effective coordination of the delivery of housing, employment and infrastructure to protect and improve green infrastructure and ecological corridors which link with in initiatives being taken outside the NDP area.
- 3.44. The Neighbourhood Plan presents an opportunity to maximise benefits for biodiversity by including consideration of important habitats, species and designated sites at an early stage of planning for future growth.

KEY SUSTAINABILITY ISSUES

- 3.45. The Whitsand and Looe Bay Marine Conservation Zone is located partly within and adjacent to the Neighbourhood Plan area, with the integrity of the site threatened by coastal recreation, public rights of way (including the English Coastal Path), tourism, economic regeneration, flood protection, land drainage and planning and development
- 3.46. There are some nationally protected sites close to the Neighbourhood Plan area. These include Polyne Quarry SSSI and Talland Barton Farm SSSI. Their Impact Risk Zones indicate that depending on scale, residential, rural residential and rural non-residential developments could have an impact.
- 3.47. At the local level, Kilminorth Local Nature Reserve (LNR) and six County Wildlife Sites (CWS) are also located within or overlap with the Neighbourhood Plan area, containing a variety of BAP Priority Habitats
- 3.48. Several other extensive areas of BAP Priority Habitat are located within or overlapping with the Neighbourhood Plan area, predominantly areas of deciduous woodland.

SEA OBJECTIVES AND APPRAISAL QUESTIONS FOR THE BIODIVERSITY & GEODIVERSITY THEME

SEA objective	Assessment Questions
Protect and enhance all biodiversity and geodiversity	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the integrity of the Looe Marine Conservation Zone • Support the status of the nationally and locally designated sites within and/or adjacent to the Neighbourhood Plan area? • Protect and enhance priority habitats and species. • Achieve a net gain in biodiversity? • Protect and support enhancements to multifunctional green infrastructure networks? • Support access to, interpretation and understanding of biodiversity and geodiversity?

Figure 5: Designated Wildlife and BAP Habitats Looe NDP Area

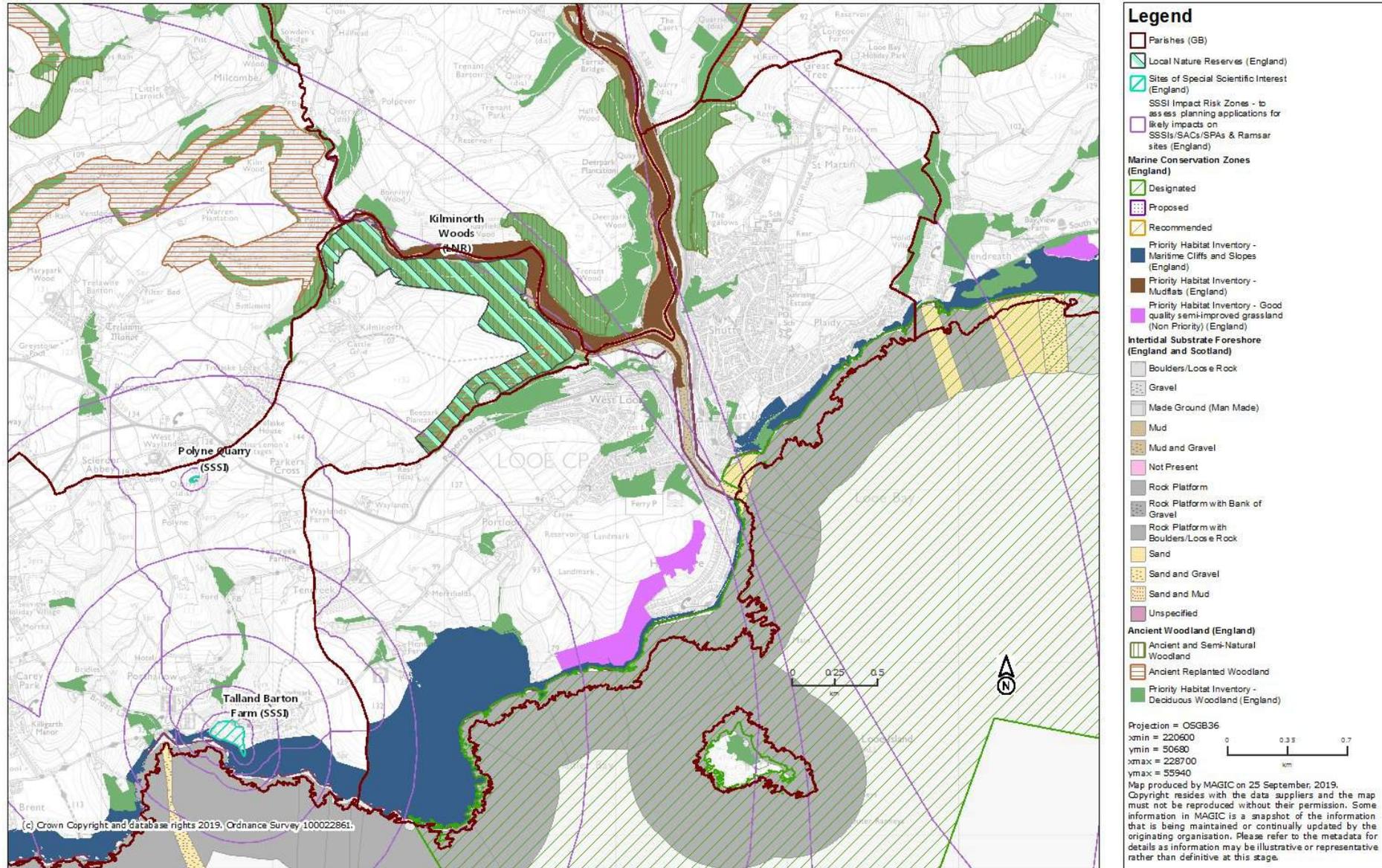
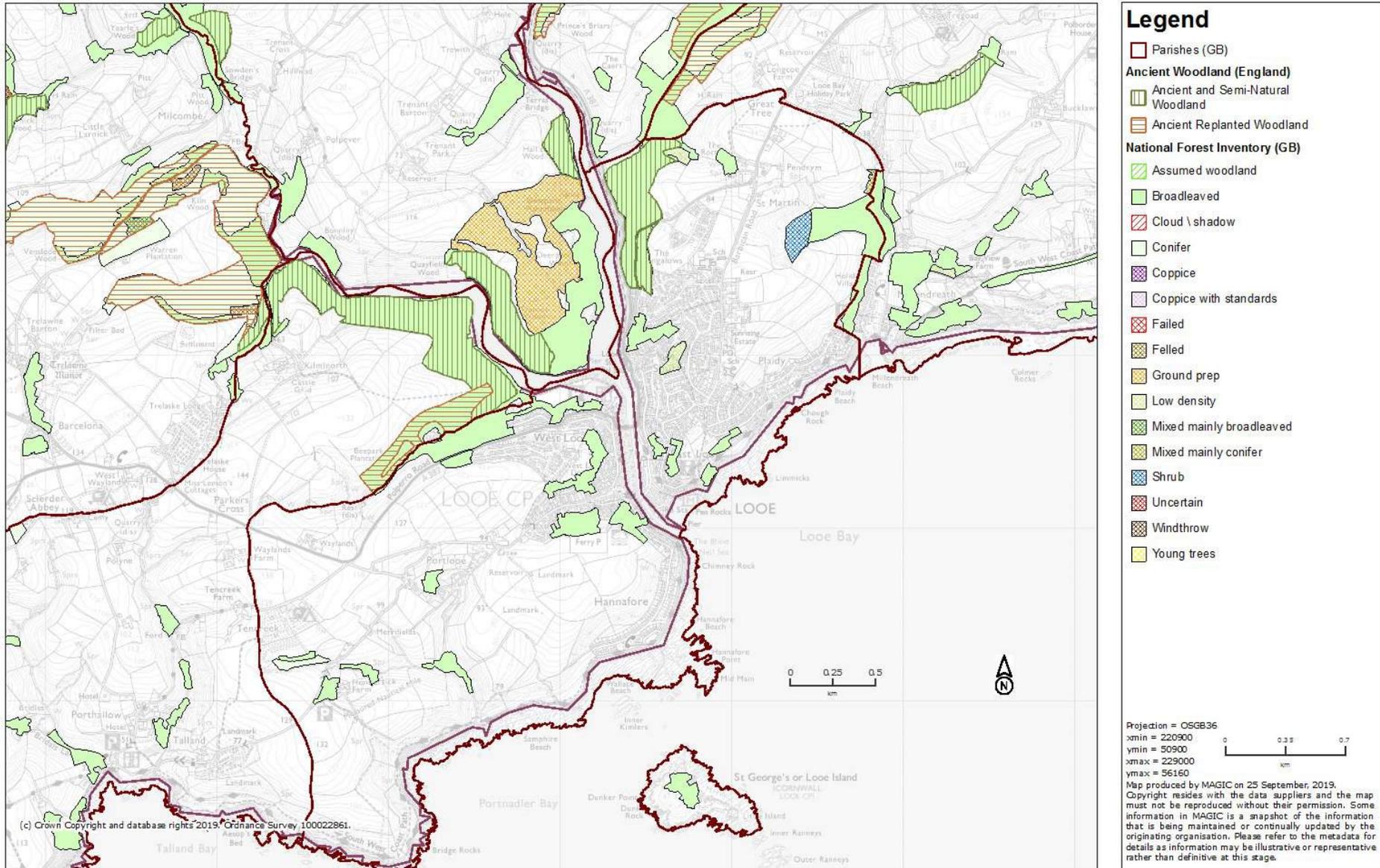


Figure 6: National Forest Inventory Looe Area



FOCUS OF THEME

- Internationally and nationally protected landscapes
- Landscape and townscape character and quality
- Designated and non-designated sites and areas
- Visual amenity

POLICY CONTEXT

4.1. **National Planning Policy Framework (NPPF 2018)** key messages include:

- *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty [...]. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.'*
- Strategic policies should set out an overall strategy making provision for *'conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.'*
- Planning policies and decisions should ensure that developments *'are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change (such as increased densities).'*
- *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*
 - *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils*
 - *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and*
 - *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*

4.2. **'A Green Future: Our 25 Year Plan to Improve the Environment'**²⁷ the Government's 25 Year Environment Plan, includes policies within Chapter 2 'Recovering nature and enhancing the beauty of landscapes' and Goal 6 'Enhanced beauty, heritage and engagement with the natural environment' which directly relate to the Landscape SEA theme.

4.3. **The Cornwall AONB Management Plan 2016 to 2021**²⁸ sets out the following 20-year vision for the AONB:

'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.'

²⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf

²⁸ <https://www.cornwall-aonb.gov.uk/management-plan>

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.

- 4.4. More specifically, the Management Plan identifies two strategic themes for actions to be pursued by the AONB Partnership. These strategic themes are:

PLACE:

1. Cultivating character
2. Managing development
3. Investing in nature
4. Responding to climate change
5. Nurturing heritage
6. Revitalising access

PEOPLE:

7. Vibrant communities
8. Health and happiness
9. Inspiring culture

- 4.5. The Management Plan breaks these actions down into key priorities in short medium and long term. A key short-term action of the Plan is:

'Encourage and support the production of neighbourhood plans within the AONB, supported by detailed evidence based on landscape character, natural capital, historic environment, climate change adaptation and biodiversity.'

- 4.6. **The Cornwall Local Plan: Strategic Policies 2010-2030.** Objective 10(a) within key theme number 4 states to *'respect the distinctive character of Cornwall's diverse landscapes'*.

- 4.7. Policy 2 – Spatial Strategy states that new development should 'maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important'... by identifying 'the value and sensitivity, of the character and importance of landscapes, biodiversity and geodiversity and historic assets'

- 4.8. Policy 23 – Natural Environment – states that development proposals should sustain local distinctiveness and character and protect and enhance Cornwall's natural environment where development should be of

2. 'of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes... must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value.

2(b) 'Development within the Heritage Coast and / or Areas of Great Landscape Value should maintain the character and distinctive landscape qualities of such areas'

- 4.9. The policy also refers to the AONB, to the effect that:

'great weight will be given to conserving the landscape and scenic beauty within or affecting the setting of the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need and be appropriately located to address the AONB's sensitivity and capacity'

4.10. Areas of Great Landscape Value are areas of high landscape quality with strong and distinctive characteristics which make them particularly sensitive to development. Within AGLVs the primary objective is conservation and enhancement of their landscape quality and individual character.

4.11. The following policies also directly relate to the Landscape and Historic Environment.

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

4.12. The following former Caradon District Local Plan policy is also carried forward to the Cornwall Local Plan:

Policy CL9: Areas of Great Landscape Value (saved from the Caradon Local Plan) Proposed development in the Areas of Great Landscape Value identified on the Proposals Map will not be permitted if it would materially harm the character of the particular area and if it does not closely reflect the traditional building styles and local materials, or the characteristic pattern of settlement, in the particular area.

SUMMARY OF CURRENT BASELINE

NATIONAL DESIGNATIONS

CORNWALL AONB

4.13. The westernmost third of the Looe NDP designated area is within the Cornwall AONB.. The AONB is managed by a Partnership Committee, made up of local and national organisations, and community representatives.

4.14. The Looe NDP area within the AONB is part of area no. 10, 'South Coast Eastern – Polperro Coast', as illustrated on Figure 7 below. The AONB Management Plan 2016 – 2021 describes this section of the Polperro Coast as follows:

'Much of the open land on the ridges is generally in excess of 100 metres and is dissected by short coastal streams emerging at Port Nadler. Due to the exposed nature of this coastal landscape there are few trees.... The cliffs are distinctive for their chamfered profile, covered in scrub, and a wide range of rough vegetation intermixed with wildflowers and grasses, providing important habitats for a range of wildlife... Much of the land along this section of the AONB is in agricultural use with a mix of arable and pastoral farming in a medieval field enclosure system with medium sized fields. The narrow lane network connecting the farms with small hamlets are enclosed by high Cornish hedges of slate which are well vegetated and give the appearance of grassy banks'

4.15. The Statement of Significance within the Management Plan describes the landscape in detail, and from this flows a set of local policies, the greatest relevance for the Looe NDP being SCE 10.08 and SCE 10.09 which state:

SCE10.08 - Support the management and extension of sessile oak woodlands at the local valleys at Portlooe. Consider opportunities for planting of local provenance native tree species such as sessile oak, hazel and alder to act as a future seed source for native woodland establishment where this is currently absent or sparse to assist appropriate subsequent natural regeneration.

SCE 10.09 - Seek a reduction in landscape and visual impacts of tourism including better integration of holiday sites, visitor infrastructure, car parks and signage...

NATIONAL CHARACTER AREAS

- 4.16. National Character Areas (NCAs) are landscape areas with similar characteristics, following natural lines in the landscape rather than administrative boundaries. NCA profiles describe the natural and cultural features that shape each of these landscapes, providing a broad context to its character. The Looe NDP Designated Area falls within *NCA 152: Cornish Killas*²⁹. The NCA is broad but provides some context to the character of the Plan area, with the following characteristics from the NCA profile particularly relevant:
- Intimate coves and deep, steep-sided rias (drowned valleys) with broadleaved woodland down to the tidal edge.
 - Rocky coastline characterised by coves and headlands, with an impressive number of important geological exposures.
 - Numerous fishing villages and small ports, many now developed into bustling summer tourist destinations, with small coves, quays and fish cellars slipways predominating.
 - An undulating shillet (shale) plateau, with open vistas and a characteristic network of stone-faced earthen banks (Cornish hedgebanks), many enclosing fields in use since medieval times. From higher ground there are long views across a rather uniform landscape of mixed farming, with small villages and market towns.
 - Renewable energy structures, (eg wind and solar farm)s, which are a recent addition to the landscape.
 - Broadleaved wooded valleys, dominated by internationally important western oak woodland habitat, which dissect the plateau and lead to the south coast.

GRIBBEN HEAD – POLPERRO HERITAGE COAST

- 4.17. Heritage coasts are 'defined' rather than designated: there isn't a statutory designation process like that associated with national parks and areas of outstanding natural beauty (AONB).
- 4.18. They were established to conserve, protect and enhance:
- the natural beauty of the coastline
 - their terrestrial, coastal and marine flora and fauna
 - their heritage features
 - encourage and help the public to enjoy, understand and appreciate these areas
 - maintain and improve the health of inshore waters affecting heritage coasts and their beaches through appropriate environmental management measures
 - take account of the needs of agriculture, forestry and fishing and the economic and social needs of the small communities on these coasts
- 4.19. That part of the NDP Designated Area that is AONB is also part of the Gribben Head to Polperro Heritage Coast.

