

Date: 26 October 2018
Our ref: 260527
Your ref:

Zoe Bernard-John
Senior Development Officer
Cornwall Council
Zoe.Bernard-John@cornwall.gov.uk



BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Zoe

Planning consultation: Draft Saltash Neighbourhood Plan - SEA and HRA Screening Opinion (and Appropriate Assessment)

Thank you for your consultation on the above dated 04 October 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We welcome the HRA and SEA screening of the draft plan and we would like to make the following comments:

HRA

We agree with the conclusion *in relation to recreational impacts* on the Tamar Estuaries Complex SPA and the Plymouth Sound and Estuaries SAC that in the light of the strategic mitigation in accordance with policy 22 of the Cornwall Local Plan, no likely significant effects from the Neighbourhood Plan on these designated sites will occur. However, we do assert that there may be other likely effects from development within the development boundary of Saltash via other pathways, for instance via run-off. The development boundary of Saltash abuts the boundary of the SAC and the SPA, extending within the estuary in places. We have to assume that the development boundary provides a presumption for development within the boundary. The Saltash Waterfront policy WF1 does not provide for effects from development on the SAC and SPA other than recreational impacts under policy 22 of the Cornwall Local Plan and a requirement for a CEMP for the development construction phase. For these reasons we do consider that further HRA of the Neighbourhood Plan is required.

SEA

We agree with the conclusion of the screening report that significant environmental effects may arise from the NDP, as a result of the development boundaries as shown in the plan.

General

We advise that you amend the title of the consultation document and of chapter 5 contained therein to make clear that the document and its conclusions cover the Appropriate Assessment stage as

well as the screening stage of the HRA.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Corine Dyke on 02080 268177 or corine.dyke@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Corine Dyke
Lead Adviser
Sustainable Development Team – Devon, Cornwall & Isles of Scilly