

This document is a desk-based assessment undertaken to assess the possible impacts and likely significant effects on European designated habitat sites that might arise from development associated with Falmouth NDP Policies, and to identify amendments to the NDP that would provide mitigation for any impacts and effects

Habitat Assessment

Falmouth Neighbourhood Development Plan 2018 - 2030

Falmouth NDP Stakeholder Group

Appendix to Falmouth Neighbourhood Development Plan

Sustainability Check - Habitat Report

1. Introduction

1.1 Under Article 6 of the Habitats Directive an 'appropriate assessment' is required where a plan or project, not directly connected with or necessary to the management of a Natura 2000 site, either individually or in combination with other plans or projects, is likely to have a significant effect upon that site. Natura 2000 is a network of areas designated to conserve natural habitats and species that are rare, endangered, vulnerable or endemic within the European Community. This includes

- Special Areas of Conservation (SAC) designated under the Habitats Directive for their habitats and/or species of European importance and
- Special Protection Areas (SPA) classified under the Conservation of Wild Birds Directive for rare, vulnerable and regularly occurring migratory bird species and internationally important wetlands.

1.2 The requirements of the Habitats Directive are transposed into English law by means of the Conservation of Habitats and Species Regulations 2010. The Offshore Marine Conservation (Natural Habitats, &c.)

1.3 Paragraph 3, Article 6 of the Habitats Directive states that:

'any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives...the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public'.

1.4 Paragraph 4, Article 6 of the Habitats Directive states that:

'If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest... the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected...'

1.5 These requirements are implemented in the UK through Regulations 61, 62, 66 and 67 of the Habitat Regulations.

1.6 An Appropriate Assessment is a determination by the 'Competent Authority', in this case the Cornwall Council), as to whether a proposed plan or project will result in an adverse effect on the integrity of any European sites.

1.7 Appropriate Assessment is a risk-based assessment, drawing on available information.

1.8 The commission guidance on the Habitats Directive sets out four distinct stages for assessment under the Directive.

- Stage 1: Screening: the process which initially identifies the likely impacts upon a European site of a plan or project, either alone or in combination with other plans or projects, and considers whether these impacts are likely to be significant. If no likely significant effect is

identifies then the plan or project can be 'screened out' and no further assessment is necessary.

- Stage 2: Appropriate Assessment: the detailed consideration of the impact on the integrity of the European sites of the plan or project, either alone or in combination with other plans or projects, with respect to the site's conservation objectives and its structure and function. This is to determine whether there will be adverse effects on the integrity of the site. Where the integrity of the European Site is predicted to be adversely affected, mitigation options need to be considered and the mitigated impacts then re-assessed. If adverse impacts on the European Site's integrity cannot be avoided despite mitigation measures, then consent for the project can only be awarded by following stages 3 and 4.
- Stage 3: Assessment of alternative solutions: the process, which examines alternative ways of achieving the objectives of the plans or projects that avoid adverse impacts on the integrity of the European site.
- Stage 4: Assessment where no alternative solutions exist and where adverse impacts remain: an assessment of whether the development is necessary for imperative reasons of overriding public interest (IROPI) and, if so, of the compensatory measures needed to maintain the overall coherence of the European network.

Stages 3 and 4 are not relevant to this plan at this stage of the assessment.

1.9 This report has been created as an appendix to the Falmouth NDP Sustainability Checklist, intended to help inform the HRA/SEA Screening process of the NDP to be carried out by Cornwall Council or to form the basis for further steps in HRA and SEA if required.

1.10 Habitats Regulations Assessment (HRA) has been impacted by a recent judgement¹, the essence of which is that measures to avoid or reduce effects of plans or programmes on protected habitats should be considered via appropriate assessment (stage 2), as opposed to being integrated with an earlier screening assessment (Stage 1). The Screening Opinion issued by Cornwall Council on 5th July 2019 therefore combines both Stages 1 and 2, screening and appropriate assessment.

1.11 Cornwall Council is the 'competent authority' to carry out this assessment under the terms of Regulation 6(1) of the Habitats Regulations.

1.12 The policies described within the NDP relate to the plan level only; ie at a higher and more generalised tier than would be expected at the project level of development. As a result of this, the developments brought forward within NDP will still require their own HRA assessment at the project level stage.

2. Format of this Report

2.1 In order to ensure compatibility with the screening process, this report follows the basic pattern set out in European Commission guidance which recommends that screening should fulfil the following steps:

- Step 1: Determine whether the plan is directly connected with or necessary for the management of European sites (Sections 3 and 4 below);

¹ *People Over Wind and Sweetman v Coillte Teoranta* - Environment – Conservation of natural habitats, [2018] EUECJ C-323/17.

- Step 2: Describe the project/plan that has the potential for significant effects on European sites (Section 5 below);
- Step 3: Undertake an initial scoping for potential direct and indirect impacts on European sites (Section 6 below);
- Step 4: Assess the likely significance of any effects on European sites (Section 7 and Tables 1 & 2 below)

2.2 In Step 4, which assesses the possible Impacts and Likely Significant Effects arising from development associated with Falmouth NDP Policies, this report identifies amendments to the original Regulation 14 Pre-Submission Draft NDP Policy wording for each proposal that would provide mitigation for the identified impacts and effects. These amendments have been carried forward into the Submission Draft NDP.

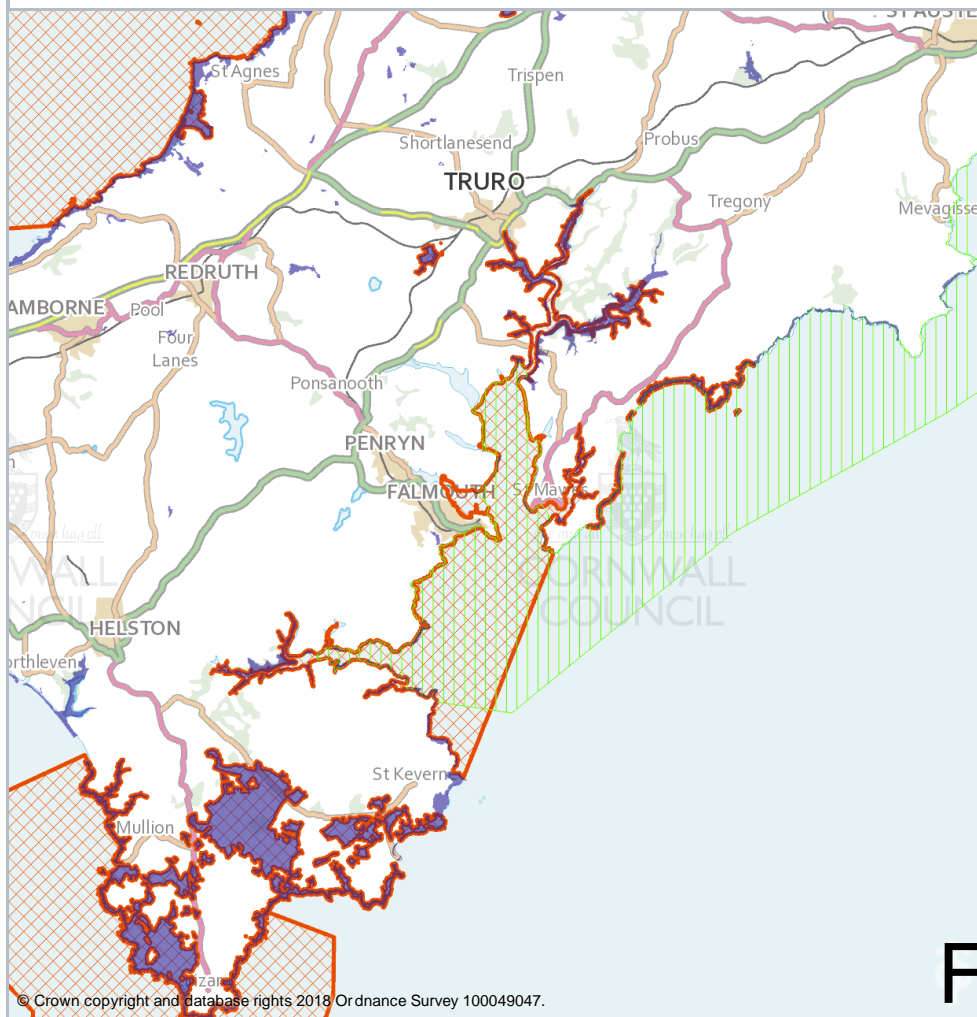
3. Environment Designations around Falmouth NDP Area.