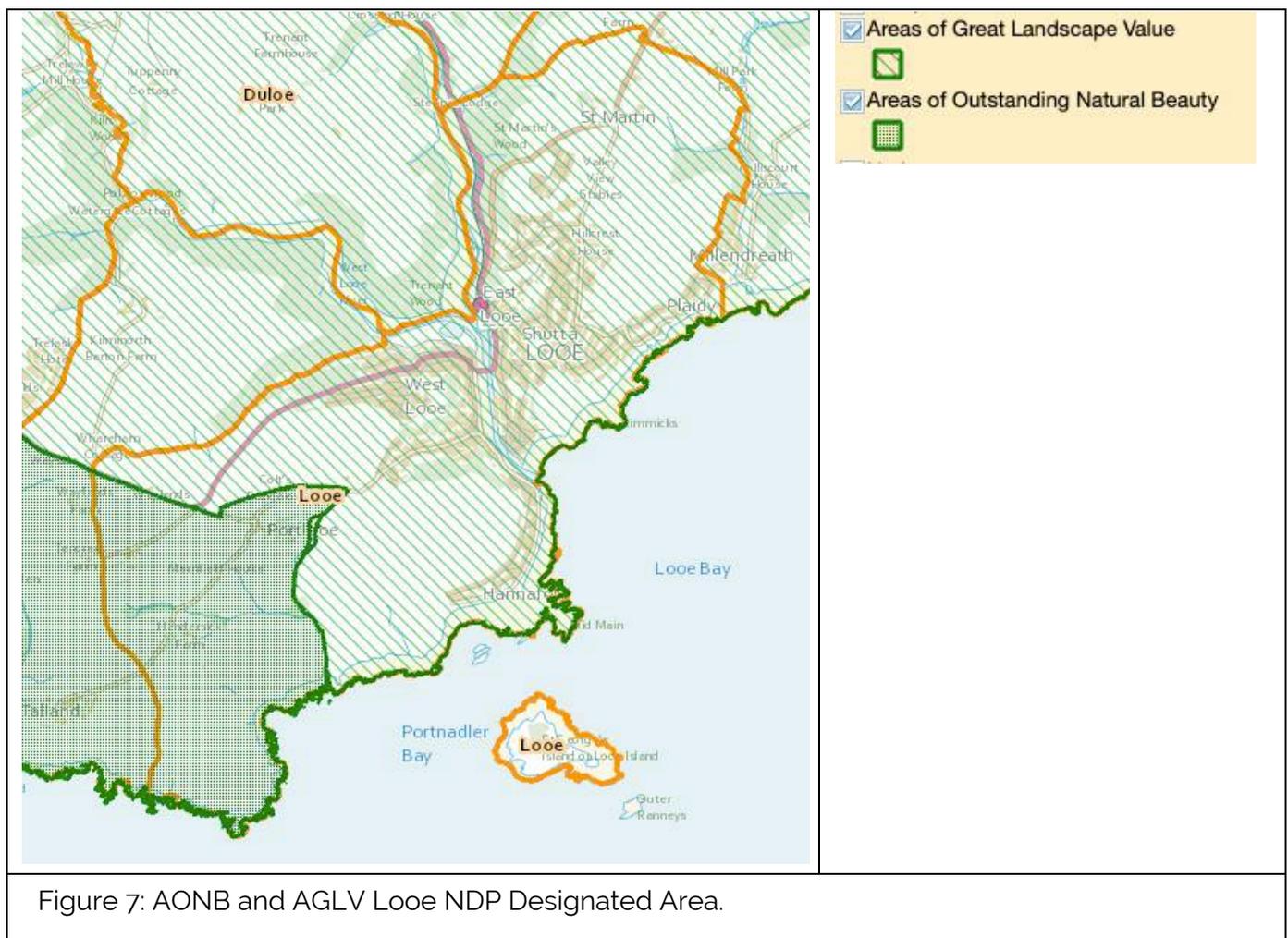
²⁹ <http://publications.naturalengland.org.uk/publication/6654414139949056>

LOCAL DESIGNATIONS

CORNWALL LOCAL LANDSCAPE CHARACTER ASSESSMENT

4.20. At the local level, the Cornwall LCA describes variations in character between different areas and types of landscape, providing an evidence base for local development frameworks and plans, articulating what people perceive as distinctive and special about all landscapes in Cornwall. It also sets out strategies and guidelines for the protection, management and planning of the landscape. The following LCAs cover the Neighbourhood Plan area, as viewed on the Cornwall Interactive Mapping Tool:

- LCA CA22: South East Cornwall Plateau (majority of the higher land above and to either side of the Looe Rivers);
- LCA CA23: Looe Valley Rivers (the core of the Neighbourhood Plan area, dividing the plateau).



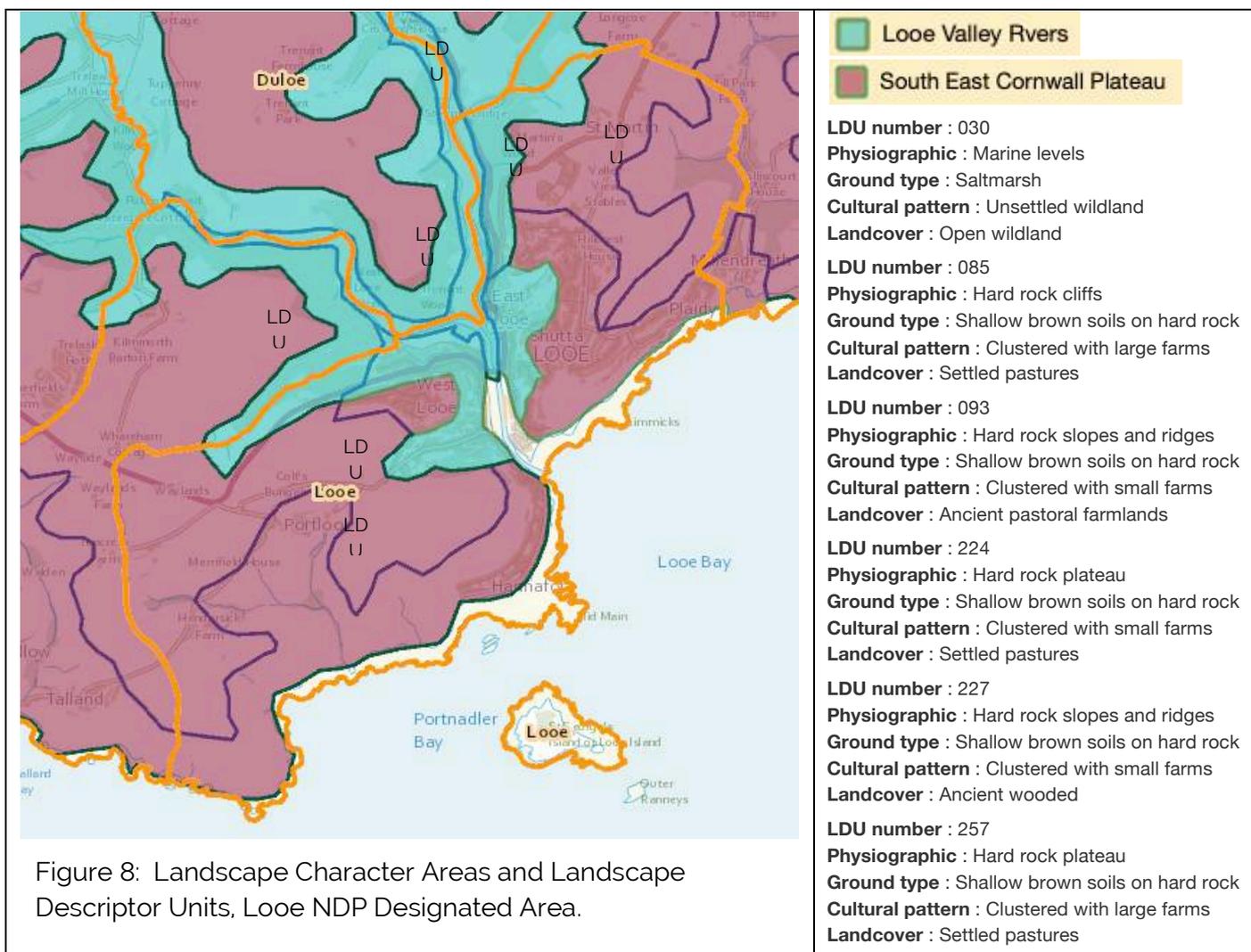


Figure 8: Landscape Character Areas and Landscape Descriptor Units, Looe NDP Designated Area.

4.21. Each LCA is accompanied by a descriptive statement³⁰. The most important parts of these statements for the Looe NDP Designated Area baseline are those covering the current condition of and pressures on the landscape:

South East Cornwall Plateau LCA 22

Description

'...an extensive sloping plateau intersected by river valleys. Inland it is an agricultural working open pastoral landscape with some arable areas becoming more small scale in landscape character towards the east. Tree cover is generally sparse, mainly associated with Cornish hedges and around farms and buildings. Along the coast the dramatic coastline features cliffs in the west and in the east around Rame Head and between these are the sandy beaches of Whitsand Bay. The area inland is generally sparsely populated with dispersed settlement and isolated farms...Elsewhere small villages are a feature particularly on the higher ground, and along

³⁰ https://www.cornwall.gov.uk/media/3627266/Landscape_Best_Practice_Aug_2011_Full-version-Web.pdf

	the coast there are significant coastal settlements....'
Condition	'Intensively managed, both pasture and arable land with closely cut hedges that lack hedgerow trees and in some parts are degraded. Impacts from rural housing where this is on a large scale and of poor design. The urban edges of Liskeard and Looe are also making an impact on the area where they are creeping onto the high ground....Ecological corridors are fragmented and there is only relic patch survival. The age structure of trees appears to be even and mature. The degraded condition and ecological fragmentation is due to obvious and widespread removal of Cornish hedges, although they are well maintained and distinctive in some parts...'
Pressures	'Agricultural intensification. Demand for rural housing and expansion of large settlements in adjoining Landscape Character Areas. Tourism and recreation pressure along coast.'

Looe Valley Rivers LCA 23

Description	'Deep narrow wooded twin river valleys (East and West Looe) flowing south into the sea at Looe..... Mainly dense broadleaved woodland and conifer plantation on valley slopes, with some improved pastoral farmland. The incised river valleys contain few settlements the main ones being Herodsfoot in the north and Looe at the coast.'
Condition	Generally good condition, but loss of oak woodland to conifer plantations impacts on visual appearance of wooded slopes and biodiversity..... Impact of transport corridors is mitigated by landform and woodland. There is some impact on Looe from tourism/recreation pressure, specifically related to visitor capacity, especially for parking as well as traffic from the fish market.'
Pressures	Urban expansion on the edge of Liskeard and Looe. Tourism/recreation pressure on Looe.

AREA OF GREAT LANDSCAPE VALUE

- 4.22. Those parts of the Designated Area not in the AONB are in the Looe and Seaton Valley Area of Great Landscape Value (AGLV). These areas are landscapes designated as being of County importance. The Looe/Seaton area is described as follows:

An extensive area along the south coast lying to the south of Liskeard and stretching from Looe to Millbrook.

This is a south facing plateau landscape dissected by parallel south running valleys. Inland these valleys are generous with gently sloping sides that form the rolling nature of the countryside, the rounded hills making the landscape soft and welcoming. The fields spreading over the hills are quite large and divided by thick high hedges which provide a strong pattern linked with a network of deep high hedged lanes. Within the valleys are small woods of native trees and large plantations of softwoods. Closer to the coast the landform becomes more dramatic with steep breaks in the topography and steeper sides to the valley. The inland landscape is protected by a high coastal ridge which on the seaward side is terminated by rocky cliffs broken by small inlets and coves. The major valleys open out onto drowned valleys or rias lined with thick oak woodland down to the tide line. On the eastern boundary is St Johns Lake and this is part of the Tamar Estuary complex. The proposal includes the valleys of the East and West Looe Rivers, the River Seaton, the valleys east of Polbathic and the coastal strip from Dowerry to the AONB boundary at Rame as well as sat Johns Lak, and proposed extensions around the River Tiddy just north of Tideford and another at Coldrenick.

LOOE LOCAL LANDSCAPE CHARACTER ASSESSMENT

- 4.23. In order to understand how the landscape around Looe could accommodate future housing growth, Looe Town Council commissioned Cornwall Council's Public Space Team in August 2016 to undertake a landscape capacity assessment of the settlement's edge.
- 4.24. The landscape around the edge of Looe was divided into 13 separate land parcels. Each land parcel being a wedge extending from the settlement edge out into the landscape. Each contains a linear section of built settlement edge, as well as a proportion of the adjacent landscape. How far each land parcel extends into the landscape reflects the settlement's landscape setting, and groups land with similar characteristics. The delineation of the land parcel follows field boundaries, roads or other features which can be easily identified on the ground.
- 4.25. The assessment discounted any land covered by the following important designations : - Site of Special Scientific Interest (SSSI) - Regionally Important Geological and Geomorphological Sites (RIGS) - Special Areas Of Conservation (SAC) - Special Protection Areas (SPA) - County Wildlife Sites (CWS) - Flood zones
- 4.26. In stage 2 These land parcels were then assessed using an objective methodology to determine the landscape capacity of each to accept change³¹.
- 4.27. Figure 9 shows the various land parcels and their capacity to accept change.

³¹ http://plansupport.services/wp-content/uploads/2018/07/Looe-LLCA-V3_compressed-1.pdf

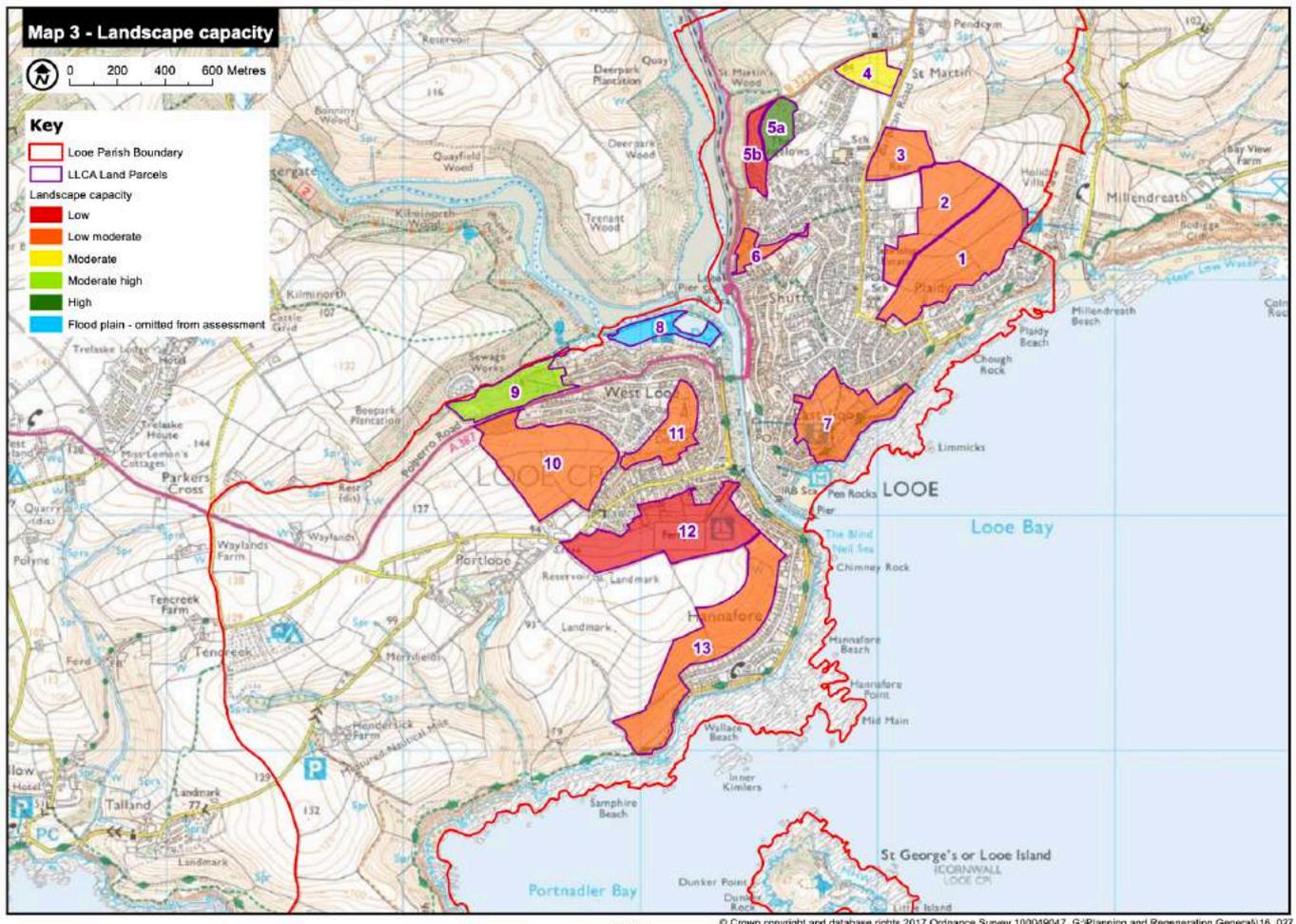


Figure 9: Landscape Cells examined in Looe Landscape Character Assessment

SUMMARY OF FUTURE BASELINE

- 4.28. New development has the potential to lead to small but small cumulative changes in landscape and townscape character and quality in and around the Neighbourhood Plan area. This includes the loss of landscape features and impact on areas with an important visual amenity value both within the designated area and further afield, for example along the coast.
- 4.29. In the absence of the plan, inappropriate levels of development within the open countryside could negatively impact upon the landscape features which contribute to the distinctive character of the LCAs and land parcels which define the Neighbourhood Plan area, along with the outstanding universal value of the WHS and the special qualities of the AONB.

KEY SUSTAINABILITY ISSUES

- 4.30. The western most quarter of the Neighbourhood Plan area is located within the boundary of the Cornwall AONB. This area has an open coastal landscape incised by the short coastal stream dropping from Portlooe to Port Nadler Bay. It is mainly agricultural but features a small hamlet (Portlooe) and Tencreek Holiday Park.
- 4.31. The remainder is an AGLV.
- 4.32. There are two LCAs and thirteen land capacity parcels which define the character of the Neighbourhood Plan area in terms of topography and drainage, land cover and land use, field and woodland pattern, building distribution, transport pattern and historic features, aesthetic and sensory features.

4.33. The views across and along the two river valleys, the townscape looking up the valley sides from the river and town, and long distance views along the coast and inland are an important consideration in the planning process as the scale, height and mass of development can ultimately impact important views if they are not considered and assessed through the process.

SEA OBJECTIVES AND APPRAISAL QUESTIONS FOR THE LANDSCAPE THEME

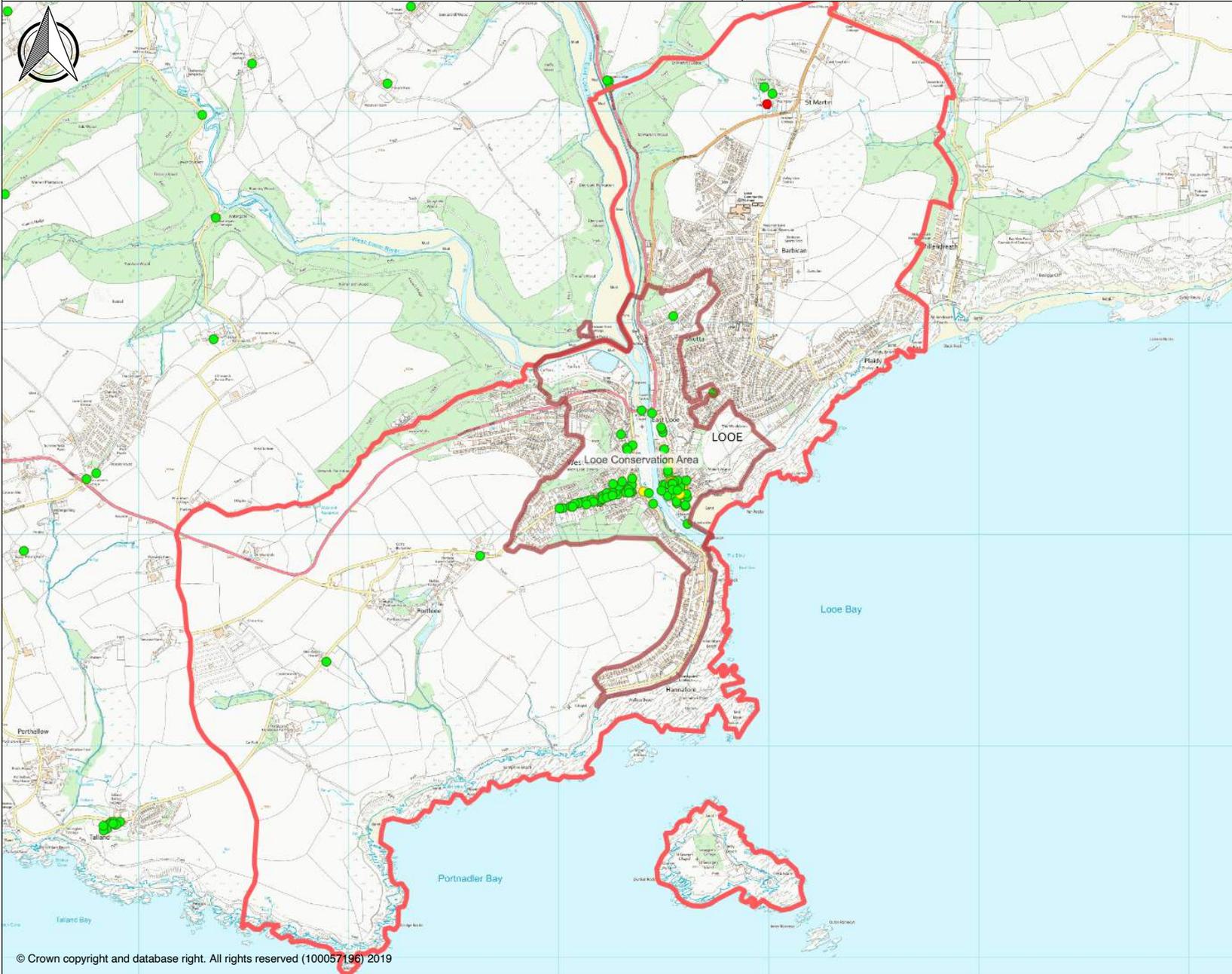
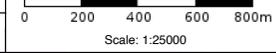
SEA objective	Assessment Questions
Protect and enhance the character and quality of landscapes and townscape.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and enhance the natural beauty and special qualities of the Cornwall AONB, in line with the Management Plan? • Conserve and enhance locally important landscape and townscape features within the Neighbourhood Plan area as defined by the two LCAs and thirteen LCTs? • Conserve and enhance local diversity and character? • Protect locally important viewpoints contributing to the sense of place and visual amenity of the Neighbourhood Plan area?

Figure 10: Heritage Designations Map 1.

Looe CP

Author:

Date: 04/11/2019



Looe Conservation Area



Designated Area



Listed Buildings



I



II

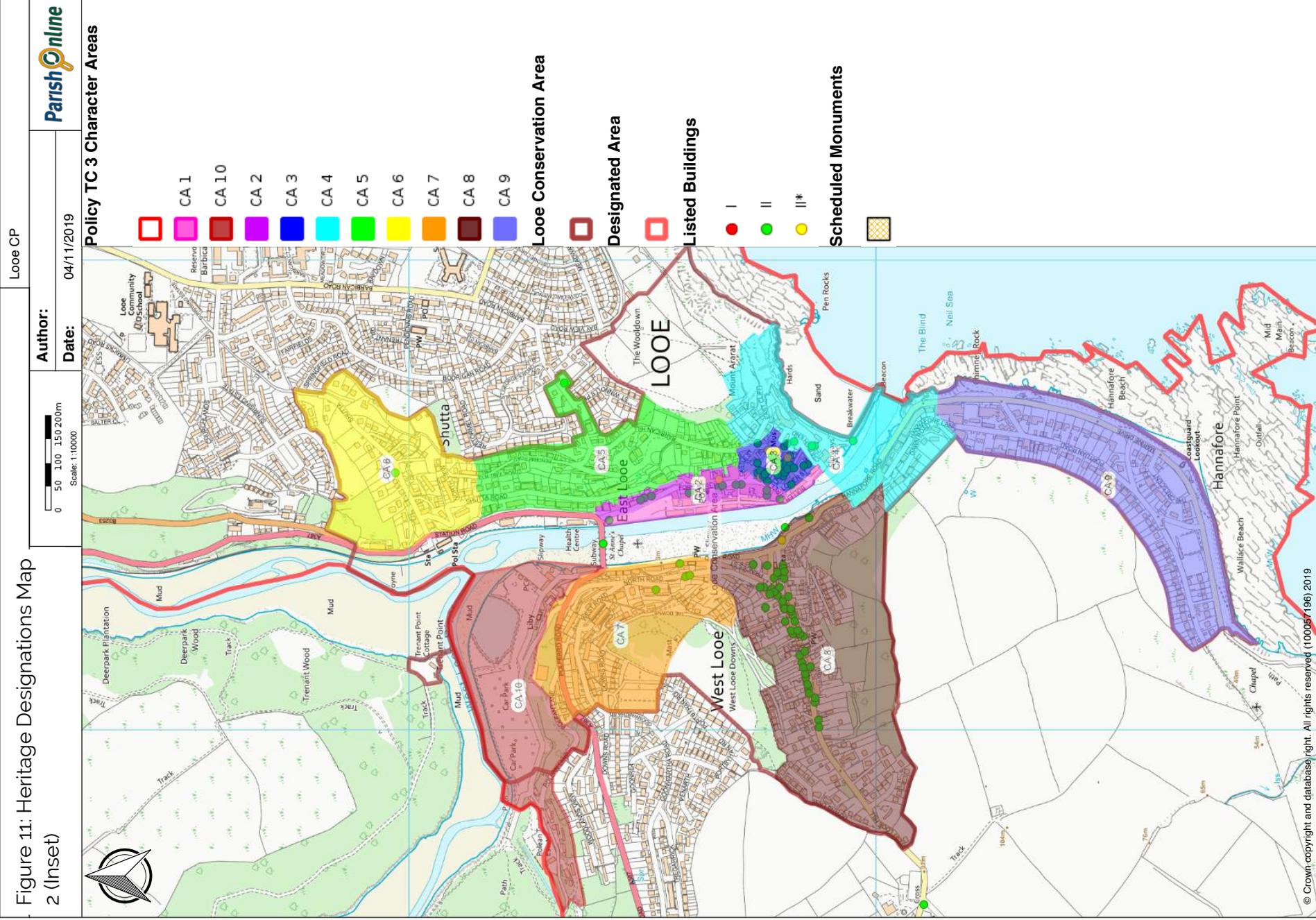


II*

Scheduled Monuments



Figure 11: Heritage Designations Map
2 (Inset)



5. HISTORIC ENVIRONMENT

FOCUS OF THEME

- Designated and non-designated heritage assets
- Setting, special qualities and significance of heritage assets
- Locally important heritage assets
- Historic character of the Neighbourhood Plan area

POLICY CONTEXT

- 5.1. **The National Planning Policy Framework (NPPF)** includes the following provisions for heritage matters:
- Key Heritage assets should be recognised as an 'irreplaceable resource' that should be conserved in a '*manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations*' (Para 184). This should take account of '*the wider social, cultural, economic and environmental benefits*' of conservation, including '*the desirability of sustaining and enhancing the significance of heritage assets*'; the opportunities to draw from the historic environment to support the character of a place, and recognising the positive contribution new development can make to local character and distinctiveness (Para 185).
 - Plans should set out a '*positive strategy*' for the '*conservation and enjoyment of the historic environment*'; including those heritage assets that are most at risk (Para 185)..
 - '*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss of less than substantial harm to its significance*' (Para 193).
- 5.2. **'A Green Future: Our 25 Year Plan to Improve the Environment'** the Government's 25 Year Environment Plan, includes policies within Chapter 2 'Recovering nature and enhancing the beauty of landscapes' and Goal 6 'Enhanced beauty, heritage and engagement with the natural environment' which directly relate to the Historic Environment SEA theme.
- 5.3. **The Government's Statement on the Historic Environment for England**³² 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.
- 5.4. **Historic England Guidance and Advice notes** are particularly relevant and should be read in conjunction with the others:
- Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016)³³ outlines ways to manage change that conserves and enhances historic areas in order to positively contribute to sustainable development. Principally, the advice note emphasises the importance of:
 - Understanding the different types of special architectural and historic interest which underpin the designations; and

³² http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference_library/publications/6763.aspx

³³ <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

Recognising the value of implementing controls through the appraisal and/or management plan which positively contribute to the significance and value of conservation areas.

- Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA): Historic England Advice Note 8 (December 2016)³⁴ provides support to all stakeholders involved in assessing the effects of certain plans and programmes on the historic environment. It offers advice on heritage considerations during each stage of the SA/SEA process and helps to establish the basis for robust and comprehensive assessments.
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition) (December 2017)³⁵ provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views can contribute to setting. Specifically, Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting:
 - Step 1: Identify which heritage assets and their settings are affected;
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and
 - Step 5: Make and document the decision and monitor outcomes.
- Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 (October 2018)³⁶ outlines the importance of considering the historic environment whilst preparing the plan (section 1), which culminates in a checklist of relevant issues to consider, followed by an overview of what this means in terms of evidence gathering (section 2). Sections 3 to 5 of the advice note focus on how to translate evidence into policy, understand the SEA process and Historic England's role in neighbourhood planning.

5.5. **The Cornwall Local Plan: Strategic Policies 2010-2030** Objective 10 within key theme 4 refers to enhancing and reinforcing local natural, landscape and historic character and distinctiveness and raising the quality of development through; '*a. Respecting the distinctive character of Cornwall's diverse landscapes*' ...and... '*c. Excellence in design that manages change to maintain the distinctive character and quality of Cornwall.*'

5.6. CLP Policy 24 relates to the historic environment. It states that development proposals will be permitted where they will sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings. Development proposals will be expected to:

- sustain designated heritage assets
- take opportunities to better reveal their significance
- maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal

³⁴ <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

³⁵ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

³⁶ <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

- conserve and, where appropriate, enhance the design, character, appearance and historic significance of historic parks and gardens
 - conserve and, where appropriate, enhance other historic landscapes and townscapes, including registered battlefields, including the industrial mining heritage
 - protect the historic maritime environment, including the significant ports, harbours and quays.
- 5.7. The following former Caradon District Local Plan policy is also carried forward to the Cornwall Local Plan:
- Policy CL9: Areas of Great Landscape Value (saved from the Caradon Local Plan)*
Proposed development in the Areas of Great Landscape Value identified on the Proposals Map will not be permitted if it would materially harm the character of the particular area and if it does not closely reflect the traditional building styles and local materials, or the characteristic pattern of settlement, in the particular area.
- 5.8. Cornwall **Council's Historic Environment Supplementary Planning Document [Draft]**³⁷ requires the historic environment impact assessments to:
- identify the site, the heritage assets and their settings
 - Understand its significance, its sensitivities and capacity for change irrespective of any known proposals
 - Understand the potential impact of specific proposals on that significance
 - Use that understanding to inform the design process to:
 - look for opportunities to avoid, minimise or mitigate impact
 - look for opportunities to better reveal or enhance significance, create a more sustainable and interesting place
 - justify any harmful impacts (in terms of sustainable development, the need for change, overriding benefits etc.)
 - offset negative impacts through recording, disseminating and archiving archaeological and historical information.

SUMMARY OF CURRENT BASELINE

STATUTORILY PROTECTED HERITAGE ASSETS

- 5.9. **Listed Buildings** and other structures are those that have been listed by the Secretary of State (for Digital, Culture, Media and Sport) as being of special architectural or historic interest. The general principles are that all buildings built before 1700 which survive in anything like their original condition are likely to be listed, as are most buildings built between 1700 and 1850. Particularly careful selection is required for buildings from the period after 1945. Buildings less than 30 years old are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time
- 5.10. On listing, buildings are graded as I, II* or II. The grading is a general indication of the level of importance of the building. Grade I and II* buildings make up roughly 2.5% and 5.8% of the total list, respectively. Over 90% are Grade II.
- 5.11. The effect of listing is that Listed Building Consent will be required for demolition or alteration or extension works that affect the character of the building as a building of special architectural or historic interest. Consent is sought from the local planning authority and procedurally is handled much like a planning application. Anyone carrying out works without proper consent may be required to reverse them and/or face prosecution.

³⁷ <http://plan4saltash.co.uk/wp-content/uploads/2018/05/Historic-Environment-SPD-Draft.pdf/>

- 5.12. Historic England record that there 1 Grade I, 8 Grade II*, and 113 Grade II Listed Buildings in the Looe NDP area, and 1 Scheduled Ancient Monument.
- 5.13. **Scheduled Ancient Monuments** are historic buildings or sites that are included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport, under the Ancient Monuments and Archaeological Areas Act 1979. Monuments are not graded, but all are, by definition, considered to be of national importance. Once a monument is scheduled any works to it, and flooding and tipping operations that might affect it, with few exceptions require scheduled monument consent from the Secretary of State, (not the local planning authority).
- 5.14. According to the National Heritage List for England Historic there is only 1 Scheduled Ancient Monument in the Looe NDP area.
- 5.15. A full list of all LBs and SAMs in the Looe NDP area can be found here:
<http://www.futurelooe.town/data/uploads/521.pdf>
- 5.16. **The Conservation Area** at the centre of Looe was first made in January 1973 under the Town and Country Planning Act as follows:
"for the purpose of conserving and enhancing the architectural and historic character of the designated area as a whole and to ensure that special regard is paid to the architectural and visual qualities of the area when proposals for development are under consideration"
- 5.17. Conservation Area designation confers planning controls which include:
- the requirement in legislation and national planning policies to preserve and/or enhance
 - local planning policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area
 - control over demolition of unlisted buildings
 - control over works to trees
 - fewer types of advertisements which can be displayed with deemed consent
 - restriction on the types of development which can be carried out without the need for planning permission (permitted development rights)
- 5.18. Looe's conservation area has been extended following the 2002 CISI report and the 2009 Conservation Area Appraisal to eventually cover the Hannafore area, Tenant Point and 3 additional properties on Polperro Road. However it was not extended to cover the northern area of Shutta, nor the Woodlands View estate.
- 5.19. An **Article 4 Direction** was made to cover the original Conservation Area in Fig 10/11 The Article 4 requires that a planning application must be made for the following types of building alterations, which might otherwise qualify as permitted development:
- the erection, alteration or removal of a chimney on a house, or on a building within the curtilage of a house and any of the following developments which would front a highway, waterway or open space:
 - the enlargement, improvement or other alteration of a house, including alteration to or replacement of windows and doors
 - the alteration of a house roof, including re-roofing
 - the erection or construction of a porch outside any external door of a house
 - the erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a house
 - the painting or rendering of natural stone walls and other minor works.
- 5.20. The requirement to seek planning permission in the above cases gives local authority officers an opportunity to provide guidance to property owners on forms of development that are

appropriate for the Conservation Area and thus help to conserve the special character and appearance of the area.

LOCAL ASSESSMENTS

- 5.21. The Cahill Partnership and Cornwall Archaeological Unit produced a **Cornwall Industrial Settlements Initiative (CISI) study of Looe**³⁸ in 2002. CISI was a Conservation Area Partnership intended to produce an overview of the history, present character and importance of Cornwall's industrial settlements to help determine where, for example, new Conservation Areas should be designated (and existing ones revised) and provide the basis for Conservation Area Statements (to be drawn up subsequently by District Conservation Officers).
- 5.22. The CISI raised the following issues related to identity, local distinctiveness and historic character of Looe, which are still of concern:
- **Walls** formed a dominant element of the townscape on both hillsides but were poorly treated: large advertising signs, inappropriate render and use of colour, and removal for parking were harming the townscape. Existing policies needed to make more explicit the importance of these features.
 - **Station Road and the riverside** suffered from a distinct lack of character that contrasted with the strong sense of place, both on the adjoining valleyside and within the valley as a whole. There was no clear direction as to the use and treatment of this area and was ineffectively designed in visual terms. The siting and design of the clinic and its car park made no contribution to the settlement's historic character, using some appropriate materials but inappropriate in form and design.
 - **Churchend** was dominated by mid-late 19th century buildings and townscape which new buildings and environmental enhancement schemes should aim to enhance and set off. Removing the unpleasant frontage to the Boscarn, to reveal its interesting original façade was seen to be likely to have an extremely beneficial effect on local character and appearance.
 - **West Looe Square** enhancement and environmental improvements were seen as much needed.
 - **Skyline housing landscaping** to soften the impact of the large mid-late 20th century housing estates high on the skylines above both East and West Looe., continuing the well-established tradition in the town of extensive areas of greenery on the hill slopes.
- 5.23. The CISI Report also recommended that the Conservation Area should be extended at Polean/Polvellan, to reflect the approach to the town along Polperro Road, at the Hannafore estate and to the north of Shutta to include the area of ancient borough land including Commonwood House, and the site of the old gasworks. (See Para 5.15).
- 5.24. Polvellan and Klymiarven were noted to be recognised gardens of and it was recommended that as well as enhancement and management schemes, consideration should be given to having them registered as historic gardens, or developing local policies in regard to such gardens.
- 5.25. Referring to Listed Buildings, the CISI report noted that commercial and domestic buildings of the 19th century, the surviving shops, pubs, houses and hotel, many of which are of good quality, were under-represented in the List. Some may have been too altered to merit inclusion, such as the Boscarn and Polvellan, but certainly merited detailed investigation.