3.1 The Falmouth NDP area is within or is in the 'zone of influence' for several European and other designations:

- Fal and Helford SAC
- Falmouth Bay to St Austell Bay SPA
- Carrine Common SAC

3.2 The following maps illustrate their location.

Falmouth NDP Area SAC, SPA, SSSI



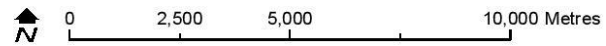
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Key

- Special protection areas
- Special areas for conservation
- Sites of Special Scientific Interest

Centre point X: 182600 Y: 32564 2,500 Sheet ref.: SW8232 10,000 Sheet ref.: SW83SW Scale 1:250000

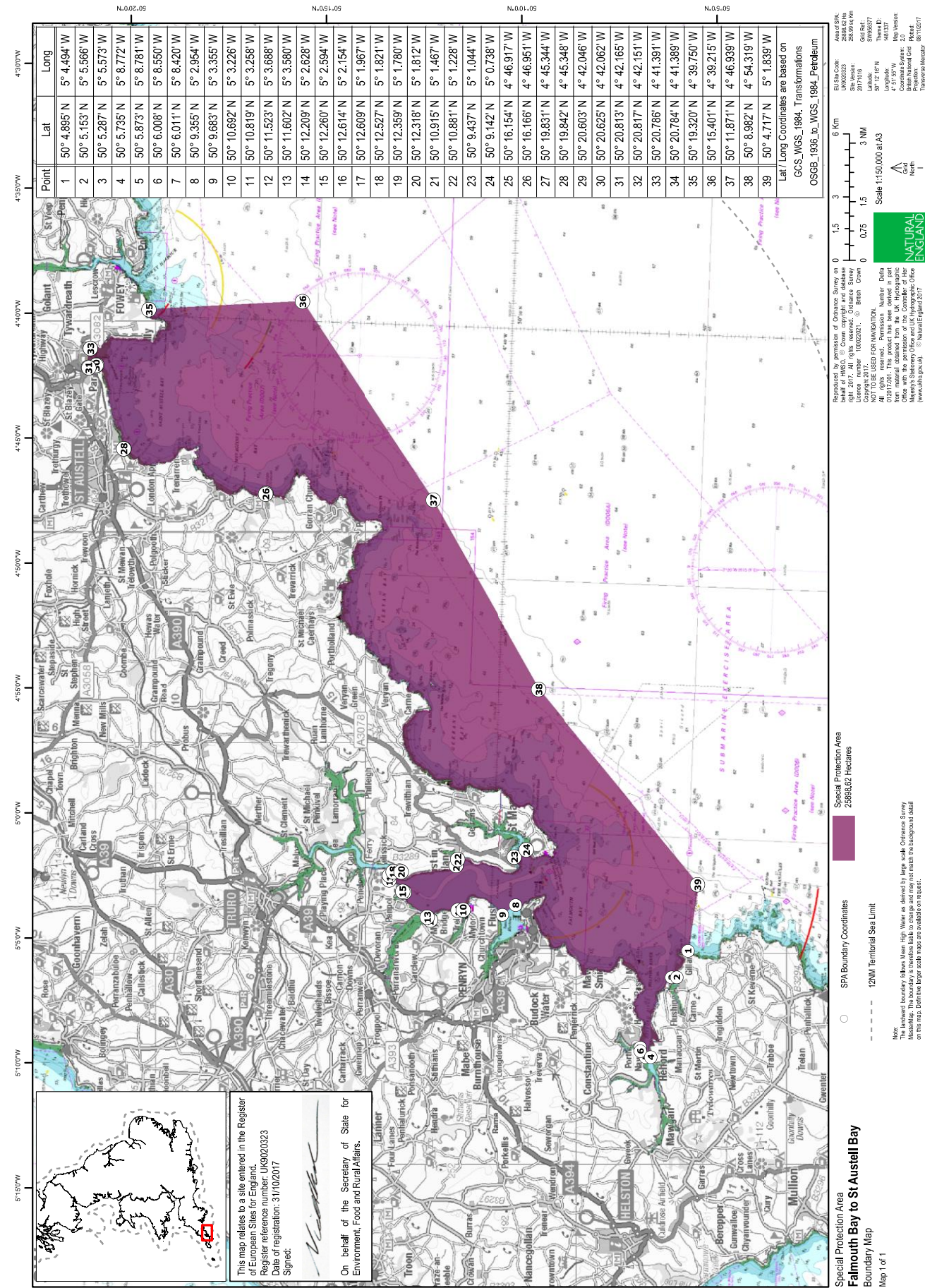
Fal and Helford SAC



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Strategic Developments and Policy\15_050