³⁸ http://www.futurelooe.town/plan_evidencebase.php?id=41

- 5.26. Also under-represented in the List were the walls, letterboxes, lampposts, drainage gullies, areas of paving, wells, quayside cranes and other street ephemera which are important in forming the character of the town, and in some cases are important historic structures in their own right.
- 5.27. The CISI report concluded that the production of a list of locally significant structures which contribute substantially to the character of the settlement was an imperative. It also called for greater 'Buildings-at-Risk' activity and substantive and enforceable policies in the local plan and Article 4 Directions. The latter were suggested to control the demolition of all walls and hedges, especially for the creation of hard standings, to reinforce the existing controls which only currently cover the curtilages of dwelling houses, and to control the demolition and alterations to individual houses, and to prevent demolition of free-standing outbuildings, which do not front onto highways (to counter the restriction in the extent of current controls).
- 5.28. Also recommended were:
- A full and detailed survey of archaeological potential in Looe and, if necessary, an additional policy requiring proper recording of archaeologically sensitive sites before development;
 - Management schemes, development briefs and conservation plans for some of the most sensitive historic buildings and areas, if not already done;
 - Site-specific design guidance for the town, based on a detailed audit of materials, designs, details and character;
 - The backland areas and rear lanes of West and East Looe to be recognised as an important aspect of character, and their informal qualities enhanced, while at the same time preserving the often very important buildings that survive;
- 5.29. A **Conservation Area Appraisal**³⁹ was carried out in 2009. The Appraisal:
- identified the most important features and characteristics, buildings and local distinctiveness that ought to be preserved or enhanced.
 - Indicated the special character of sub areas which have a distinctive individual character.
 - Evaluated those buildings that were key, and which made a positive, neutral or negative contribution.
- 5.30. In summary, the Appraisal concluded that Looe had an enduring character inherited from its fascinating past, retaining a settlement pattern that reflected its development from earliest times, which were represented by distinctive but closely related character areas, and featured at least 100 buildings dating from 17th Century or earlier. The extensive Listed Buildings stock (103) needed review to include 18th and 19th Century structures and possibly a supplemental 'Local List'. The appraisal also detected a certain local complacency about detrimental change, the symptoms being: poor use of key spaces, traffic congestion, untidiness, and many poor alterations to historic and architecturally interesting buildings. It found that these factors outweighed any positive actions taken so far, leading to a tangible negative impact on the character and appearance of the town.
- 5.31. A **Conservation Area Management Plan** for Looe based on the Appraisal was adopted in 2009 with the intention of providing guidance for the management of change in Looe Conservation Area and defining planning policies with respect to heritage and character.
- 5.32. The Management Plan noted that Looe had 'acute problems' with careless alterations that were harming the perceived quality of the town. It supported a combination of planning policy, advice, grant support and enforcement to prevent further decline, calling for a more coherent

³⁹ <https://plansupport.services/wp-content/uploads/2019/11/Looe-Conservation-Area-Appraisal-and-Management-Plan-full-compressed.pdf>

approach. The Plan recommended a series of supplementary policy recommendations to be adopted in an SPG document, which should form a part of the baseline for the SEA process and if appropriate included in the NDP. The issues covered include:

- Overall aims
- Conservation areas – general principles, application of flexible standards
- Historic settlement status and boundary
- Historic heritage – management agreements
- Review historic settlement boundary
- Archaeological Notifications
- Survey of archaeological potential
- Rear or side elevations or roofscapes
- Retaining walls and steps
- Streetscape management agreements
- Shopfront design Guide
- Review Article 4 Directions
- Listed and Locally Listed Historic Buildings
- Streetscape and Enhancement schemes
- Crime prevention
- Trees in conservation areas
- Development, tree surveys and conditions
- Housing densities and infill sites
- Trees, gardens, greenery, open spaces etc.
- Development outside conservation area
- The setting of settlements
- Polean/Millpool area

5.33. As the most recent of the assessments described above dated from 2009, the NDP Steering group commissioned the **Looe Heritage and Character Assessment**⁴⁰ to bring the baseline picture up to date and identify current policy needs.

5.34. Prepared by AECOM, the Assessment It draws from the Cornwall Industrial Settlements Initiative Report 2002, Looe Conservation Area Appraisal, 2009, and Looe Conservation Area Management Plan, 2009. Its findings were as follows:

Positive aspects of character

- There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These relate to general description of qualities which need to be retained or reflected in new development.
- The survival of historic buildings of traditional architecture and local vernacular detailing, which contributes to a strong sense of place;
- The survival of medieval topography and layout, especially West Looe Hill and Fore Street;

⁴⁰ http://plansupport.services/wp-content/uploads/2017/10/NP-HCA-Looe-LR-FINAL-170815_compressed.compressed.pdf

- The survival of post medieval buildings including timber-frame examples, especially in the commercial core of East Looe;
- The survival of buildings that illustrate the trading and fishing past of Looe;
- Mid-19th century buildings including the quays, the harbour, the seafront, the Cliffside developments, the stately commercial buildings on Buller Quay, the warehouses and pier at the estuary mouth;
- Municipal buildings including the old and new Guildhall, St Mary's and St Nicholas Church;
- Landscape setting of the town within a steep sided river valley;
- East Looe beach, Banjo Pier and the various promenades connect the urban townscape to the waterfront;
- Mixed use regeneration of the harbour including unified, contemporary architecture provides identity to the harbour and diversity to the town centre;
- High provision of mature trees and vegetation above the settlement boundary which contributes to an overall leafy character;
- Many shops in East Looe are independent and therefore locally distinctive and provide strong active frontage to the street;
- The East Looe river bisects the centre of the town from north to south;
- High concentration of community facilities including RNLI Looe Coastguard Station, Looe Community Fire Station; and
- The south west coast path provides recreational opportunity across the landscape for Looe and surrounding communities.

Issues to be addressed

- The following issues have been identified which could be addressed through new development or active management.:
- enhancement proposals for Church End and the seafront;
- conflict between vehicular and pedestrian traffic;
- relocation of the fire station, West Looe Square and generally enhancement of the square; and
- retaining walls from the 19th century are dominant element of the townscape on both hillsides (North Road within the neighbourhood plan area).
- Existing policies need to make more explicit the importance of these features.
- Unsympathetic extensions, domestic porches to former historical buildings, the insertion or alteration of openings, the use of non-traditional materials in historic buildings, which cumulatively may undermine the historic character and appearance of the area;
- Newer development within the town, particularly infill plots and low-quality restoration which have not respected the established scale, height, massing, density, alignment and materials of the existing townscape;
- The combination of commercial harbour and access to the quayside for tourists on East Quay resulting in equipment such as bins, pallets and machinery within the public realm requires management;

In summary, the issues identified in the earlier studies were seen to persist, despite the steps that have been taken, and may continue in the future.

Issues highlighted by the Looe Neighbourhood Plan Steering Group:

- The built heritage of Looe is also a finite resource that is irreplaceable and under threat;
- The continuing loss through replacement of original architectural features and surviving historic fabric such as Victorian windows and doors;
- Numerous small but unsympathetic building interventions to unlisted buildings;
- Residential extensions that are out of scale with local roofscape;
- Examples of poor shopfronts, signage, advertising and communications equipment are changing the traditional character to one of 'any street';
- Temporary parking along Fore Street and West Quay on the road itself presents safety hazard for pedestrians using the footpath along Fore Street because of varying width, high kerbs and parked vehicles; and
- Limited consideration given to the preservation/ maintenance of trees or to new tree planting in the public domain, loss of trees in the town centre to parking.

Sensitivity to change

- There are also some elements which are particularly sensitive to change. These relate to high quality landscape features, green infrastructure assets and local distinctiveness:
- Heritage buildings and their settings, in particular the clusters of listed buildings in the Looe conservation area;
- Limited public green space within residential areas is a valuable local resource;
- Trees above the settlement boundary contribute to the leafy character of streets and properties on higher ground and the gradual loss of these trees erodes the quality of the area;
- The East Looe River and associated woodland corridor, the river estuary and East Looe beach are significant natural features within the area;
- The active frontage and variety of independent shops and local business which increases variety and local distinctiveness are susceptible to change due to pressure from larger chains entering the town;
- The south west coast path PRoW; and
- The tranquillity of Looe is sensitive to increases in traffic, leading to congestion on local roads and car parks.

Principles for managing change

- Should focus on sustaining, reinforcing or enhancing the maritime character of the neighbourhood Plan area and reinforcing local distinctiveness conferred by its built form, landscape and natural assets. The following principles should be considered when defining policies with respect to heritage and character:
- New developments should respect the layout, scale, mass, height and appearance of neighbouring buildings and buildings across the Neighbourhood Area;
- High quality materials and a high standard of workmanship should be applied in the repair, or other works, to the public realm;
- Conserve and protect heritage assets and their setting, including those located outside the Looe Conservation Area;
- Proposals to alter existing buildings should demonstrate a detailed understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;

- Preserve the sense of enclosure in enclosed parts of the townscape by maintaining the compact street pattern;
- Proposals for properties in higher ground should retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the surrounding landscape, and avoid substantial areas of paving for parking that create car-dominated streetscapes;
- Protect the areas environmentally sensitive places such as waterfront, woodlands and the river, which contribute to the richness of character in the rural landscape, from encroachment of development;
- A common palette of materials, street furniture and signage should be further developed to enhance the quality and legibility of the public realm (Some groups have developed neighbourhood design guidance or design codes which set out standards expected from new development);
- New development should maintain and enhance access to the harbour and should retain open views across the harbour and estuary from key vantage points; and
- The working harbour is a key draw for tourism and careful design could provide an opportunity for interaction with the public and for the town to advance its reputation for daily fresh-caught fish.

5.35. In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. The projects include:

- Opportunities to improve way finding should be considered, including interpretation boards providing information about the landscape and heritage within the area;
- The area surrounding the War memorial at the junction of Fore Street and Station Road should be enhanced to reinforce this key nodal point and gateway to Looe;
- Public realm enhancements should be considered for public access and walkways particularly at Buller Quay; and
- The existing riverside footpath be enhanced to become a primary pedestrian route from the Railway Station.

5.36. **Locally important Heritage Features** are not necessarily subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life and value as heritage features.

5.37. A basic review of the Historic Environmental Record (HER) for Cornwall (accessed via the Heritage Gateway), shows there are 161 records within Looe Parish including a variety of structures and archaeological finds, some with a mining legacy (including the former Looe-Liskeard Canal), medieval and post-medieval features (including railway infrastructure, chapels, settlements and field systems). There are also records of Bronze Age barrows and occasional features which date back to the Neolithic era.

5.38. Historic Landscape Characterisation (HLC) is shown in Figure 12 overleaf.

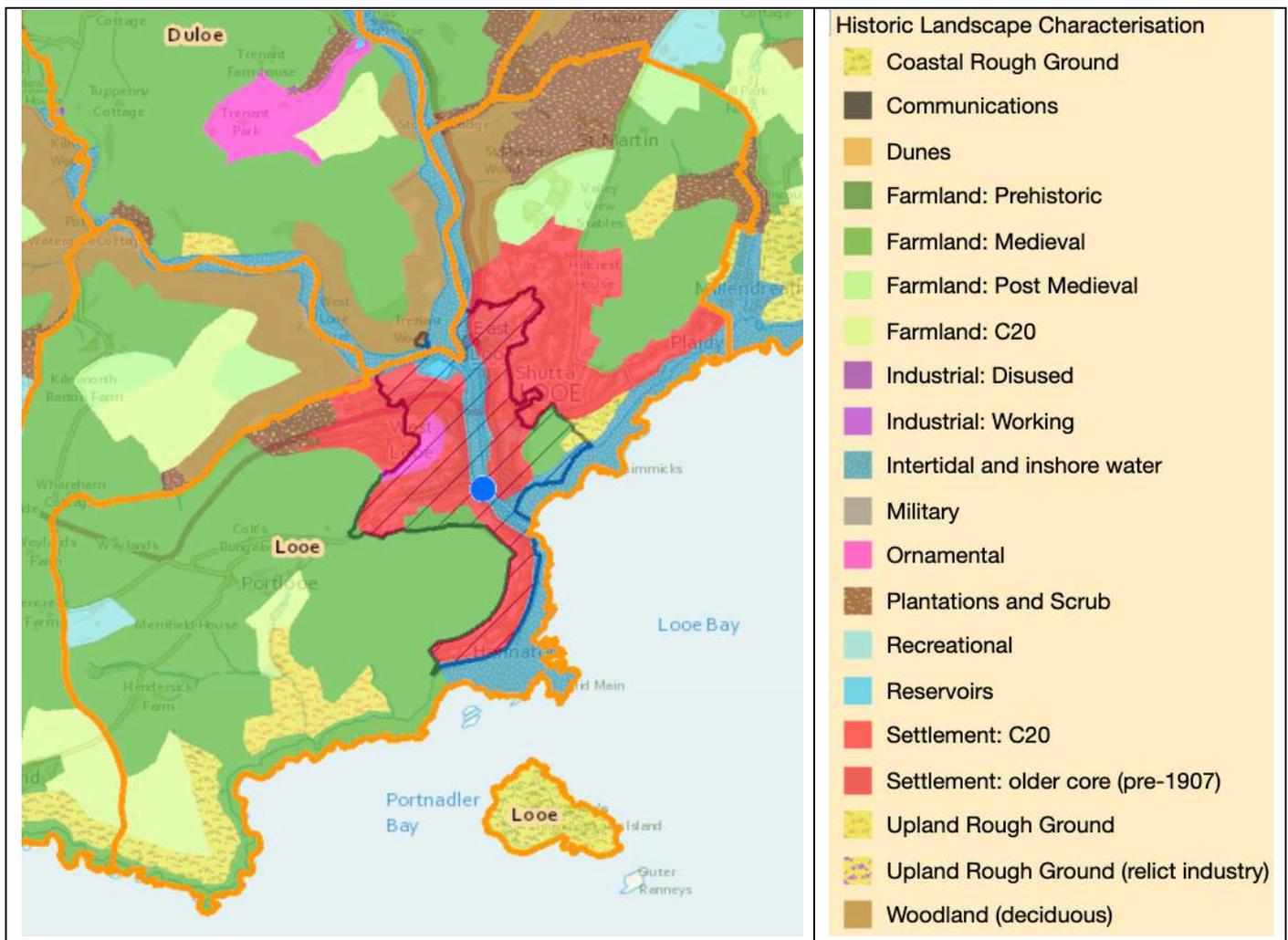


Figure 12: Historic Landscape Characterisation

SUMMARY OF FUTURE BASELINE

- 5.39. Issues harming the essential historic fabric of Looe were identified in studies in 2002 and 2009 and although some measures have been taken, it's apparent from the 2017 Heritage Assessment that many of the issues persist and may be expected to persist into the future unless a firmer planning policy base backed by stronger encouragement and enforcement is put in place..
- 5.40. New development (including extensions and alterations) in the Neighbourhood Plan area have the potential to impact on the fabric and setting of heritage assets; for example, through inappropriate design and layout. Existing historic environment designations offer a degree of protection to heritage assets and their settings, although this is not proving to be effective in some cases.
- 5.41. Alongside, new development need not be harmful to the significance of a heritage asset, and in the context of the Neighbourhood Plan area there may be opportunity for new development to enhance the historic setting of the town and better reveal assets' heritage significance.

KEY SUSTAINABILITY ISSUES

- 5.42. The Neighbourhood Plan area hosts an extensive variety of heritage assets which reflect the town's long history as a busy seaport and fishing community.
- 5.43. Many of these are nationally and locally designated heritage assets. There is 1 Grade I listed building, 8 Grade II* listed buildings, and 113 Grade II listed buildings, and 1 scheduled monument, Looe Conservation Area covers most of the town.

- 5.44. Following a basic review of the HER for Cornwall, there are 161 records within Looe Parish including a variety of structures and archaeological finds with a mining legacy, medieval and post-medieval features, and finds dating back to the Bronze Age, Neolithic and Roman eras.
- 5.45. The 2002 Cornwall Industrial Settlements Initiative Report and the subsequent Conservation Area Appraisal 2009 provide an in-depth understanding of the special interest of the area, and the challenges it faces. It is clear from these that harm to the towns substantial and important historic environment is continuing and that action to control the impact of change is essential.

SEA OBJECTIVES AND APPRAISAL QUESTIONS FOR THE HISTORIC ENVIRONMENT THEME

SEA objective	Assessment Questions
Protect, conserve and enhance heritage assets within the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and enhance the significance of buildings and structures of architectural or historic interest, both designated and non-designated, and their setting? • Conserve and enhance the special interest, character and appearance of locally important features and their settings? • Support the integrity of the historic setting of key buildings of cultural heritage interest as listed on the Cornwall HER? • Support access to, interpretation and understanding of the historic evolution and character of the environment? • Conserve and enhance archaeological remains, including historic landscapes? • Support the undertaking of archaeological investigations and, where appropriate, recommend mitigation strategies?

6. LAND, SOIL AND WATER RESOURCES

FOCUS OF THEME

- Quality of agricultural land
- Water resources and water quality
- Mineral safeguarding areas

POLICY CONTEXT

- 6.1 **The EU's Soil Thematic Strategy**⁴¹ presents a strategy for protecting soil 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.
- 6.2 Adopted in October 2000, the purpose of the **EU Water Framework Directive (WFD)** is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater, driving a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention is 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;
 - Ensure the progressive reduction of groundwater pollution; and
 - Contribute to achieving 'good' water quality status for as many waterbodies as possible by 2027.
- 6.3 **The National Planning Policy Framework (NPPF)** includes the following provisions:
- *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*
 - *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and*
 - *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'*
 - 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'.*
 - *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'*
 - *'Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.'*
 - Planning policies and decisions should *'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs'*; and *'promote and support the development of under-utilised land and buildings.'*
 - Taking a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for water supply.

⁴¹ http://ec.europa.eu/environment/soil/index_en.htm

- Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.
- The government has produced a separate plan that specifically deals with planning policy in relation to waste management; this should be read in conjunction with the NPPF.

- 6.4 **The Government's 'A Green Future: Our 25 Year Plan to Improve the Environment'** directly relates to the Land, Soil and Water Resources SEA theme though the policies contained within Chapter 1 'Using and managing land sustainably', Chapter 4 'Increasing resource efficiency, and reducing pollution and waste', Goal 2 'Clean and plentiful water', Goal 5 'Using resources from nature more sustainably and efficiently' and Goal 8 'Minimising waste'
- 6.5 Other key documents at the national level include **Safeguarding our Soils: A Strategy for England**⁴², which sets out a vision for soil use in England, and the **Water White Paper**⁴³, 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 England**⁴⁴ recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.
- 6.6 The **National Waste Management Plan**⁴⁵ provides an analysis of the current waste management situation in England and evaluates how it will support the implementation of the objectives and provisions of the revised Waste Framework Directive 2008/98/EC . This includes an assessment of the need for new collection schemes, additional waste infrastructure and investment channels, as well as providing general or strategic waste management policies.
- 6.7 **The Cornwall Local Plan: Strategic Policies** Objective 9(b) within key theme number 4 refers to *'make the best use of our resources by maximising the use of previously used land'*. The following also 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

SUMMARY OF CURRENT BASELINE

SOIL RESOURCES

- 6.8 The **Agricultural Land Classification (ALC)** classifies land into size grades (plus 'non-agricultural land' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and Grades 3b to 5 of poorer quality. In this context, there is a national policy based need to avoid loss of higher quality 'best and most versatile' agricultural land.
- 6.9 In terms of the location of the best and most versatile agricultural land, a detailed classification has only been undertaken on the area to the east of the Barbican. This is Grade 2 land, although being closely confined by lesser grade land and urban development.

⁴² <https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england>

⁴³ <http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>

⁴⁴ <http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf>

⁴⁵ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf

6.10 The Provisional Agricultural Land Quality dataset⁴⁶ shows that the Neighbourhood Plan area is predominantly covered by Grade 3 and 4 agricultural land in the north east and south west of the Neighbourhood Plan area, however; without the subset grading (3a or 3b) it is not possible to tell at this stage whether all of the agricultural land is considered to be 'best and most versatile'. It is also important to note that the national dataset is of very low resolution, and may not necessarily provide an accurate reflection of the agricultural land quality within the Neighbourhood Plan area.