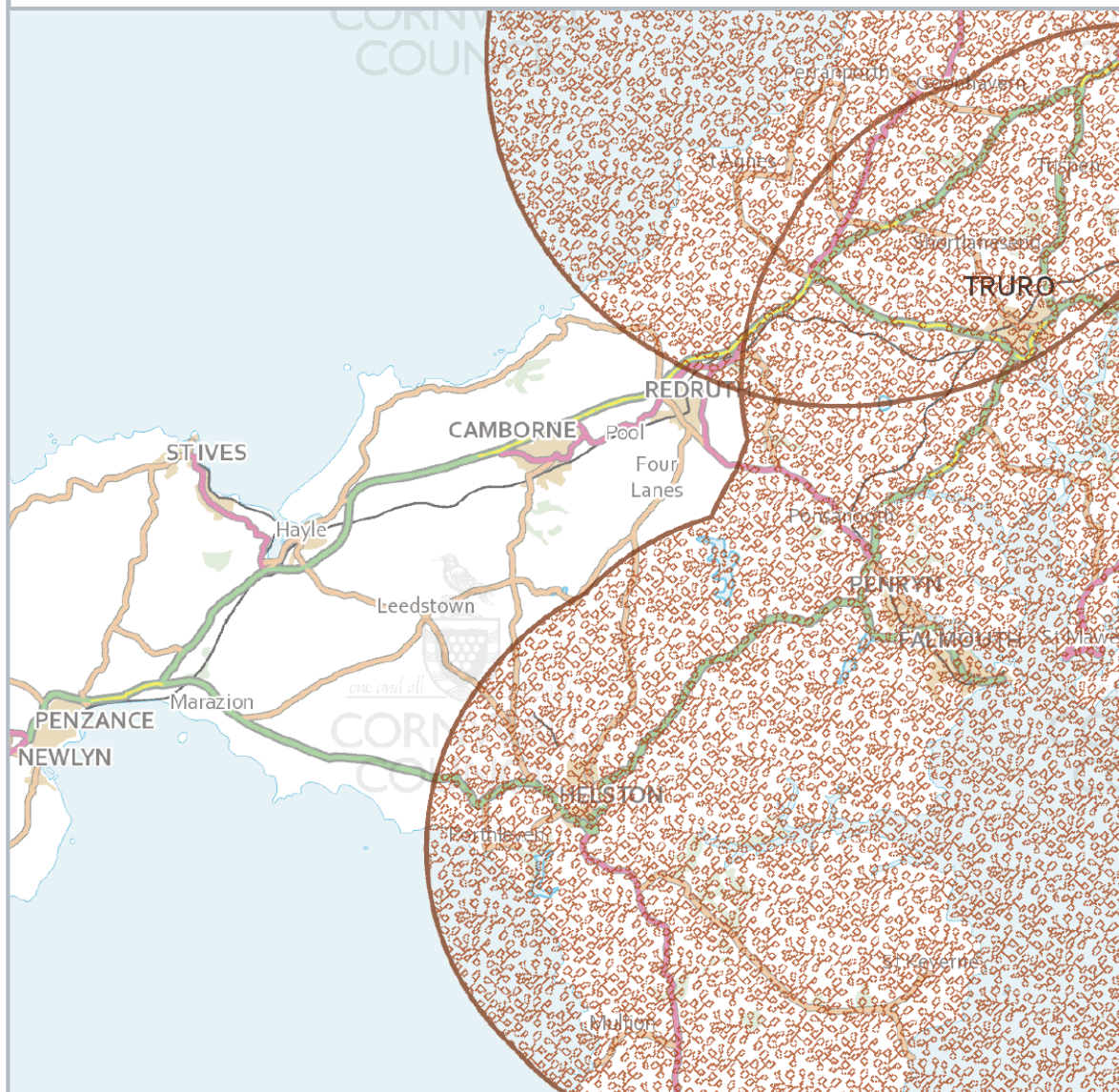


Falmouth Bay to St Austell Bay SPA



Natura 2000 (N2000) Zone of Influence (ZoI) Map for the Falmouth NDP Area

Natura 2000 Zones of Influence





4. Is the Falmouth NDP directly connected with or necessary for the management of European sites?

4.1 The role of the Falmouth NDP is to provide for sustainable development to meet the needs of the local resident and business community, and as such is not directly connected with or necessary for the management of the European or other sites identified.

4.2 Thus the Falmouth NDP includes policy regulating the use of land, including policies proposing future new uses as well as policies which set criteria for development. As such it can be perceived as having the potential for significant effects on European and other site designations. By the same token, it also has the potential to play a supporting role for those designations in that it can include provisions to ensure that no harm occurs, or that any harm is effectively mitigated.

5. Description of the Falmouth NDP.

5.1 The following pages summarise the vision, objectives and policies of the Falmouth NDP.

Vision: In 2030, Falmouth will be a distinctive, vibrant, resilient, inclusive and well-balanced, attractive sea-port town. It will form the sustainable social and economic heart of the wider Falmouth/ Penryn Community Network, serving an important strategic role in enabling Cornwall's economy to reach its full potential, and responding effectively to climate change.

Broad Aims

- To enhance the town and maintain its excellent qualities up to 2030 and beyond.
- To balance the competing needs for growth and development with protection and enhancement.
- To promote development that is sustainable socially, economically and environmentally.

a. Social: Ensuring a strong, healthy and just society

- Creating and maintaining a balanced town community
- Accommodating growth, housing need and university expansion
- Managing student growth

b. Economic: Achieving a sustainable economy

- Supporting sustainable growth
- Promoting marine, creative and digital industries
- Regenerating the town centre

c. Environmental: Living within environmental limits

- Creating a better town centre environment
- Ensuring adequate provision of infrastructure
- Protecting valued green space
- Promoting leisure, recreation and culture
- Reducing the town's carbon footprint through the use of renewable and low carbon energy sources, energy saving design, and encouraging integrated transport solutions
- Avoiding increased vulnerability to the impacts of climate change, such as flooding, coastal change and changes to biodiversity and landscape
- Building on Falmouth's Plastic Free Coastline status

Key development areas

In order to achieve the plan, a balance between development and protection is proposed. Key areas, sites and open spaces were identified and analysed, and placed into broad categories as set out below:

- Periphery: Sites to North and East – housing expansion and creation of sustainable communities.
- Town centre: Central town sites – regeneration, parking and residential infill.
- Individual urban sites: Dispersed sites within boundary – enabling development, residential infill and community facilities.
- Coastal: Coastal and waterside sites – protection from development.
- Green corridors: Throughout the town – creation of new links and walkways, preservation of open space.

- Residential streets: HMO ‘hot spots’ and residential areas across Falmouth – restriction on conversions to HMOs through Article 4 Direction.