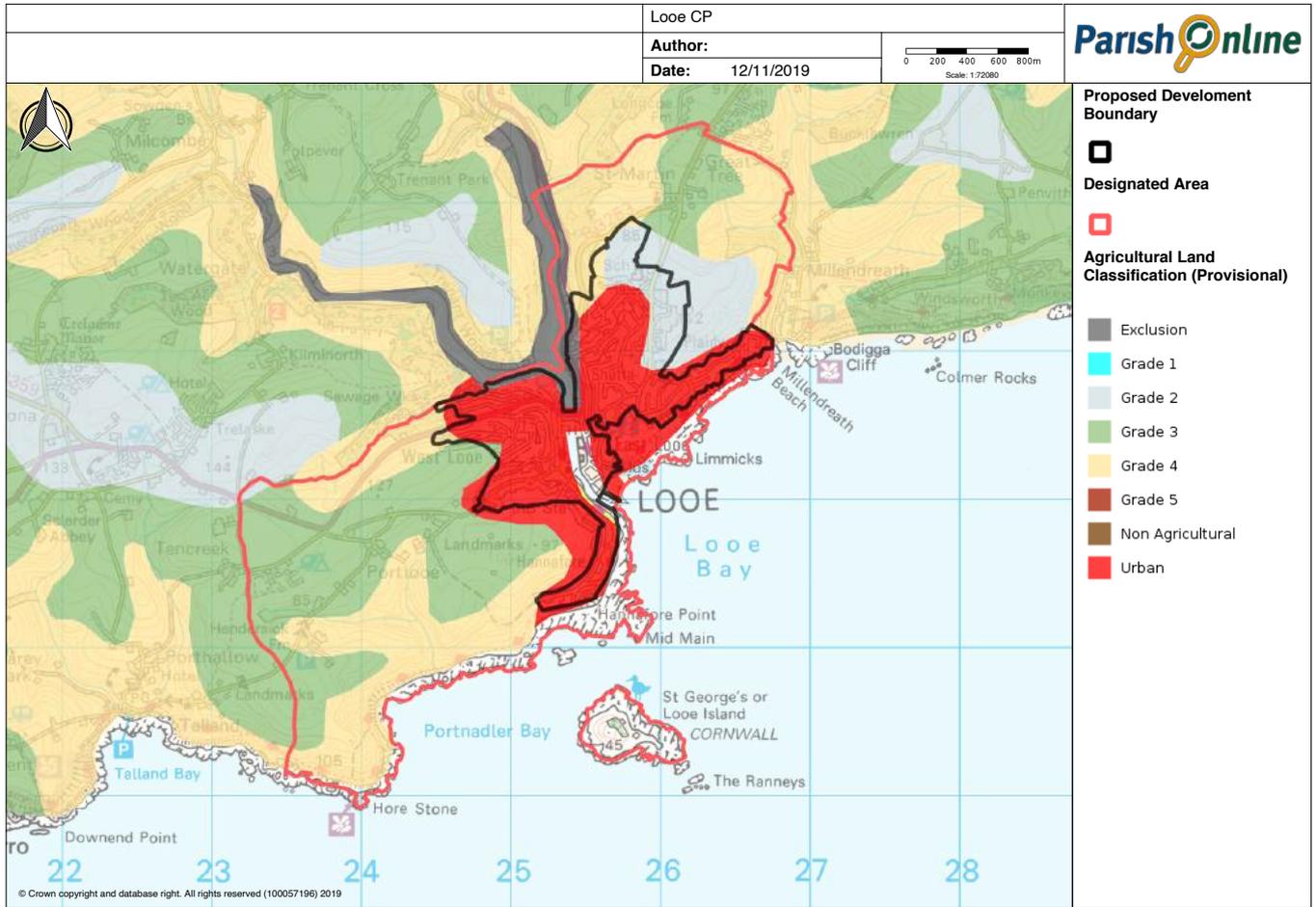


Figure 13: Agricultural Land Classification.

WATER QUALITY AND WATER RESOURCES

6.11 **The main watercourse flowing centrally through the NDP Designated Area is the Looe River.** Its catchment is approximately 10,700 hectares. It has two main branches, the East and the West Looe rivers, which drain from the southern slopes of Bodmin Moor to the coast. Therefore Looe is in two operational catchment areas⁴⁷. The eastern branch is approximately 16 kilometres (km) long. It starts near St Cleer and flows south, passing close to the western outskirts of Liskeard. The western branch is approximately 14km long and starts near Dobwalls. There are many tributaries which flow to meet these main branches which increases the length of stream in the catchment significantly. The lower reaches of the two rivers form the Looe Estuary and come together as they flow through the town. From the headwaters to the estuary, both rivers fall steeply and are subject to rapid changes in water levels after periods of rainfall. It is a rural area, ranging from open moorland to rolling hills with steep-sided river valleys running across them in

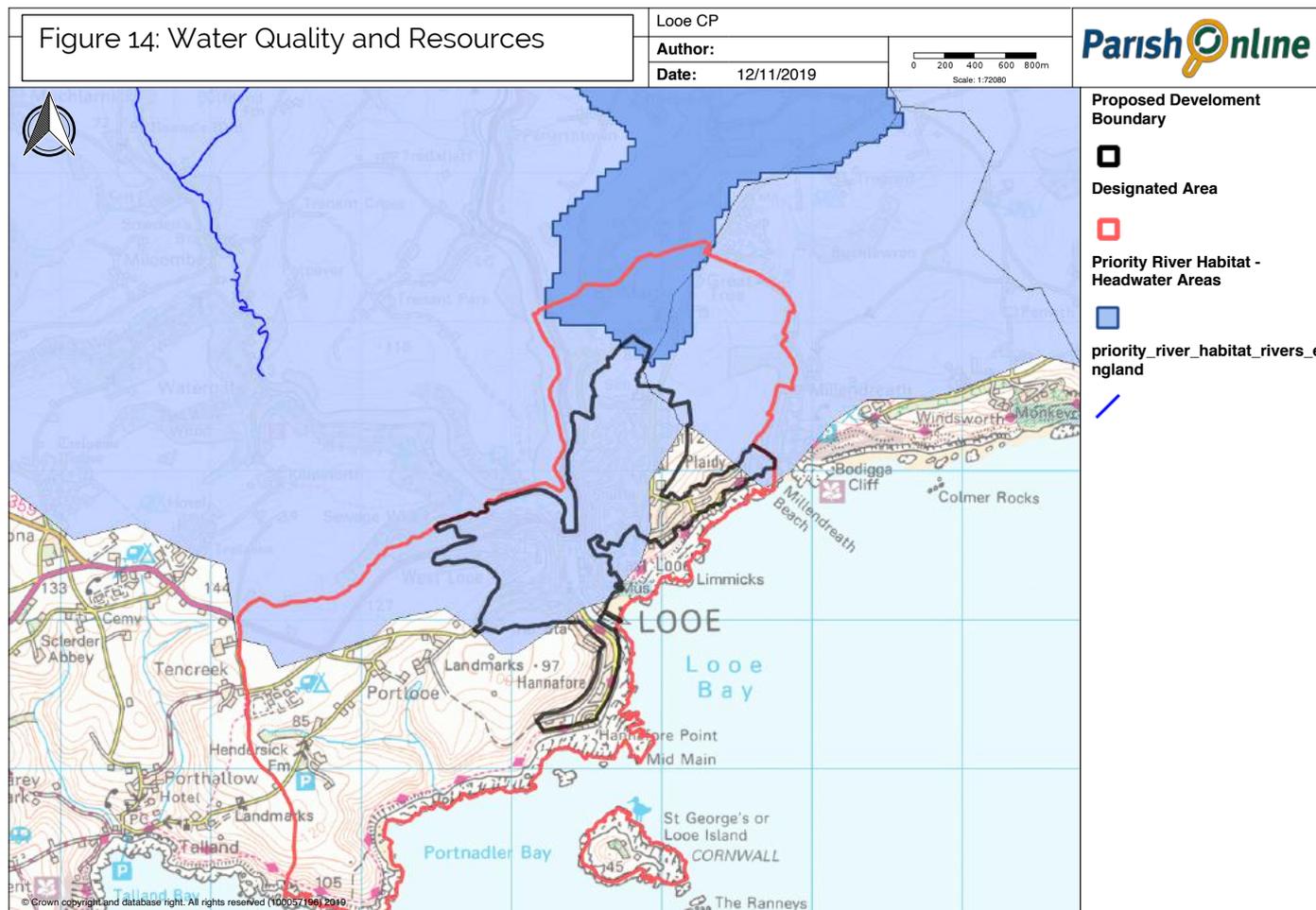
⁴⁶ <http://publications.naturalengland.org.uk/publication/144017?category=5954148537204736>

⁴⁷ <https://environment.data.gov.uk/catchment-planning/search?type=placename&k=Looe&q=http://environment.data.gov.uk/catchment-planning/so/Town/looe>

the past there was extensive mining activity in the north of the catchment, which has left a legacy of abandoned mines and workings. There are mostly grassland fields in the upper reaches of the catchment giving way to more arable land in the south of the catchment. The steep river valleys are heavily wooded. Urban areas which influence the Rivers include Liskeard, Dobwalls, Duloe and Looe. There are holiday parks and campsites in the catchment concentrated at the coast around Looe. The condition of water resources in the NDP area are therefore very much dependent on influences active outside its boundaries.

- 6.12 Most of the NDP Designated Area is within a **Bathing Water Catchment Zone of Influence**. These are areas where if heavy rainfall occurs it may lead to surface water runoff causing a reduction in water quality at a designated bathing water.
- 6.13 Beach areas are designated under the **Bathing Waters Directive (76/160/EEC)** to protect the environment and public health at locations where bathing is not prohibited and is traditionally practised by a large number of bathers. The Directive requires that water quality at all designated bathing waters must meet specific microbiological requirements in order to protect the health of those that bathe there. East Looe Beach, at the mouth of the Looe River and at the heart of the town, is a Designated Bathing Water,
- 6.14 East Looe Beach bathing water is subject to short term pollution caused when heavy rainfall or high tides wash faecal material into the sea from livestock, sewage and urban drainage via rivers and streams. At this site the risk of encountering reduced water quality increases after rainfall and typically returns to normal after 1-3 days. 7 warnings advising against swimming due to an increase risk of short-term pollution were issued in 2018 for East Looe bathing water. Its current status is 'sufficient'.
- 6.15 Extensive work has been carried out to reduce the frequency of storm discharges, increase sewage treatment capacity, and encourage better farming practices to improve the quality of run off. However, misconnections of domestic equipment such as toilets and washing machines continues to be an issue.
- 6.16 To the north-east the NDP area includes a **Priority River Habitat Headwater** designated around the valley of the stream running from Wringworthy to join the East Looe River at St Martins Wood. Such areas are designated on the basis of the naturalness of the landcover - this area contains headwater streams of high naturalness.
- 6.17 The **Environment Agency Catchment Data Explorer**⁴⁸ describes the Looe rivers passing through the NDP Designated Area as being 'heavily modified' by human activity but to have an overall 'Good' ecological and chemical quality (2016 data)
- 6.18 **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. Within the Neighbourhood Plan area, there are no designated SPZs.

⁴⁸ <https://environment.data.gov.uk/catchment-planning/WaterBody/GB520804806300>



MINERAL RESOURCES

6.19 There are no mineral resources (natural concentrations of minerals or, in the case of aggregates, bodies of rock that are, or may become, of potential economic interest due to their inherent properties) notified as existing within the NDP Designated Area.

SUMMARY OF FUTURE BASELINE

- 6.20 In the absence of a detailed Agricultural Land Classification assessment for the majority of the Designated Area, it remains uncertain whether new development in the Neighbourhood Plan area will lead to losses of higher quality (best and most versatile) agricultural land. However, given the scale of development likely to be proposed in the NDP the impact is unlikely to be significant.
- 6.21 Future development within the NDP Designated Area has the potential to affect water quality through diffuse pollution, wastewater discharges, misconnections, water run-off, and modification. However, water companies are likely to maintain adequate water supply and wastewater management over the plan period, and the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality within the Neighbourhood Plan area and wider area.
- 6.22 On a larger catchment wide scale, worsening conditions resulting from climate change, such as more intensive, more frequent rain fall, will lead to increased potential for pollution of run-off into the Rivers, impacting on the quality of the Bathing Water at East looe Beach. Although initiatives to improve storm water handling, limit surcharging and introduce better land management practices will continue across the area, local measures may be need to contribute.

KEY SUSTAINABILITY ISSUES

- 6.23 Although the ecological and chemical quality of the Looe River was identified as 'Good' in 2016, bathing water quality at East Looe Beach was last recorded (2019) as being only 'sufficient'. Continued climate change-led increases in rainfall intensity and amount pose a threat to this position.
- 6.24 There is a lack of evidence to ascertain agricultural land quality within the Neighbourhood Plan area, national provisional quality datasets indicating some Grade 2 with mostly Grade 3 and 4 land, and as part of a precautionary approach it is noted that there is the potential for loss of high quality (Grade 2 and Grade 3a 'best and most versatile') agricultural land.

SEA OBJECTIVES AND APPRAISAL QUESTIONS FOR THE LAND, SOIL AND WATER RESOURCES THEME

SEA objective	Assessment Questions
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 parish may comprise Grade 2 to 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? • 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 surface water resources?

FOCUS OF THEME

- Population size
- Population density
- Age structure
- Deprivation
- House prices and affordability
- Homelessness
- Education and skills

POLICY CONTEXT

8.1. **The National Planning Policy Framework (NPPF)** includes the following provisions for population and community matters:

- The overarching social objective to: *'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.'*
- To support the Government's objective of significantly boosting the supply of housing, strategic policies *'should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'*
- The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site where possible.
- Recognise the important contribution of small and medium sized development sites in meeting housing needs. Local Plans should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, and neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites.
- In rural areas, planning policies and decisions 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.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, open space, 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' and taking a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.*

- 8.2. **'Ready for Ageing', the report of the Select Committee on Public Service and Demographic Change**⁴⁹ warns that society is underprepared for the ageing population. (51% more people aged 65 and over and 101% more people aged 85 and over in England in 2030 compared to 2010; and a 90% increase in people with moderate or severe need for social care). 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" and calls 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.
- 8.3. All of the six objectives of **the Cornwall Local Plan: Strategic Policies** within key themes 1 and 2 directly relate to Population and Community. The following policies 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

SUMMARY OF CURRENT BASELINE

POPULATION

Figure 15: Population growth 2001-2011

DATE	LOOE	CORNWALL	SOUTH WEST	ENGLAND
2001	5,280	499,114	4,928,434	49,138,831
2011	5,112	532,273	5,288,935	53,012,456
POPULATION CHANGE	-3.2%	+6.6%	+7.3%	+7.9%

Source: NOMIS Census 2001 Usually Resident population Table KS001 Census 2011 Usually Resident population Table KS101EW

- 8.4. As shown in Table 8.1, the population of Looe decreased between 2001 and 2011 in comparison to Cornwall, the South West of England and England averages. In 2017, the mid-year estimate suggested that the population of Looe was 5,194 indicating that there has been a slight population increase since 2011
- 8.5. Looking at age structure in the 2011 Census, Looe had a disproportionately high number of people (38.2%) aged 60+ compared to Cornwall (29.7%), the South West (26.4%) and England (22.3%), as shown in Figures 16 and 17. In contrast, a lower proportion of residents are within the working age categories (25-44 and 45-59) in the Neighbourhood Plan area (40.6%) in comparison to the totals for Cornwall (43.4%), the South West of England (44.7%) and England (46.9%). Additionally, 21.1% of residents within the Neighbourhood Plan area are within the younger age

⁴⁹ <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/>

categories (0-15 and 16-24), substantially below the totals for Cornwall (27.0%), but slightly less than the totals for the South West of England (28.9%) and England (30.8%).

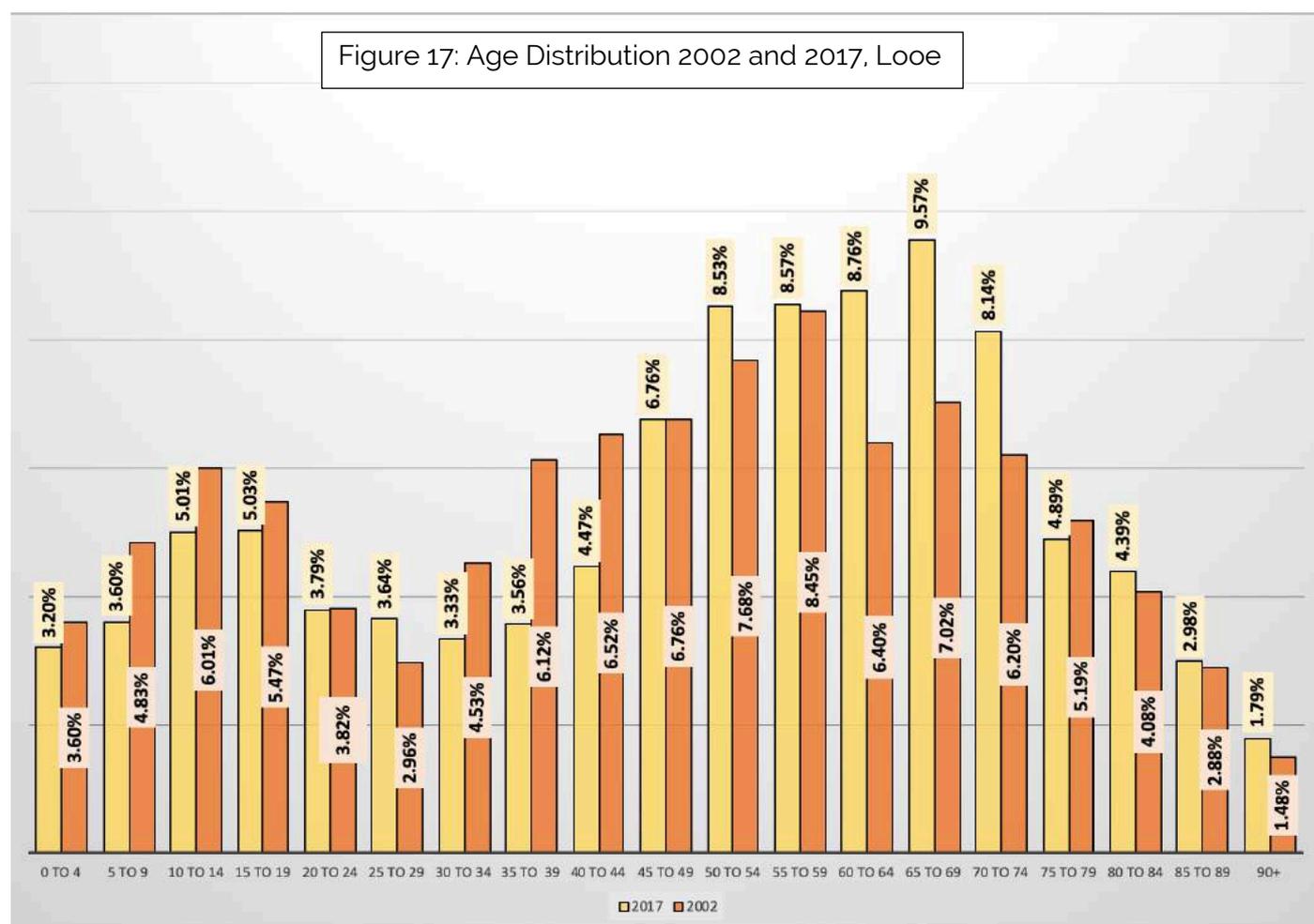
Figure 16: Age Range 2011

	LOOE	CORNWALL	SOUTH WEST	ENGLAND
0-15	13.5%	16.9%	17.6%	18.9%
16-24	7.6%	10.1%	11.3%	11.9%
25-44	18.1%	22.5%	24.6%	27.5%
45-59	22.5%	20.8%	20.1%	19.4%
60+	38.2%	29.7%	26.4%	22.3%

Source: Census 2011: Age Structure 2011 (Table KS102EW)

- 8.6. Analysis of the 2017 (most recently available) mid-year population data by 5 year age cohorts in comparison with 2002 reveals further information about the demographic changes active in Looe. This shows that the proportion of people over 50 now dominates, having grown from 49.4% in 2002 to 57.6% in 2017.
- 8.7. From 2002 to 2017 the Parish population grew by 2.8%, the proportion of that population of working age fell by -6.5% and the number of young people (aged 15 to 34) fell by -8.5%, whilst the proportion over retirement age grew by 15.1%. In 2017 people of 65 plus represented 31.8% of the population, compared to 26.9% in 2002. This trend is likely to continue and increase, with 57.6% of the population already being 50 years old or more (See figure 17 below)

Figure 17: Age Distribution 2002 and 2017, Looe



Source: Census 2011: Age Structure 2011 (Table KS102EW)

HOUSEHOLD DEPRIVATION

- 8.8. Census statistics measure deprivation across four 'dimensions' of deprivation. These are:
- **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.