Policies and Guidance Notes

Falmouth’s urban extension (Periphery)

- To create sustainable communities by providing framework plans to help guide the development of Falmouth’s urban extensions
- To ensure the urban extensions are connected to the existing housing on the peripheries and to ensure these are supported with the necessary facilities
- To encourage the development of town houses and apartments in order to increase densities and improve the viability of providing affordable and social housing to meet identified needs
- To ensure good, high-quality design to the best current standards for sustainable building
- To ensure that the process of construction meets Considerate Contractor’s standards.
- To address Falmouth’s affordable and social housing needs

GUIDANCE NOTE HR 1: Guiding Principles for Falmouth Urban Expansion Developments

GUIDANCE NOTE HR 2: Guiding Principles for the Ashfield community

GUIDANCE NOTE HR 3: Guiding Principles for the Lower Kergilliack community

POLICY HR 4: Falmouth AFC Site

Urban capacity: infill housing and regeneration

- To ensure that the potential urban capacity of Falmouth to sustainably accommodate housing, regeneration, improvement and environmental enhancement is achieved

POLICY HR 5: Identified urban capacity sites

POLICY HR 6: Unidentified urban capacity sites

POLICY HR 7: Cohousing and self-build developments

The private rented sector and accommodating students

- To maintain community balance, and protect the character and amenity of residential areas that may be subject to changes of use to houses in multiple occupation;
- To minimise harm to the living conditions of existing residents of such areas;
- To maintain a diverse housing stock which caters for all sections of the population including families;
- To optimize the availability of private rented accommodation to meet the housing needs of all Falmouth’s residents, , including for affordable and social housing;
- To ensure that the economic benefits to be derived from the expansion of the Universities of Falmouth and Exeter are enabled to come forward for the benefit of Falmouth and Cornwall.
- To ensure that the likely growth in student numbers is absorbed in ways that are sustainable and work to the benefit of both Falmouth and the Universities
- To support the Cornwall Local Plan Site Allocations Development Plan Document strategy for student accommodation

POLICY HMO1 – Student Accommodation

POLICY HMO2 – Build to Rent Development

The Town Centre

To consolidate and enhance the ‘offer’ of Falmouth town centre as an attractive destination for shoppers, visitors and tourists through a Town Centre Strategy:

- Enhancing the quality of the public realm.
- Creating a pedestrian friendly, safe and accessible environment in the main streets through the town.
- Managing vehicle movements, deliveries, parking and support shuttle bus services.

- Increasing footfall and adding vitality to the town and its daytime, evening and night time activities through:
- support for existing and new businesses;
- infill development to improve vacant or underused premises;
- the use of upper storeys, space for residential, commercial and retail uses;
- Protecting and enhancing the historic environment and distinctive character of the Town Centre
- Ensuring that any redevelopment opportunities coming forward on the key sites (Quarry Car Park, Church Street Car Park, and Former TA site) contribute to the achievement of the town centre strategy.

POLICY TC 1 - The Falmouth Town Centre Strategy

POLICY TC 2: Church Street Car-Park

POLICY TC 3 - Quarry Car Park

POLICY TC 4: The Former TA Site

POLICY TC 5 – New uses for upper floors in the town centre

Business, Tourism and Employment

- To ensure Falmouth's future economic prosperity by providing new opportunities for industry, businesses, tourism, retail, and leisure, and the maintenance and development of existing port operations and related businesses'
- To ensure that the positive impacts arising from the presence of the Combined Universities is optimized
- To ensure that Falmouth's tourism infrastructure is enhanced to take into account modern visitor expectations and that the full potential of the towns cultural, environmental and social assets is released.
- To use the town's key assets (marine, learning, tourism industries and its essential character) to position Falmouth as a unique and sustainable place to live, work, visit and learn in.

POLICY BE 1: Supporting the Harbour, Port and Docks.

POLICY BE 2: Supporting Value Added Enterprises

POLICY BE 3: Tourism Facilities and Accommodation

POLICY BE 4: Protection of existing stock of holiday accommodation

POLICY BE 5: Small boat moorings and facilities

POLICY BE 6: Revival of Prince of Wales Pier

POLICY BE 7: Enhancing and Promoting the Moor

POLICY BE 8: Dracaena Community and Visitor facilities

POLICY BE 9: Supporting Festivals Infrastructure

POLICY BE 10: Small scale workshop development

POLICY BE 11: Innovation/home business hub

POLICY BE 12: Home based enterprise

POLICY BE 13: Intensification and Enhancement of Existing Employment Sites

Environment and Open Space

- To establish policy for the protection and enhancement of key and secondary open spaces
- To implement specific and general improvement plans for open spaces in the town
- To establish a Falmouth Green Corridor and introduce a Falmouth Garden Walk
- To establish a strategy for sports, play and recreation
- To identify additional space or sites for allotments and cemeteries
- To set out responsibilities for the management and maintenance of open spaces, and support or establish management groups for open spaces and beaches.

POLICY FOS 1: Protection of key open spaces:

POLICY FOS 2: Assessment of secondary open spaces:

POLICY FOS 3: Specific Improvement Projects for Pendennis Point and Falmouth Seafront.

POLICY FOS 4: Green Corridor and Gardens Walk

POLICY FOS 5: General open spaces and sports, play and recreation facilities

POLICY FOS 6: Funding

GUIDANCE NOTE FOS 7: Provision of municipal facilities –Cemeteries and Allotments:

Transport and Connectivity

- To provide a good public transport service to serve the town and its peripheries
- To encourage the use of more sustainable modes of transport through the provision of safe, well-lit and maintained cycle routes and footpaths
- To locate and improve car parking to serve the town centre and increase its footfall and economic viability

POLICY TCON 1: Sustainable transport measures in new development

POLICY TCON 2: Sustainable transport measures in the Town Centre

GUIDANCE NOTE TCON 3: Sustainable transport and peripheral development sites.

Culture & leisure

- Supporting the cultural sector in Falmouth and influencing development proposals to ensure that they respect or enhance cultural interests that help to build a sustainable and balanced community.
- Building or improving places and spaces for the delivery of cultural and health and wellbeing activities thereby tackling deprivation, raising/delivering expectation and ensuring services are adequate for Falmouth and the surrounding area, including a 'cultural hub'
- Supporting creativity, innovation and the creative industries by enabling the provision of space and facilities that help to embed creative industries as an essential and accepted part of Cornwall's economy.
- Developing ways of funding the cultural sector, through planning agreements and community infrastructure levy, and the provision of opportunities for cultural expression through development.
- Introducing measures that support and help develop community arts and the 'festival culture'

POLICY CUL 1: Development of new and regeneration of cultural facilities

POLICY CUL 2: Protection of existing venues

POLICY CUL 3: Cultural expertise in new development.

POLICY CUL 4: Cultural use of Open Spaces

Health and well-being

- To assist in ensuring that the medical and health facilities required to meet the future needs of Falmouth and its adjoining communities are available locally.

POLICY HA 1: Support for the provision of health and social facilities.

Design & Historic Environment

- To ensure that development is designed to the highest standards and respects its setting and surroundings
- To enhance the character of the town, its built environment, views, vistas and open spaces
- To promote place-making, local distinctiveness, and enhance and protect the historic environment of the town

POLICY DG 1: Design in housing proposals.

POLICY DG 2: Design in Development generally.

POLICY DG 3: Design and local distinctiveness in the historic core

POLICY DG 4: Design and local distinctiveness outside the historic core

POLICY DG 5: Shop front design and signage

POLICY DG 6: Design and the historic environment

POLICY DG 7: Design in the Conservation Area.

POLICY DG 8: Development within the setting of the Conservation Area.

POLICY DG 9: Trees and large tree-like shrubs in the Conservation Area

POLICY DG10: Historic Parks and Gardens.

POLICY DG 11: Impact on Views and Vistas.

PROJECT DG 11: Views and Vistas.

POLICY DG 12: Local Listing of Non-Designated Heritage Assets.

Project DG 12: Local Listing Project.

6. initial scoping for potential direct and indirect impacts on European sites

6.1 Forms of potential short and long-term impacts from development:

Impact	Development actions and activities
Direct Habitat Loss and Fragmentation (of European site or functionally linked habitat)	<ul style="list-style-type: none">• Direct land take.• Land take of supporting, functionally linked habitats.• Introduction of barriers to migration of key species due to physical obstruction or disturbance effect.
Changes to Water Resources/flow and quality	<ul style="list-style-type: none">• Sewage and industrial effluent discharges from new developments.• Abstraction to secure water supplies for planned growth.• Land drainage to enable development.• Piling to support development.• Flood and coastal risk management development (for example, implementation of new flood defences).
Coastal Squeeze	<ul style="list-style-type: none">• Development in locations that would compromise natural processes or managed retreat projects.
Changes to Air quality	<ul style="list-style-type: none">• Increase in atmospheric pollutants including dust and nitrogen deposition.
Recreational Pressure	<ul style="list-style-type: none">• Recreational pressures resulting in increased visits causing for example, trampling of interest features, eutrophication and disturbance (from for example, dog walking).
Disturbance	<ul style="list-style-type: none">• Construction and operation in proximity to sensitive features may result in disturbance impacts (noise, lighting, and vibration, visual).

6.2 Conservation Objectives for each Natura 2000 site in Zone of Influence. Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to (achieving Favourable Conservation Status of its Qualifying Features (SAC) / achieving the aims of the Wild Birds Directive (SPA)), by maintaining or restoring:

CO (i) Fal and Helford SAC: The extent and distribution of qualifying natural habitats and habitats of qualifying species; The structure and function (including typical species) of qualifying natural habitats; The structure and function of the habitats of qualifying species; The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; The populations of qualifying species; and The distribution of qualifying species within the site.

CO (ii): Carrine Common SAC: The extent and distribution of qualifying natural habitats; The structure and function (including typical species) of qualifying natural habitats; and The supporting processes on which qualifying natural habitats rely.

CO (iii) Falmouth Bay to St.Austell Special Protection Area. The extent and distribution of the habitats and the habitats of qualifying species; The structure and function of the habitats of qualifying species; The supporting processes on which the habitats of qualifying species rely; The populations of qualifying species; and the distribution of qualifying species within the site.

Site Name, Designation, Size and Code Conservation Objectives (keyed as CO (i) / CO (ii) / CO (iii))	Qualifying Feature / Interest Feature		Typical Site Vulnerabilities / Key Issues and Threats to Integrity
	Habitat	Species	
<p>Fal and Helford SAC, UK0013112 (6387.8 ha)</p> <p>CO (i) described in footnote ¹⁰.</p> <p>NB The Lower Fal and Helford Intertidal SSSI is also present</p>	<p><i>Primary:</i> Sandbanks which are slightly covered by sea water all the time; Mudflats and sandflats not covered by seawater at low tide; Large shallow inlets and bays; and Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>).</p> <p><i>Secondary:</i> Estuaries; and Reefs</p>	<p><i>Primary:</i> Shore dock (<i>Rumex rupestris</i>)</p>	<p>Recreation; port development; maintenance dredging are all identified as key issues.</p> <p>Succession: scrub invasion is a key threat. Water quality is a key issue.</p> <p>Subtidal sandbanks, intertidal mudflats/sandflats, large shallow inlets and bays, reefs and estuaries are not susceptible to trampling/walkers but are susceptible to abrasion from boating and anchoring and to disturbance from bait digging (primarily commercial). Saltmarsh habitat does have some vulnerability to trampling. Shore dock is theoretically vulnerable but is not in accessible walking areas.</p> <p>Recreational canoeing, sailing, diving, rowing, water skiing and windsurfing occur but the current Fal and Helford SAC Management Scheme considers these are manageable¹⁴; the Management Scheme indicates that the potential for recreational impact is less than for commercial activities, the latter of which are more of a concern. Access points to the Fal and Helford SAC are limited, with main slipways at Falmouth and St Mawes, and launching points further up the estuary severely limited by the tide.</p> <p>The number of sailing boats is limited by the availability of moorings and not affected by an increase in population, but informal access and anchoring of boats away from moorings could affect eel grass and maerl beds.</p> <p>Maintenance of good water and sediment quality are key issues (balance of fresh and saline inputs and avoidance of nutrient enrichment). Maintenance of transition habitats required (sufficient space to allow for managed retreat of intertidal habitats and to avoid coastal squeeze).</p> <p>The site is vulnerable to recreational disturbance, including fishing, bait digging, development of moorings, non-motorised land and water craft, bower boating and sailing, wind and kite surfing, horse riding and walking. The site has been identified in the Local Plan HRA as potentially requiring a strategic approach to mitigation for in-combination effects as a result of recreational disturbance (sub- tidal sandbanks, estuaries, shallow inlets and bays). In-combination visits from residents occupying housing within 10 km is considered likely to result in significant effects.</p>
<p>Falmouth Bay to St.Austell Bay SPA (29403.26 ha)</p> <p>CO (iii) described in footnote ¹⁰.</p>	N/a	<p>Black-throated diver (<i>Gavia arctica</i>) - wintering</p> <p>Great northern diver (<i>Gavia immer</i>) - wintering</p> <p>Slavonian grebe (<i>Podiceps auritus</i>) - wintering</p>	<p>Falmouth Bay to St Austell Bay SPA is on the south coast of Cornwall, covering the marine environment incorporating five shallow, sandy bays; Falmouth Bay, Gerrans Bay, Veryan Bay, Mevagissey Bay and St Austell Bay. It also includes Carrick Roads, an estuarine area which meets the sea between Falmouth and St Mawes, and part of the tidal Helford River. The river complex areas are part of a ria system typified by steep sides and slow tidal currents, with subtidal rocky shores and exposed intertidal mud on creeks and river branches. The diversity of marine habitats is reflected in existing statutory protected area designations, some of which overlap or abut the SPA.</p> <p>The use of nets, and noise/visual disturbance from vessels in commercial fisheries is a likely issue for the interest features. Loss/damage to supporting habitats from fisheries/anchoring of vessels may also occur.</p>

Site Name, Designation, Size and Code Conservation Objectives (keyed as CO (i) / CO (ii) / CO (iii))	Qualifying Feature / Interest Feature		Typical Site Vulnerabilities / Key Issues and Threats to Integrity
	Habitat	Species	
			Recreation is not considered likely to be a major threat as a result of the majority of activities occurring during the summer months when interest features are not present.
Carrine Common SAC, UK0012795 (45.86 ha) CO (ii) described in footnote 10.	<i>Primary:</i> Temperate Atlantic wet heaths with <i>Erica ciliaris</i> and <i>Erica tetralix</i> . <i>Secondary:</i> European dry heaths.	N/A	Maintenance of habitat mosaic and structural diversity is important for overall functioning. There should be no decline in overall area of habitat or extent of heathland components. Succession; scrub invasion is a key threat (grazing management used as control). Maintenance of hydrological regime is a key issue. Public access that results in physical disturbance (trampling), fly tipping, and uncontrolled fires is a key threat. Recreational disturbance is not currently identified as a key issue. This is reflected in the Cornwall Local Plan HRA.