	LOOE	CORNWALL	SOUTH WEST	ENGLAND
HOUSEHOLD NOT DEPRIVED	36.1%	40.2%	44.8%	42.5%
DEPRIVED IN 1 DIMENSION	35.9%	34.6%	33.2%	32.7%
DEPRIVED IN 2 DIMENSIONS	22.2%	19.9%	17.6%	19.1%
DEPRIVED IN 3 DIMENSIONS	5.1%	4.8%	4.0%	5.1%
DEPRIVED IN 4 DIMENSIONS	0.6%	0.5%	0.4%	0.5%

Source: Census 2011: 'Households by Deprivation Dimensions 2011 (Table QS119EW)

Figure 18: Household Deprivation 2011.

- 8.9. Based on the information presented in Figure 18 above, more households are deprived in one or more dimensions within the Neighbourhood Plan area (63.8%) in comparison to Cornwall (59.8%) and England (57.5%), and the South West (55.2%). Out of the 563.8% of households which are deprived in the Neighbourhood Plan area, the majority are deprived in one or two dimensions, which is similar to the regional and national averages.

INDEX OF MULTIPLE DEPRIVATION

- 8.10. 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:
- **The Income Deprivation Domain** measures the proportion of the population experiencing deprivation relating to low income. The definition of low income used includes both those people that are out-of-work, and those that are in work but who have low earnings (and who satisfy the respective means tests).
 - **The Employment Deprivation Domain** measures the proportion of the working-age population in an area involuntarily excluded from the labour market. This includes people who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
 - **The Education, Skills and Training Deprivation Domain** measures the lack of attainment and skills in the local population. The indicators fall into two sub-domains: one relating to children and young people and one relating to adult skills.
 - **The Health Deprivation and Disability Domain** measures the risk of premature death and the impairment of quality of life through poor physical or mental health. The domain

measures morbidity, disability and premature mortality but not aspects of behaviour or environment that may be predictive of future health deprivation.

- **The Crime Domain** measures the risk of personal and material victimisation at local level.
- **The Barriers to Housing and Services Domain** measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: 'geographical barriers', which relate to the physical proximity of local services, and 'wider barriers' which includes issues relating to access to housing such as affordability.
- **The Living Environment Deprivation Domain** measures the quality of the local environment. The indicators fall into two sub-domains:
 - a. The 'indoors' living environment measures the quality of housing;
 - b. The 'outdoors' living environment contains measures of air quality and road traffic accidents.

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

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

8.12. 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.

8.13. The Neighbourhood Plan area falls within these LSOAs: Cornwall 037B, Cornwall 037C, Cornwall 037D and Cornwall 028E.

Figure 19: Index of multiple Deprivation 2015 and 2019

LSOA	RANK 2015*	RANK 2019*
CORNWALL 037B	12181/Amongst the 40% most deprived neighbourhoods in country	11606/Amongst the 40% most deprived neighbourhoods in country
CORNWALL 037C	22028/Amongst 40% least deprived neighbourhoods in the country	23215/Amongst 30% least deprived neighbourhoods in the country
CORNWALL 037D	10298/Amongst the 40% most deprived neighbourhoods in country	12250/Amongst the 40% most deprived neighbourhoods in country
CORNWALL 028E	4428/Amongst the 20% most deprived wards in country	5474/Amongst the 20% most deprived neighbourhoods in country
	* = out of 32844	

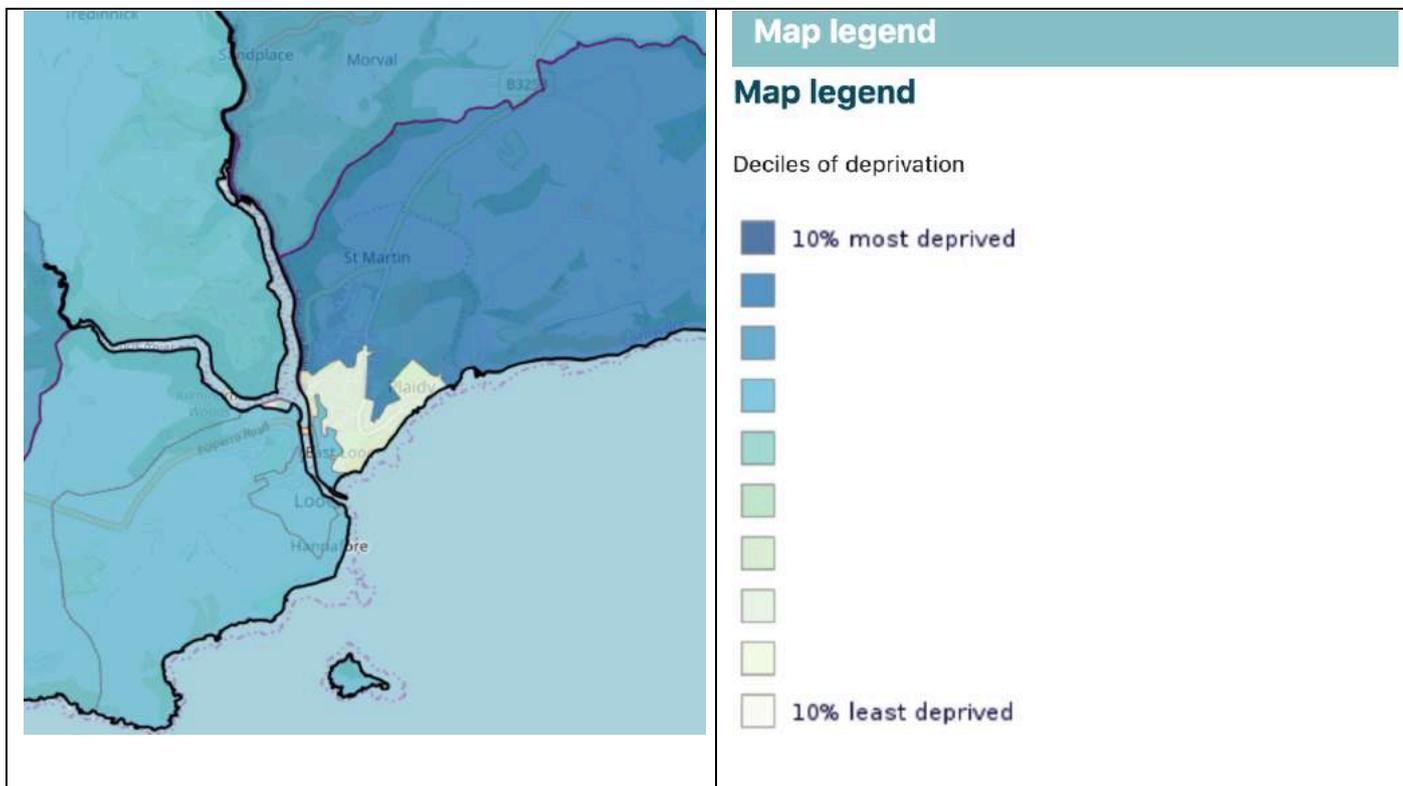
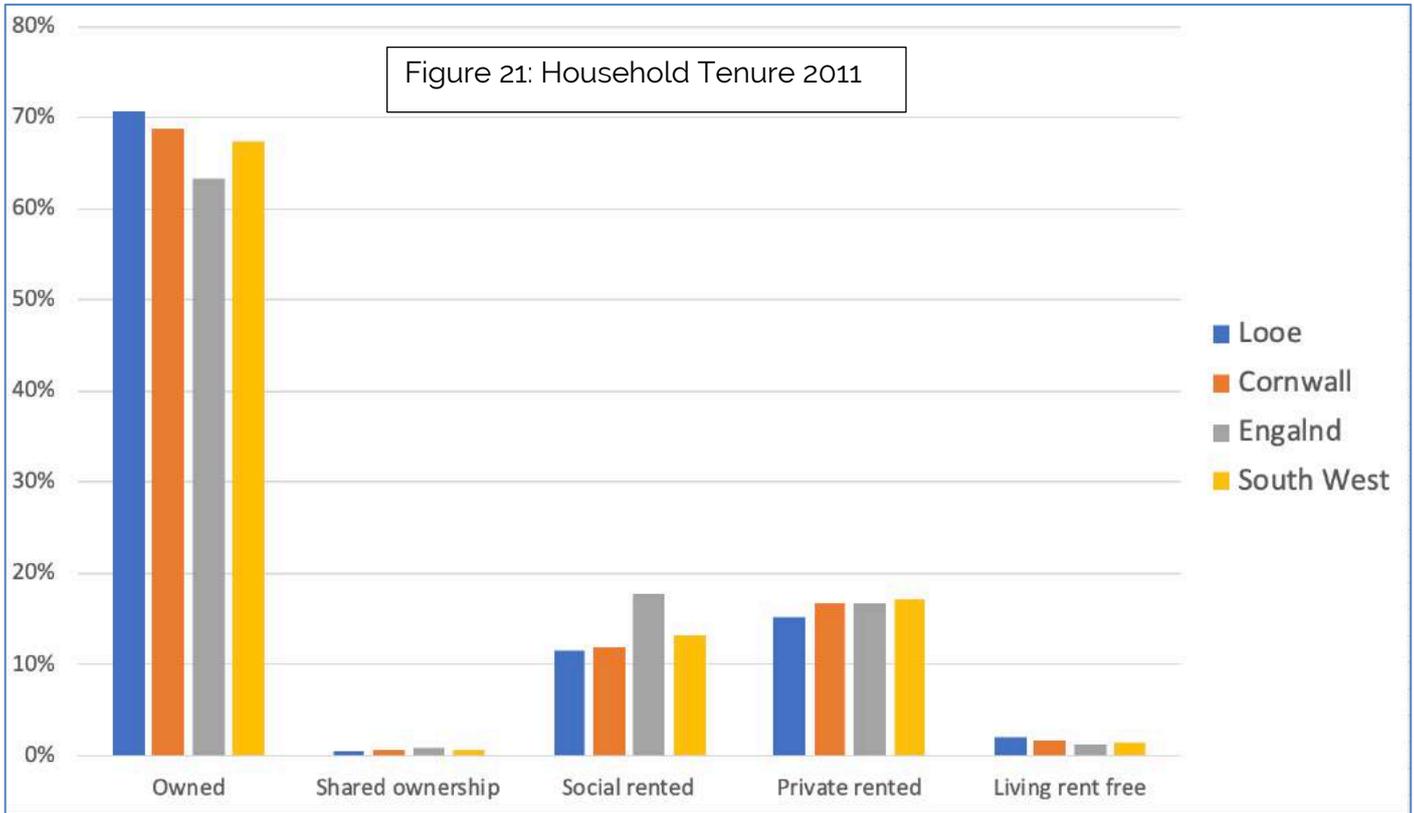


Figure 20: Index of multiple Deprivation 2019 Looe Map

Source: Extract from IMD 2019 Explorer, http://dclgapps.communities.gov.uk/imd/iod_index.html#

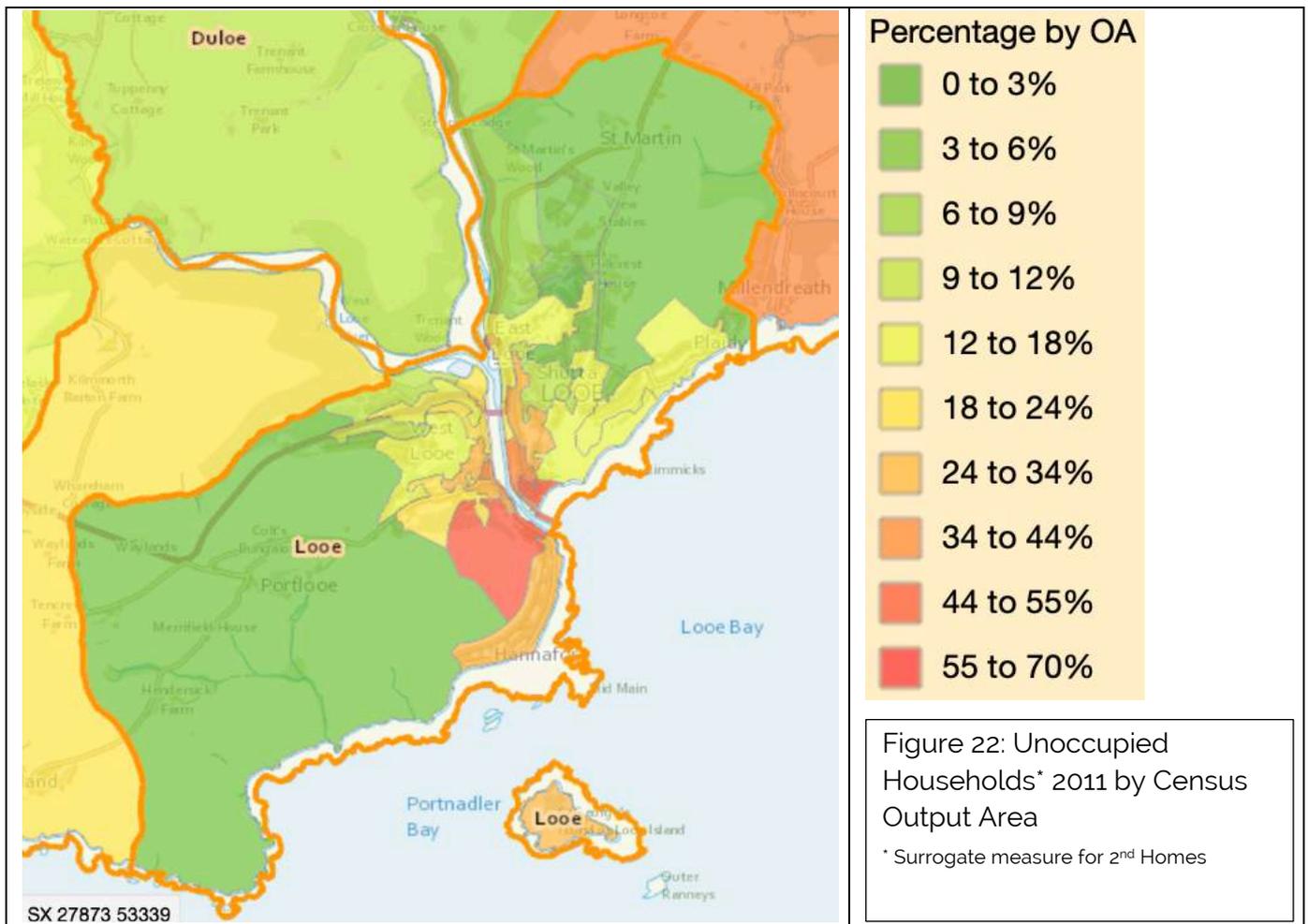
TENURE BY HOUSEHOLD

8.14. Within the Neighbourhood Plan area, 70.8% of residents either own their home outright or with a mortgage, greater than the totals for Cornwall (68.8%), the South West of England (67.4%) and England (63.3%). As shown in Figure 21 below there are a lower proportion of residents living within social rented and privately rented in the Neighbourhood Plan area in comparison to the regional and national trends. The percentage of residents in the Neighbourhood Plan area living in shared ownership accommodation (0.4%) is half the equivalent figures for Cornwall (0.8%), the South West of England (0.8%) and England (0.8%). At 2.1% the proportion living rent free is significantly higher than for Cornwall (1.7%), the SW (1.4%) and England (1.3%).



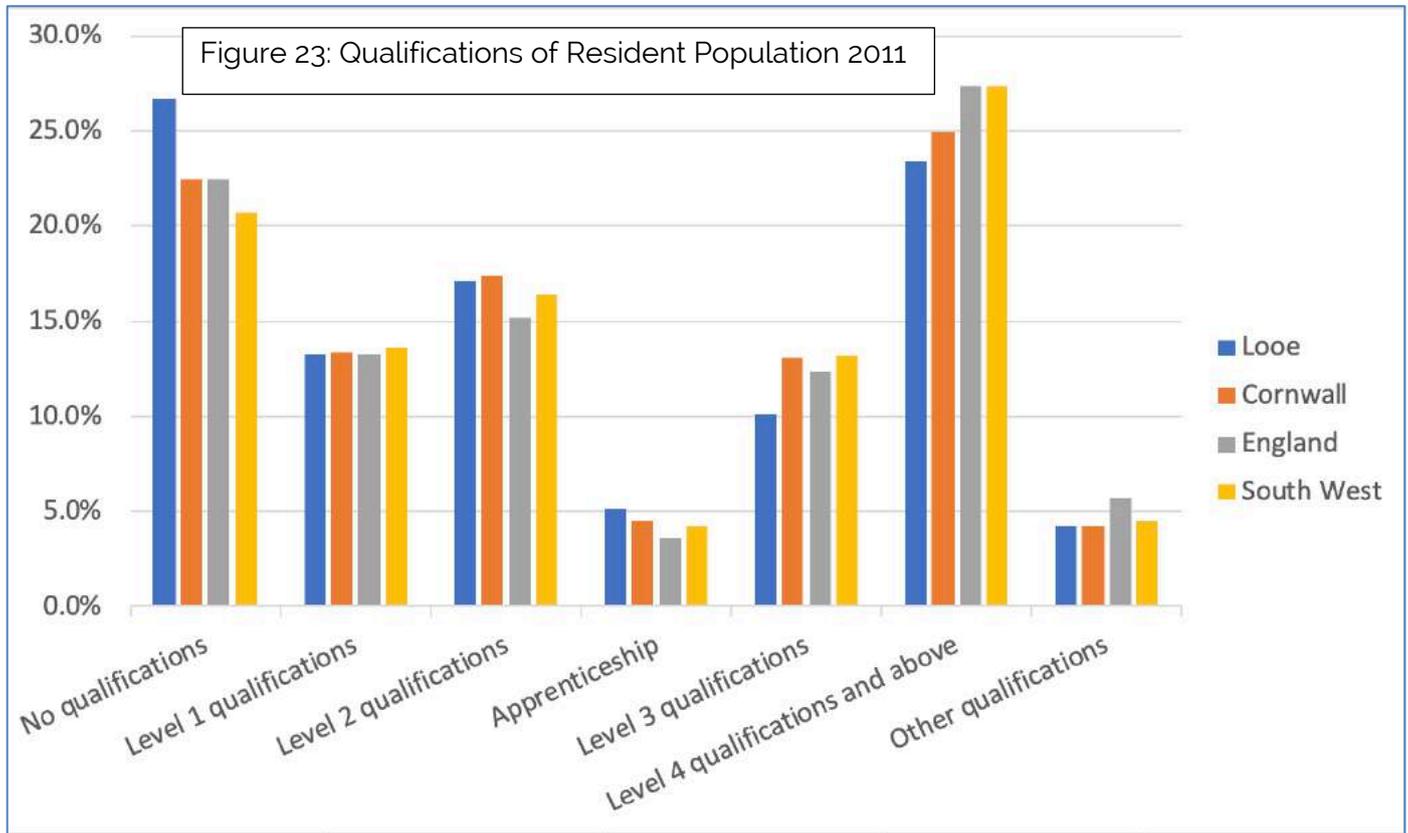
Census 2011: Tenure-Households 2011 (Table QS405EW)

HOUSEHOLD OCCUPATION



8.15. The percentage of second homes and holiday-lets in Looe is estimated to be 18.9% overall (based on 2011 Census, Cornwall Council 'unoccupied dwellings'), with the highest levels being in the historic core and seafront areas, reaching as high as 47.5%. Although not as severe as some parts of Cornwall, these figures are well above average. Figure 22 above indicates the distribution of potential second homes in Census Output Areas within Looe Parish.

EDUCATION



Source: Census 2011: Highest Level of Qualification 2011 (Table QS501EW)

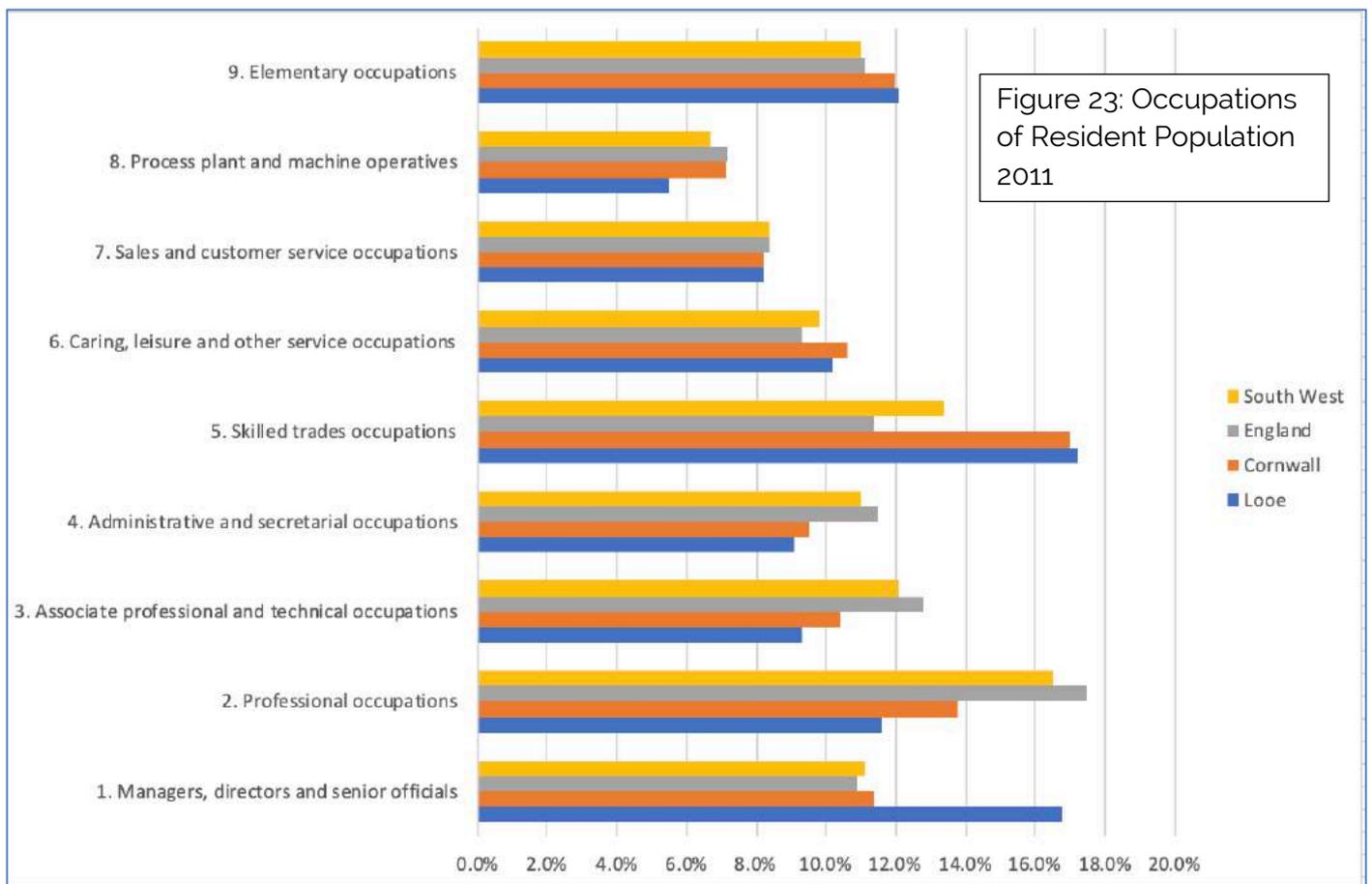
8.16. Based on the 2011 census data presented in Figure 23 above 26.7% of residents in the Neighbourhood Plan area have no qualifications, somewhat higher than the total for Cornwall (22.4%), the South West of England (20.7%) and England (22.5%). Similarly, only 23.4% of residents within the Neighbourhood Plan area have a Level 4 qualification or above, which is notably lower than the proportion for Cornwall (25%) for the South West of England (27.4%) and the total for England (27.4%).

EMPLOYMENT

8.17. Employment within the Neighbourhood Plan area involves five occupation categories which support the most residents:

- Managers, directors, senior officials (16.8%).
- Skilled trades occupations (17.2%);
- Elementary Occupations (12.1%)
- Professional Occupations (11.6%) and
- Caring, Leisure and other Services (10.2%)

8.18. Overall, 67.9% of residents within the Neighbourhood Plan area are employed in one of the above five occupation categories. Notably there is a much higher proportion of managers, directors and senior officials (16.8%) compared to Cornwall (11.4%), the South West (11.1%) and England (10.9%) although the proportions of professional occupations is markedly lower, at only 11.6% compared to 13.8% for Cornwall, 16.5% for the Southwest and 17.5% for England.



Source: Census 2011: 'Occupation 2011' (Table KS608EW)

COMMUNITY ASSETS

8.19. The Neighbourhood Plan area has a range of local community facilities which serve the needs of the local community and play a vital role in supporting the Parish's sense of identity. The Neighbourhood Plan Steering Group have identified the following as key assets

- The Guildhall
- Millpool Centre
- Quayside Centre
- Looe Children's Centre
- Old Guildhall and museum
- Looe Library
- St Nicholas Church
- Riverside Church
- St Martins Church
- Fire Station
- Police Station
- Looe Community Academy
- Bowling Club
- Tennis Club
- Looe Primary Academy
- St Martins allotments

8.20. Additionally, there are several open areas of local significance within the neighbourhood Plan area. The pre-consultation draft of the Looe Neighbourhood Plan designated the following eight

sites as locally important green spaces (LGS), where the area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value and/or biodiversity value:

- Bowling Green, Hannafore
- Tennis Club, Hannafore, West
- West Looe Downs
- West Looe
- Sunrising
- Big Green
- Barbican Football Fields
- Limmicks Road, Barratts site
- Wooldown, Eastcliffe,
- Land to East of Church Hall
- Adjoining Salter
- Millpool
- . North View
- Plaidy
- Polvellan Woods
- Woodlands Way
- Lower Goonrea
- Fairfields
- Churchlands Estate Open Spaces
- Downs Cemetery
- Hannafore Sea Front

SUMMARY OF FUTURE BASELINE

- 8.21. Looe clearly has an ageing demographic, both from the ageing of its indigenous population and the influx of retiring or down-sizing migrants. As the population continues to age, this has the potential to place pressures on the existing services and facilities within the timeframe of the Neighbourhood Plan. This could negatively impact on the future vitality of the local community and economy.
- 8.22. This ageing trend is likely to increase in pace. As these people grow older their requirement for specialist services and housing will increase dramatically. However, the opportunities to address these needs through the normal housing market is very limited as a result of residential land values and the economies of scale of care provision. There are significant implications for housing and there may be a need for more specialist accommodation to meet the needs of the elderly in the future.
- 8.23. As the population ages and the cohorts of younger people diminish, it is possible that their needs may be lost amongst the focus on the needs of the elderly. Combined with the purchasing power of in-migrants this may continue to make it difficult for local young people to enter the home ownership market.
- 8.24. Overall levels of deprivation in the Neighbourhood Plan area are likely to remain low in the 40% least deprived category, as the area continues to attract people with higher level occupations elsewhere, and more wealthy retirees. However, growing care needs may generate more caring and elementary sector jobs, which are traditionally not well paid, and which may be occupied by less well qualified local people, whilst the remainder of locally based jobs continue to be focused within tourism, another sector with lower wages, causing pockets of deprivation to continue to exist.
- 8.25. Looe is clearly of some interest to those seeking second homes. This may continue, possibly spurred on by the advent of AirBnB.

KEY SUSTAINABILITY ISSUES

8.26. From 2002 to 2017 whilst the Parish population grew by 2.8%, the proportion of that population of working age fell by -6.5% and the number of young people (aged 15 to 34) fell by -8.5%, but the proportion over retirement age grew by 15.1%. In 2017 people of 65 plus represented 31.8% of the population, compared to 26.9% in 2001. This trend is likely to continue and increase, with 57.6% of the population already being 50 years old or more.

SEA OBJECTIVES AND APPRAISAL QUESTIONS FOR THE POPULATION AND COMMUNITY THEME

SEA objective	Assessment Questions
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"> • Encourage and promote social cohesion and encourage active involvement of local people in community activities? • Minimise fuel poverty? • Maintain or enhance the quality of life of existing local residents? • Improve the availability and accessibility of key local facilities, including specialist accommodation and services for disabled and older people?
Reduce deprivation and promote a more inclusive and self-contained community.	<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? • Encourage recycling of materials and minimise consumption of resources during construction?
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, tenures 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

8. HEALTH AND WELLBEING

FOCUS OF THEME

- Health indicators and deprivation
- Influences on health and well-being

POLICY CONTEXT

- 8.1. **The National Planning Policy Framework (NPPF)** includes the following provisions for population and community matters:
- a social objective to; *'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.'*
 - *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'*
 - Policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
 - Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Development should avoid building on existing open space, sports and recreational buildings and land, including playing fields.
 - 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.
- 8.2. **Fair Society, Healthy Lives ('The Marmot Review')**⁵⁰ 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"*.
- 8.3. **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.
- 8.4. **The Cornwall Local Plan: Strategic Policies** Objective 7 within key theme number 3 aims 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 aims 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'*. The following are also relevant to the Health and Wellbeing SEA theme:
- Policy 16: Health and wellbeing
 - Policy 25: Green infrastructure

⁵⁰ <https://www.nice.org.uk/media/default/About/what-we-do/NICE-guidance/NICE-guidelines/Public-health-guidelines/Additional-publications/Spatial-planning/the-marmot-review-implications-for-spatial-planning.pdf>

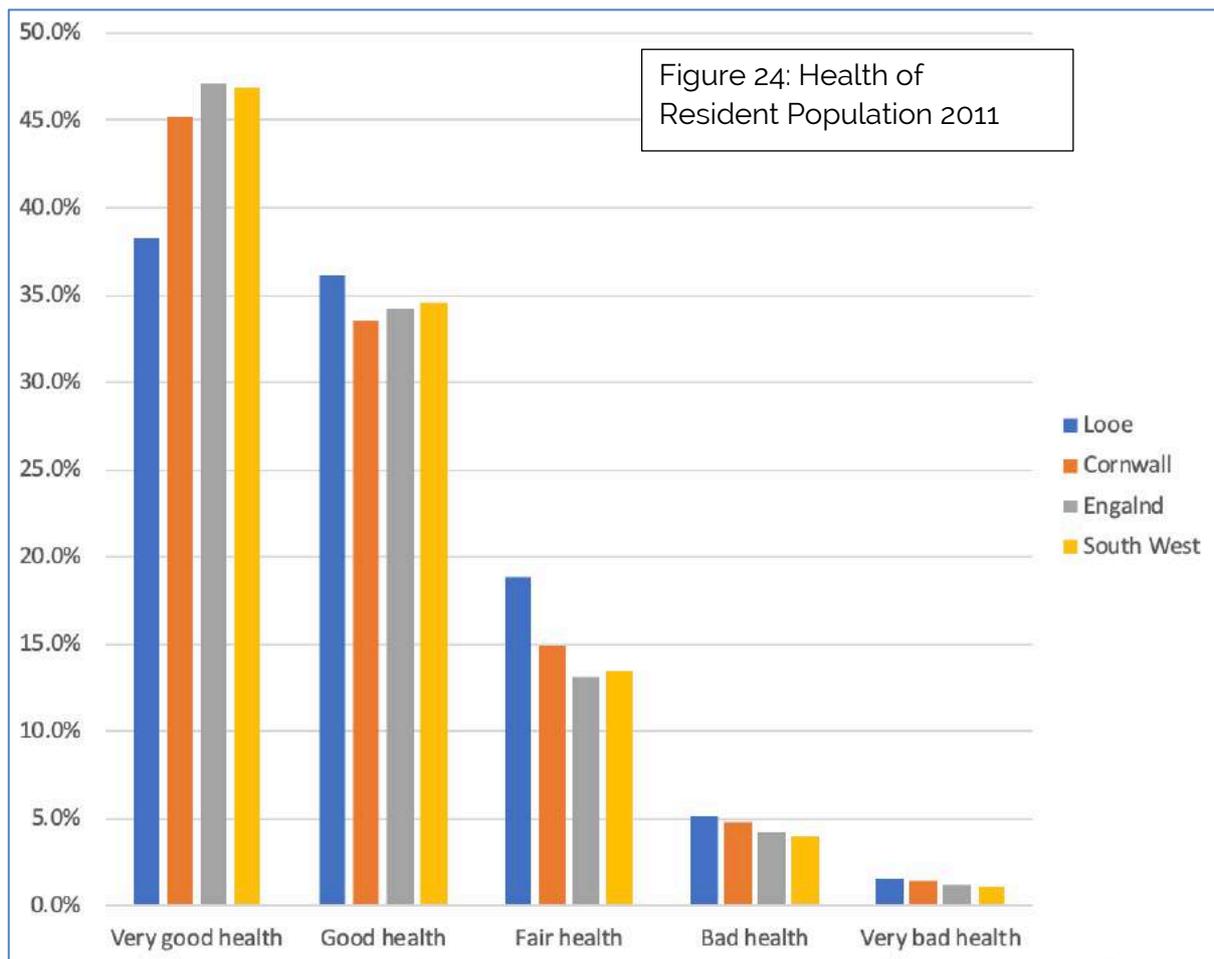
SUMMARY OF CURRENT BASELINE

JOINT STRATEGIC NEEDS ASSESSMENT FOR CORNWALL

8.5. Reflecting the outcomes of the JSNA for Cornwall, the 2017 Health Profile for the Looe-Liskeard Community Network Area (CNA) contains a variety of key statistics which help to build an understanding of the community needs. In doing so, the aim of the profile is to help identify where resources could be targeted to improve health and wellbeing and reduce health inequalities. Within the Looe Liskeard CNA⁵¹:

- 30% of children measured in the National Child Measurement Programme were found to be overweight or obese;
- 37% of elderly people (over 65-year olds) live alone, compared to 39% across Cornwall;
- The leading underlying cause of death across the CNA is disease of the respiratory system; (COPD)
- 30.2% of adults are classified as inactive, with a further 15.1% classified as insufficiently active.
- 13.8% are in fuel poverty
- 16.8% of children are in low income families
- 14.5% of patients are obese compared to 11.8% in Cornwall
- 7.2% of patients are diabetic compared to 6.3% in Cornwall
- 2nd highest level of teenage conceptions in Cornwall.

HEALTH INDICATORS AND DEPRIVATION



Source: Census 2011: 'General Health 2011' (Table QS302EW)

⁵¹ <https://www.cornwall.gov.uk/health-and-social-care/public-health-cornwall/joint-strategic-needs-assessment-jsna/community-and-health-based-profiles/community-network-health-profiles/>

8.6. 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 Chapter 8. As highlighted in Figure 24, 74.4% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', lower than for Cornwall (78.8%), and much lower than the South West of England (81.4%) and England (81.4%). Similarly, the percentage of residents in the Neighbourhood Plan area considering themselves to have 'bad health' or 'very bad health' is 6.7%, greater than the totals for Cornwall (6.3%) and the South West of England (5.2%), and for England (5.5%). Interestingly a higher proportion in Looe considered themselves to have 'fair health' (18.9%) than in Cornwall (14.9%), the South West (13.4%) and England (13.1%).