7. The likely significance of any effects of the Falmouth NDP on European sites.

7.1 Natural England's Supplementary Advice on Conservation Objectives gives detailed information on attributes which are ecological characteristics or requirements of the designated species and habitats within a site and describes the targets which are to be met to achieve favourable status within the site:

A. The Fal and Helford SAC. The advice for the Fal and Helford SAC can be found via this link: [Supplementary Advice](#).

Site Improvement Plans, provides a high-level overview of the issues (both current and predicted) affecting the condition of the Natura 2000 features on the site(s) and outlines the priority measures required to improve the condition of the features. The detail for the Fal and Helford SPA is given here: [SIP](#)

B. Falmouth Bay to St Austell Bay SPA. The advice for Falmouth to St Austell Bay SPA is still being prepared, but will be available shortly here: [Supplementary Advice](#). There is as yet no SIP.

C. Carrine Common SAC. The Supplementary Advice for this site is available here: [Supplementary Advice](#). SIP for this area is available here: [SIP](#)

Using these documents we have assessed the evolving strategy of the Falmouth NDP to ensure that it avoids causing significant effects on the European protected sites in the locality. This assessment has then informed policy development.

7.2 Table 1 below is adapted from the SIP and shows the prioritised issues for the site, the features they affect, the location of those features within the European Site and an analysis of the potential of the NDP strategy to cause significant effects. Table 2 looks at key NDP policies in more detail and suggests appropriate methods of avoiding or mitigating such effects.

TABLE 1: POTENTIAL OF THE NDP TO CAUSE LIKELY SIGNIFICANT EFFECTS					
Priority	Issue	Pressure or Threat	Features affected	Distribution	Impact of NDP
A. The Fal and Helford SAC.					
1	Marine consents and permits: shipping	Threat	H1110 Subtidal sandbanks, H1170 Reefs	<p>Subtidal sandbanks are widespread throughout the site. In the Fal, sandbanks cover a large proportion of the Carrick Roads, extending into the mouth of the Percuil River. In Falmouth Bay, sandbank features can be found throughout the bay and found both close inshore and offshore up to the site boundary. These features also extend from Falmouth Bay reaching far up the Helford.</p> <p>Intertidal reefs are found both along the more exposed open coastline of the site particularly at the mouths of both the Fal and Helford and along the sheltered estuarine shores .</p> <p>Subtidal reef is found from mid-estuary areas such as Turnaware Bar in the Fal to deeper circalittoral reefs in Falmouth Bay.</p>	The NDP does not influence marine consents or commercial shipping. Early drafts of the NDP included support for harbour dredging and commercial activities, but following consideration of the SAC, this has been removed from current draft.
2	Invasive species	Threat	H1110 Subtidal sandbanks, H1130 Estuaries, H1140 Intertidal	Subtidal sandbanks widespread - as above The Estuaries comprise the upper reaches of the Fal and the Helford along with any subsequent creeks and tributaries.	This issue relates to Pacific oyster – not influenced by the NDP

TABLE 1: POTENTIAL OF THE NDP TO CAUSE LIKELY SIGNIFICANT EFFECTS					
Priority	Issue	Pressure or Threat	Features affected	Distribution	Impact of NDP
			mudflats and sandflats, H1170 Reefs	In the Fal, intertidal mudflats are generally found up river from the King Harry Ferry and in the upper Percuil River as well as in more sheltered areas in the lower estuaries such as Place Cove. Reefs – as above	
3	Water Pollution	Pressure	H1110 Subtidal sandbanks, H1130 Estuaries, H1140 Intertidal mudflats and sandflats, H1160 Shallow inlets and bays, H1170 Reefs, H1330 Atlantic salt meadows, S1441 Shore dock	H1110 Subtidal sandbanks, H1130 Estuaries, H1140 Intertidal mudflats and sandflats – as above The 'Large shallow inlets and bays' of the site cover the inshore areas of Falmouth Bay, the Carrick Roads, and the lower Helford. Atlantic Salt Meadows Saltmarsh is present within the site fringing the extremely sheltered upper creeks of both estuaries, with more extensive areas found in the Fal. Shore dock has been found at five sites within the Fal and Helford SAC: Great Molunan (near St Anthony Head), Raven's Hole (about 1 km south of Portscatho), Peter's Splash (about 0.5 km south of Portscatho), Porthbean Beach, and Pendower Beach	The majority of freshwater runoff is from farming practices – not related to the NDP. Former mining activity can raise the levels of contaminants in run off, but this is upstream and outside the NDP area. Current building regulations will control water attenuation for development sites. This is likely to lead to an improvement in the control of runoff compared to the current situation, since the main areas likely to be developed within the NDP area are previously developed sites and predominantly carparks. Development of these sites would lead to better water attenuation and reduce run off. Policy could include a reference to the need to attenuate runoff because of the SAC, although this is already controlled through building regulations. See also priority 11

TABLE 1: POTENTIAL OF THE NDP TO CAUSE LIKELY SIGNIFICANT EFFECTS					
Priority	Issue	Pressure or Threat	Features affected	Distribution	Impact of NDP
4	Public Access/Disturbance (general access)	Pressure	H1110 Subtidal sandbanks	Subtidal sandbanks are widespread throughout the site. In the Fal, sandbanks cover a large proportion of the Carrick Roads, extending into the mouth of the Percuil River. In Falmouth Bay, sandbank features can be found throughout the bay and found both close inshore and offshore up to the site boundary. These features also extend from Falmouth Bay reaching far up the Helford.	The NDP encourages access to the waterfront in Falmouth, but this is not identified as an area of the SAC where this is a pressure or threat. A strategic solution is in place for general increase in recreational pressure, through Policy 22 of the Cornwall local plan. A previous draft of the NDP included a policy TC2 to increase the number of access points to the water, including pontoons and slipways at Church Street car park. Following consideration of the impacts on the SAC, this element has been removed from the NDP. Policies are included to set criteria for small boat access and facilities (BE5) and revitalize the Prince of Wales Pier (BE6) , neither of which will add to the pressure and may positively help to manage it.- see following section.
5	Siltation	Pressure	H1110 Subtidal sandbanks, H1130 Estuaries, H1140 Intertidal mudflats and sandflats, H1160 Shallow inlets and bays, H1170	The affected features are widespread within the SAC - See above	For both the Fal and the Helford peak turbidity levels are in the upper reaches where there are significant silt deposits, however suspended solids in discharges, chemical flocculation and plankton could be additional sources to the levels in the upper Fal