Figure 25: Disability 2011

	LOOE	CORNWALL	ENGLAND	SOUTH WEST
DAY-TO-DAY ACTIVITIES LIMITED A LOT	11.1%	10.0%	8.3%	8.3%
DAY-TO-DAY ACTIVITIES LIMITED A LITTLE	13.4%	11.4%	9.3%	10.2%
DAY-TO-DAY ACTIVITIES NOT LIMITED	75.4%	78.6%	82.4%	81.6%

Source: Census 2011: 'Long-term Health Problem or Disability 2011' (Table QS303EW)

8.7. The total percentage of residents within the Neighbourhood Plan area who report that their activities are limited by a form of disability is higher than the regional and national proportions shown in Figure 25. There are a greater number of residents within the Neighbourhood Plan area who report that their activities are limited 'a lot' (11.1%) in comparison to Cornwall (10%), the South West of England (8.3%) and England (8.3%). Overall, 75.4% of residents in the Neighbourhood Plan area report that their activities are 'not limited', less than the totals for the South West of England (81.6%) and England (82.4%) but broadly similar to Cornwall (78.6%).

SUMMARY OF FUTURE BASELINE

- 8.8. Health and wellbeing levels within the Neighbourhood Plan area are generally lower than regional and national averages with a lower percentage of residents reporting 'good' or 'very good' health.
- 8.9. A growing and ageing population within the Neighbourhood Plan area may increase the reported cases of disability, further reduce the levels of good health, and place future pressures on health services in the wider area. Similarly, ongoing cuts to community services have the potential to lead to effects on health and wellbeing.
- 8.10. Obesity is also 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.

KEY SUSTAINABILITY ISSUES

- 8.11. Some 74.4% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', lower than for Cornwall (78.8%), and much lower than the South West of England (81.4%) and England (81.4%).
- 8.12. A higher proportion of residents within the Neighbourhood Plan area report that their activities are limited in some way compared to regional and national averages.
- 8.13. Within the Looe - Liskeard CNA, 30% of children measured in the National Child Measurement Programme were found to be overweight or obese, 30.2% of adults are classified as inactive, with a further 15.1% classified as insufficiently active.

SEA OBJECTIVES AND APPRAISAL QUESTIONS FOR THE HEALTH AND WELLBEING THEME

SEA objective	Assessment Questions
<p>Improve the health and wellbeing residents within the Neighbourhood Plan area.</p>	<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? • Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards? • Promote the use of healthier modes of travel? • Improve access to the countryside for recreational use? • Improve the range of accessible facilities available for healthy exercise?

9. TRANSPORTATION

FOCUS OF THEME

- Transportation infrastructure
- Traffic flows and congestion
- Accessibility
- Car ownership
- Travel to work

POLICY CONTEXT

- 9.1. **European Common Transport Policy**⁵² 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.
- 9.2. **The National Planning Policy Framework (NPPF)** includes the following provisions:
- *'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*
 - i. The potential impacts of development on transport networks can be addressed*
 - ii. Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised*
 - iii. Opportunities to promote walking, cycling and public transport use are identified and pursued*
 - iv. The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account*
 - v. Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.'*
 - *'Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.'*
- 9.3. **'Connecting Cornwall 2030'** is the third Local Transport Plan (LTP) for Cornwall⁵³. 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. UK transport policy

⁵² <http://www.europarl.europa.eu/factsheets/en/sheet/123/common-transport-policy-overview>

⁵³ <http://www.cornwall.gov.uk/transport-and-streets/transport-policy/local-transport-plan-connecting-cornwall-2030/connecting-cornwall-2030-strategy/>

- 9.4. **Cornwall Local Plan: Strategic Policies.** Objective 8 within key theme number 3 aims to 'promote development that contributes to a healthy and safe population by providing for opportunities for walking and cycling'. Policy 27 'Transport and accessibility' is directly relevant to the Transportation SEA theme.

SUMMARY OF CURRENT BASELINE

RAIL NETWORK

- 9.5. The Looe NDP Designated Area enjoys the benefit of being the terminal for the Looe – Liskeard Branch Line, which provides regular services to Liskeard, where connections into the national rail network are easily available, providing services to major regional centres such as Plymouth and Truro, and also to London, the Midlands, Northern England and Scotland. Connections with other main line services can be made at Plymouth.

BUS NETWORK

- 9.6. The Designated Area also has several local bus services. Route 72 is from Plymouth to Polperro via Saltash, St. Germans and Looe and route 73 is from Liskeard to Pelynt via St. Keyne, Duloe and Looe. These provide reasonably regular services connecting Looe to major destinations at Plymouth and Liskeard, and also to the nearby villages outside the area. Route 172 provides a daily service linking education centres. However, bus services within Looe are less good with poor connections between the housing on the higher land at East Looe and the Town Centre.

ROAD NETWORK

- 9.7. The principal road route into Looe is via the A387/A374 or B3253/A374 which connects to the A38 trunk road at Trerulefoot, giving access to Plymouth and beyond. Locally access to Liskeard is via the B3254 or lesser quality C roads. These roads are quite long and have difficult vertical and horizontal geometry in several locations. The relative difficulty of accessing Looe was one of the reasons why the branch rail line was retained. These routes can become congested at peak tourism periods and therefore they are identified on the County level Sensitive Traffic Route assessment as being 'seasonally sensitive'. (A387 is also sensitive at commuter periods). Within the Designated Area the local roads are almost universally narrow and with poor geometry. The particularly constrained town centre is included in the County level Sensitive Traffic Route assessment. The nearest motorway is the M5 which begins at Exeter.

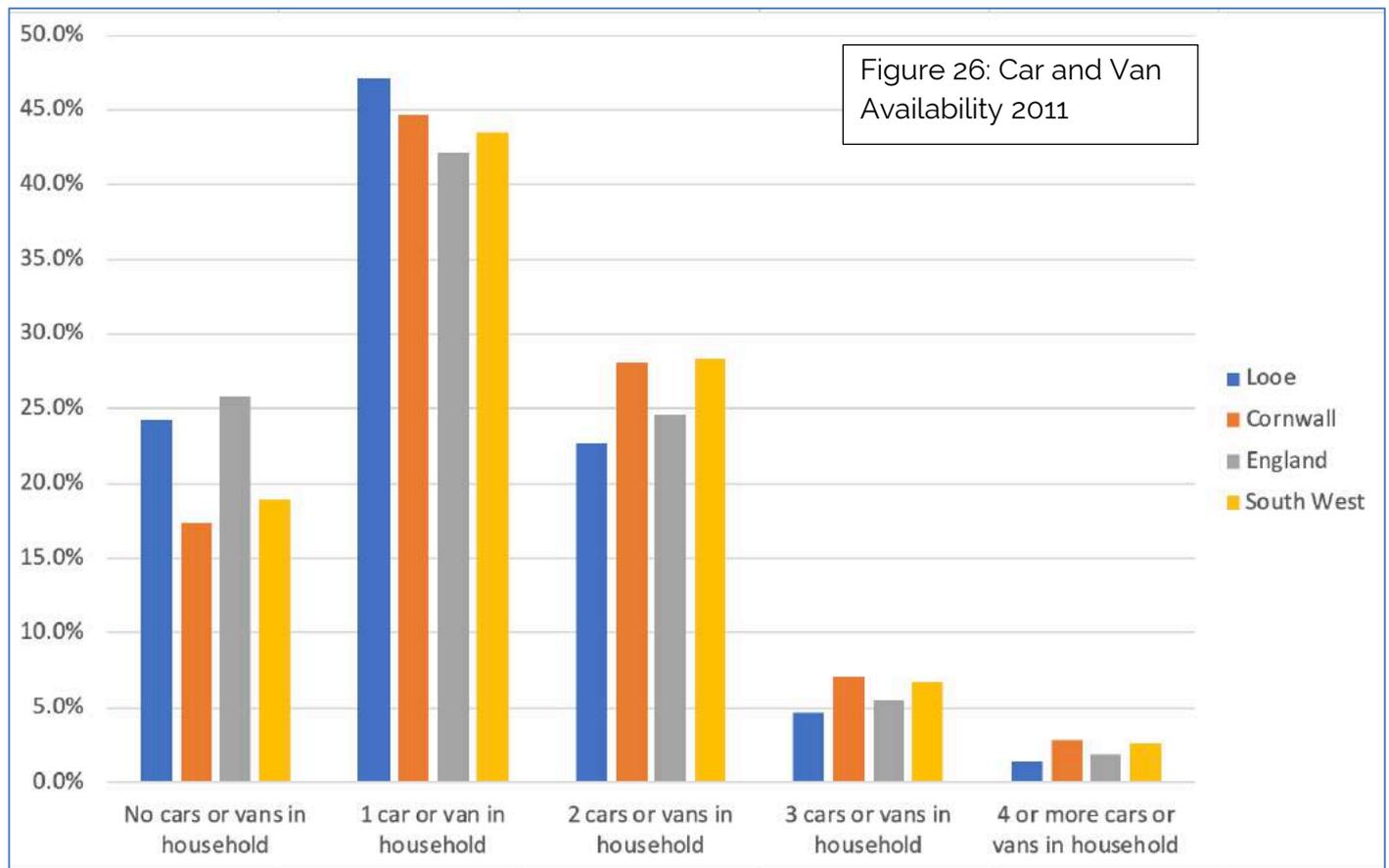
CYCLE AND FOOTPATH NETWORK

- 9.8. The Public Rights of Way network serving the Neighbourhood Plan area is limited inland, although the coastal footpath walks are good and generally very well maintained. There are currently no official National Cycle Routes within the Neighbourhood Plan area, and no cycle lanes.

AVAILABILITY OF CARS AND VANS

- 9.9. Based on the 2011 census data presented in Figure 26, 75.8% of households in the Neighbourhood Plan area have access to at least one car or van, which is significantly less than the percentages for Cornwall (82.7%), the South West of England (81.1%) and England (74.2%). The percentage of households in the Neighbourhood Plan area with

access to at least two cars or vans (28.6%) was much less than the total for Cornwall (38.0%), the South West of England (37.6%) and England (32.0%).



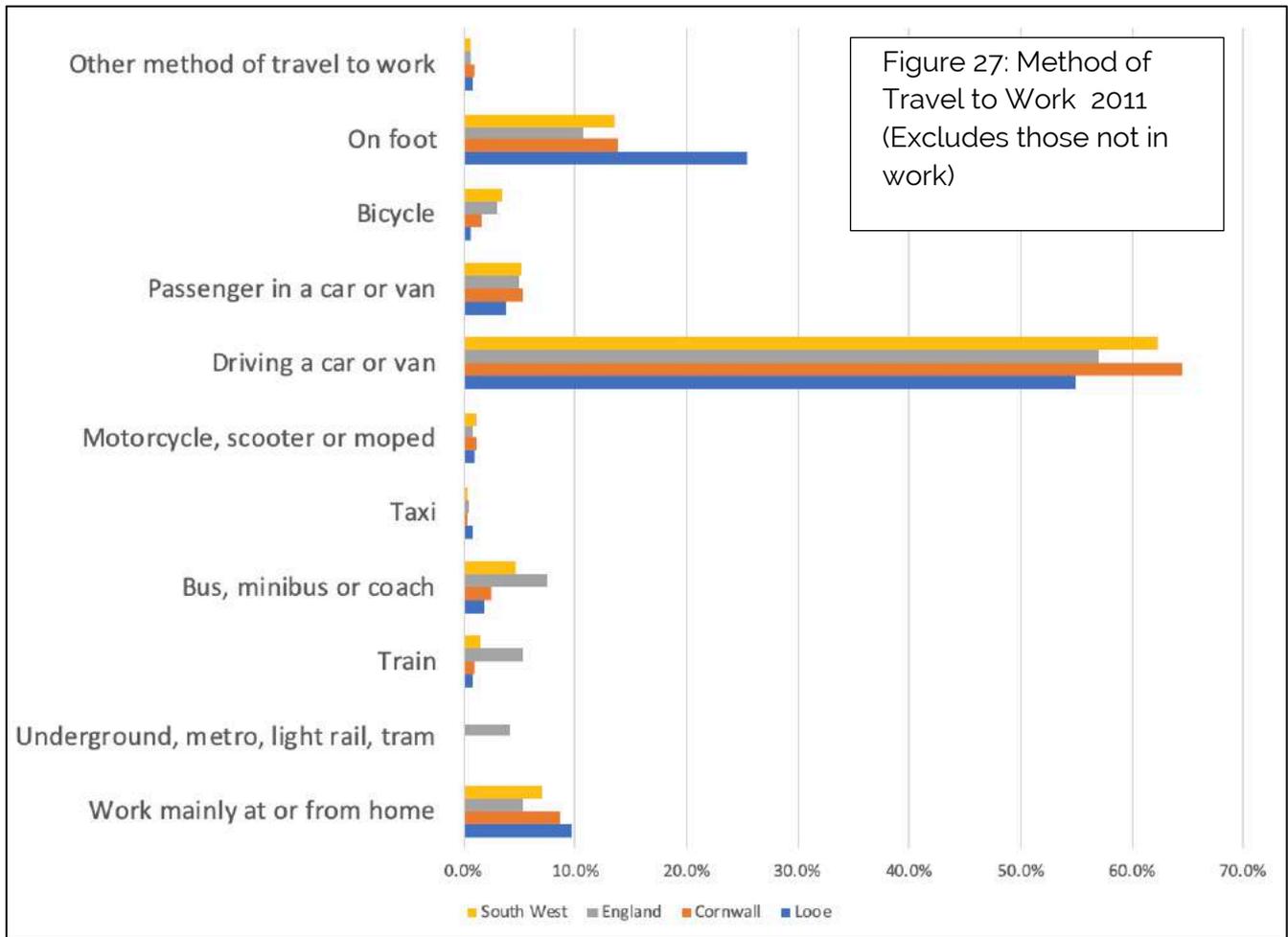
Source Census 2011: "Car or Van Availability 2011", (Table QS416EW)

TRAVEL TO WORK

9.10. As shown in Figure 27, the most popular method of travelling to work in the Neighbourhood Plan area is via driving a car or van (55.0%) which is less than Cornwall (64.5%), the South West of England (62.3%), and England (57.0%). A lower percentage of residents in the Neighbourhood Plan catch a train, bus, minibus or coach to work in comparison to the regional and national trends, but in contrast, a higher proportion of employed residents walk to work (25.5%) compared to than Cornwall (14%), the South West of England (13.6%), and England (10.7%). A higher proportion work mainly at or from home as well.

SUMMARY OF FUTURE BASELINE

- 9.11. A continued reliance on the private car is highly likely within the Neighbourhood Plan area, particularly given the rural nature of the Parish. Residents are likely to continue to travel outside of the Plan area to access a wider range of services and facilities, including at Liskeard, Truro and Plymouth. Equally, the number of car borne visitors to Looe can be expected to be maintained, or possibly increase as a result of leaving the EU. This will continue to create seasonal congestion and contribute to green-house gas emissions.
- 9.12. New development has the potential to increase traffic and lead to additional congestion issues within the Neighbourhood Plan area. This is particularly significant in the local context, due to the pressures from narrow roads, steep incline, vehicle type and the stop-start effect of congestion at certain periods.



Source: Census 2011: 'Method of Travel to Work 2011' (Table QS701EW)

KEY SUSTAINABILITY ISSUES

- 9.13. 75.8% of households in the Neighbourhood Plan area have access to at least one car or van, which is significantly less than the percentages for Cornwall (82.7%), the South West of England (81.1%) and England (74.2%).
- 9.14. The percentage of households in the Neighbourhood Plan area with access to at least two cars or vans (28.6%) was much less than the total for Cornwall (38.0%), the South West of England (37.6%) and England (32.0%).
- 9.15. the most popular method of travelling to work in the Neighbourhood Plan area is via driving a car or van (55.0%) which is less than Cornwall (64.5%), the South West of England (62.3%), and England (57.0%).
- 9.16. A lower percentage of residents in the Neighbourhood Plan catch a train, bus, minibus or coach to work in comparison to the regional and national trends, and a higher proportion of employed residents walk to work (25.5%) compared to than Cornwall (14%), the South West of England (13.6%), and England (10.7%).
- 9.17. A higher proportion work mainly at or from home as well.
- 9.18. There are good public transport links to locations outside of Looe but within Looe the links are less good.

SEA OBJECTIVES AND APPRAISAL QUESTIONS FOR THE TRANSPORTATION THEME

SEA objective	Assessment Questions
Promote sustainable transport use and reduce the need to travel.	<p data-bbox="635 264 1107 297">Will the option/proposal help to:</p> <ul data-bbox="635 309 1458 573" style="list-style-type: none"><li data-bbox="635 309 1401 376">• Encourage modal shift to more sustainable forms of travel?<li data-bbox="635 398 1430 432">• Reduce congestion and problems with traffic sensitivity<li data-bbox="635 454 1390 488">• Facilitate working from home and remote working?<li data-bbox="635 499 986 533">• Improve road safety?<li data-bbox="635 544 1458 573">• Reduce the impact on residents from the road network?

10. NEXT STEPS

SUBSEQUENT STAGES FOR THE SEA PROCESS

- 10.1. The five stages of the SEA process are identified below. Scoping (the current stage) is the second stage of the SEA process.
 - Screening;
 - Scoping;
 - Assess reasonable alternatives, with a view to informing preparation of the draft plan;
 - Assess the draft plan and prepare the Environmental Report with a view to informing consultation and plan finalisation;
 - Publish a 'statement' at the time of plan adoption in order to 'tell the story' of plan-making / SEA (and present 'measures concerning monitoring')
- 10.2. The next stage will involve appraising reasonable alternatives for the Looe Neighbourhood Plan. This will consider alternative policy approaches for the plan, including alternative spatial strategies. The findings of the appraisal of these alternatives will be fed back to Looe Neighbourhood Plan Steering Group so that they might be taken into account when preparing the submission draft plan.
- 10.3. Once the draft ('submission version') plan has been prepared by the Neighbourhood Plan Steering Group, it will be subjected to SEA and the Environmental Report prepared for consultation alongside it.
- 10.4. Following submission to Cornwall Council, and consultation, the Neighbourhood Plan will be put forward for Independent Examination.

CONSULTATION ON THE SCOPING REPORT

- 10.5. Public involvement through consultation is a key element of the SEA process. At this scoping stage, the SEA Regulations require consultation with statutory consultation bodies but not full consultation with the public. The Scoping report will be published on the Looe NDP Website.
- 10.6. The statutory consultation bodies are the Environment Agency, Historic England and Natural England. The Scoping Report has been sent to these three statutory consultees and their comments invited.
- 10.7. The statutory consultation bodies and other consultees are invited to comment on the content of this Scoping Report, in particular the evidence base for the SEA, the identified key issues and the proposed SEA Framework.
- 10.8. . Comments on the Scoping Report should be sent to:
enquiries@looetowncouncil.gov.uk