TABLE 1: POTENTIAL OF THE NDP TO CAUSE LIKELY SIGNIFICANT EFFECTS					
Priority	Issue	Pressure or Threat	Features affected	Distribution	Impact of NDP
			Reefs, H1330 Atlantic salt meadows, S1441 Shore dock		This is outside the NDP area and not influenced by any activities encouraged by NDP policy.
6	Public Access/Disturbance (moorings)	Pressure / Threat	H1110 Subtidal sandbanks, H1130 Estuaries, H1160 Shallow inlets and bays	The affected features are widespread within the SAC - See above	Consent for additional moorings is controlled by the Harbour Commissioners and is beyond the remit of the NDP. Policies are included in the NDP to set criteria for small boat access and facilities (BE5) and revitalize the Prince of Wales Pier (BE6) , neither of which will add to the pressure and may positively help to manage it.- see following section
7	Marine consents and permits: channel maintenance	Pressure	H1110 Subtidal sandbanks, H1130 Estuaries, H1140 Intertidal mudflats and sandflats, H1160 Shallow inlets and bays	The affected features are widespread within the SAC - See above	Marine consents and permits are beyond the remit of the NDP. Early drafts of the NDP included support for harbour dredging and commercial activities, but following consideration of the SAC, this has been removed from current draft.
8	Fisheries: Recreational marine and estuarine	Pressure/threat	H1130 Estuaries, H1140 Intertidal mudflats and sandflats	The affected features are widespread within the SAC - See above	Fishing is one of the recreational activities surveyed by Cornwall Council European Sites Mitigation study, which informs Policy 22 of the Cornwall Local Plan and the related SPD. A strategic solution is in place.

TABLE 1: POTENTIAL OF THE NDP TO CAUSE LIKELY SIGNIFICANT EFFECTS					
Priority	Issue	Pressure or Threat	Features affected	Distribution	Impact of NDP
9	Invasive species	Threat	H1110 Subtidal sandbanks, H1130 Estuaries, H1160 Shallow inlets and bays, H1170 Reefs	The affected features are widespread within the SAC - See above	Invasive species caused by commercial shipping are outside the remit of the plan. For potential invasive species as a result of increased recreation a strategic solution is in place, through Policy 22 of the Cornwall Local Plan. Among the mitigation measures are information boards, leaflets and wardening advice to encourage scrubbing down of boats to avoid contamination.
10	Fisheries: Commercial marine and estuarine	Pressure	H1170 Reefs	<p>Intertidal reefs are found both along the more exposed open coastline of the site particularly at the mouths of both the Fal and Helford and along the sheltered estuarine shores .</p> <p>Subtidal reef is found from mid-estuary areas such as Turnaware Bar in the Fal to deeper circalittoral reefs in Falmouth Bay.</p>	Commercial fishing is outside the remit of the NDP. The NDP does not contain policies to encourage commercial fishing activity.
11	Water Pollution	Pressure	H1110 Subtidal sandbanks, H1130 Estuaries, H1140 Intertidal mudflats and sandflats, H1160 Shallow inlets and bays, H1170	<p>The affected features are widespread within the SAC.</p> <p>Salinity is variable within the site. This is affected by freshwater runoff, however both the Fal and the Helford have low freshwater input. The Fal has a more varied salinity decreasing at low tide with distance up the estuary. Temperature of the surrounding water is seasonally and</p>	The NDP is likely to have a positive impact on runoff – see Priority 3

TABLE 1: POTENTIAL OF THE NDP TO CAUSE LIKELY SIGNIFICANT EFFECTS					
Priority	Issue	Pressure or Threat	Features affected	Distribution	Impact of NDP
			Reefs, H1330 Atlantic salt meadows, S1441 Shore dock	annually variable due to the influence of the Gulf Stream For both the Fal and the Helford peak turbidity levels are in the upper reaches where there are significant silt deposits, however suspended solids in discharges, chemical flocculation and plankton could be additional sources to the levels in the upper Fal	
12	Fisheries: Private	Threat	H1110 Subtidal sandbanks, H1140 Intertidal mudflats and sandflats	Subtidal sandbanks - widespread The Estuaries comprise the upper reaches of the Fal and the Helford along with any subsequent creeks and tributaries. In the Fal, intertidal mudflats are generally found up river from the King Harry Ferry and in the upper Percuil River as well as in more sheltered areas in the lower estuaries such as Place Cove.	The private fisheries identified in the SIP are outside the NDP area and not influenced by NDP policy.
13	Fisheries: Commercial marine and estuarine	Pressure	H1110 Subtidal sandbanks	Subtidal sandbanks - widespread	Commercial fishing is outside the remit of the NDP. The NDP does not contain policies to encourage commercial fishing activity.
14	Fisheries: Commercial marine and estuarine	Pressure	H1110 Subtidal sandbanks, H1140 Intertidal mudflats and sandflats	Subtidal sandbanks - widespread The Estuaries comprise the upper reaches of the Fal and the Helford along with any subsequent creeks and tributaries.	Commercial fishing is outside the remit of the NDP. The NDP does not contain policies to encourage commercial fishing activity.

TABLE 1: POTENTIAL OF THE NDP TO CAUSE LIKELY SIGNIFICANT EFFECTS					
Priority	Issue	Pressure or Threat	Features affected	Distribution	Impact of NDP
				In the Fal, intertidal mudflats are generally found up river from the King Harry Ferry and in the upper Percuil River as well as in more sheltered areas in the lower estuaries such as Place Cove.	
15	Air Pollution: risk of atmospheric nitrogen deposition	Threat	H1130 Estuaries, H1330 Atlantic salt meadows, S1441 Shore dock	Shore dock has been found at five sites within the Fal and Helford SAC: Great Molunan (near St Anthony Head), Raven's Hole (about 1 km south of Portscatho), Peter's Splash (about 0.5 km south of Portscatho), Porthbean Beach, and Pendower Beach	For Shore Dock specifically: Current known locations of Shore Dock are outside the NDP area. There may be scope for the plant to flourish on small rocky platforms or low wave-cut rocks fringing the backs of the beaches at Falmouth, (its typical location) The NDP does not contain policies that would impact on this. For the estuary as a whole, the open, coastal nature of Falmouth's location and the prevailing south westerly winds give general protection against air pollution. The HRA of the Cornwall Local Plan considered air pollution and nitrogen deposits and screened out the Fal and Helford SAC for significant effects. The NDP does not include policies which increase development or traffic flow above the Cornwall Local plan strategy.
16	Invasive species	Threat	H1110 Subtidal sandbanks, H1130 Estuaries, H1160 Shallow	Subtidal sandbanks as above The Estuaries comprise the upper reaches of the Fal and the Helford along with any subsequent creeks and tributaries.	Invasive species caused by commercial shipping are outside the remit of the plan. For potential invasive species as a result of increased recreation a strategic solution is in

TABLE 1: POTENTIAL OF THE NDP TO CAUSE LIKELY SIGNIFICANT EFFECTS					
Priority	Issue	Pressure or Threat	Features affected	Distribution	Impact of NDP
			inlets and bays, H1170 Reefs	In the Fal, intertidal mudflats are generally found up river from the King Harry Ferry and in the upper Percuil River as well as in more sheltered areas in the lower estuaries such as Place Cove.	place, through Policy 22 of the Cornwall local Plan.
B. Falmouth Bay to St Austell Bay SPA					
	For this Special Protection Area (SPA) site, Natural England is currently in the process of developing a Conservation Advice package.				
			A002. Gavia arctica; Black-throated diver (Non-breeding) A003. Gavia immer; Great northern diver (Non-breeding) A007. Podiceps auritus; Slavonian grebe (Non-breeding)	The qualifying features are widespread within the SPA which covers the area below mean high water between Nare Point and east of Gribbin Head, including intertidal parts of the Helford River and Fal complex except for where the intertidal branches of the Fal complex do not support interest features; here the boundary spans the river or creek at its widest extent. The seaward boundary traces the 41 m depth contour of the seabed, meaning it extends approximately between 2.5 and 11 km from the landward boundary into the marine environment.	The SPA is outside the NDP area. However, the NDP and SPA abut along the Falmouth Bay/Pendennis Headland high watermark. No proposals for development are included within the Plan in this area. No direct recreational pathway is identified, whilst the small number of new dwellings likely to result from Policies HR4, 5, and 6 will not add significantly add to the quantum of development within the Zone of Influence there are possible in-combination LSE. However a strategic solution for this is already in place, through Policy 22 of the Cornwall Local Plan.

TABLE 1: POTENTIAL OF THE NDP TO CAUSE LIKELY SIGNIFICANT EFFECTS					
Priority	Issue	Pressure or Threat	Features affected	Distribution	Impact of NDP
C. Carrine Common SAC.					
1	Inappropriate scrub	Pressure	H4020 Wet heathland with Dorset heath and cross-leaved heath, H4030 European dry heaths	Consists of Dorset heath within lowland dry heath, dominated by heather (ling), bell heather, western gorse and bristle bent, occurring widely across the site.	Pressure results from potential invasive species as a result of increased recreation. No recreational pathway identified at Carrine Common SAC from sites in the Falmouth NDP. Residents of Falmouth likely to use closer sites for recreational use. Also a strategic solution is in place, through Policy 22A of the Cornwall local Plan.
2	Direct impact from 3rd party	Pressure	H4020 Wet heathland with Dorset heath and cross-leaved heath, H4030 European dry heaths	As above.	No recreational pathway identified at Carrine Common SAC from sites in the Falmouth NDP. Residents of Falmouth likely to use closer sites for recreational use. Also a strategic solution is in place, through Policy 22A of the Cornwall local Plan.
3	Air Pollution: risk of atmospheric nitrogen deposition	Pressure	H4020 Wet heathland with Dorset heath and cross-leaved heath, H4030 European dry heaths	As above	It is considered unlikely that significant effects as a result of air quality disturbance will arise from the Falmouth NDP provisions given the <8 km distance from Carrine Common and the significant intervening urban and industrial areas present.

TABLE 1: POTENTIAL OF THE NDP TO CAUSE LIKELY SIGNIFICANT EFFECTS					
Priority	Issue	Pressure or Threat	Features affected	Distribution	Impact of NDP
4	Public Pressure Access/Disturbance	Pressure	H4020 Wet heathland with Dorset heath and cross-leaved heath, H4030 European dry heaths	As above	No recreational pathway identified at Carrine Common SAC from sites in the Falmouth NDP. Residents of Falmouth likely to use closer sites for recreational use. Also, a strategic solution is in place, through Policy 22A of the Cornwall local Plan.

Table 2: Site Specific Assessment

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
Policy HR4	<ul style="list-style-type: none"> Fal and Helford SAC within 1.9 km Falmouth Bay to St Austell Bay SPA within 2.3 km Carrine Common further than 10 km 	<p>No direct habitat loss will occur.</p> <p>No loss of supporting habitat or fragmentation will occur (site is > 1.9 km distant from the closest European site and outside of the estuary corridor and open water area).</p>	<p>It is considered unlikely that significant effects as a result of noise / vibration disturbance will arise at this distance with significant intervening urban and industrial areas present.</p>	<p>It is considered unlikely that significant effects as a result of air quality or water quality/flow impacts (during construction or operation) will arise at this distance with significant intervening urban and industrial areas present</p>	<p>It is considered unlikely that significant effects as a result of air quality or water quality/flow impacts (during construction or operation) will arise at this distance with significant intervening urban and industrial areas present</p>	<p>It is considered unlikely that significant effects as a result of visual disturbance will arise at this distance with significant intervening urban and industrial areas present.</p>	<p>No recreational pathway identified to Carrine Common SAC or Falmouth Bay to St.Austell Bay SPA.</p> <p>Most of the interest features of Fal and Helford SAC are not vulnerable to recreational pressure from trampling: the main designated habitat of vulnerability to this impact is saltmarsh, which is present in restricted areas of the SAC away from the NDP area. The interest features - sub tidal sand banks, intertidal mudflats, large</p>

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
							shallow inlets and bays, reefs and estuaries are however susceptible to public access/disturbance resulting in abrasion from boating and anchoring and to disturbance from bait digging (albeit primarily commercial).
	<p>SUMMARY AND POLICY CONSIDERATIONS ARISING</p> <p>It is considered unlikely that significant effects as a result of air or water quality impacts or noise/vibration/visual disturbance will arise within the already highly-urbanised environment this site is located within. Any potential construction-related impacts can be managed at project design level through the implementation of a CEMP</p> <p>A financial contribution towards the implementation of the management measures in accordance with policy 22 of the Local Plan and as outlined in the forthcoming SPD would provide the most appropriate mitigation for recreational disturbance as a result of these allocations in- combination with other housing development. This has already been agreed as part of Cornwall Council's strategic solution</p> <p>South West Water has confirmed to CC that development envisaged within the catchments of these STWs can be accommodated without a requirement to increase the discharge consent volumes, or that if an increase in consented discharge volumes is required that this can be achieved without a deterioration in downstream water quality. To safeguard the SAC reflecting current controls through existing discharge consents a policy clause is proposed to ensure there is sufficient consented sewage treatment capacity available to avoid adverse impact on the Fal & Helford SAC</p> <p>Policy to be amended to:</p> <p>POLICY HR 4: Falmouth AFC Site.</p>						

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
	<p>1. The redevelopment of the Football Club site will be supported only if:</p> <ul style="list-style-type: none"> I. Alternative provision of at least equal standard can be provided in a location that is accessible by walking, cycling or public transport, and does not result in an increase in off-site parking. II. The development is for a mixed use with 100+dph apartments and a local shopping and services centre. III. Traffic calming and shared space arrangements where feasible on Bickland Water Road are implemented to create a street and safe connection to the Lower Kergillack site opposite. IV. An appropriate contribution to mitigate against water based recreational impacts at the SAC, to be agreed and secured before PP is granted. V. There is sufficient consented sewage treatment capacity to ensure no adverse impact on the Fal and Helford SAC <p>2. A Construction Environment Management Plan (CEMP) will be required at the detailed project design stage to demonstrate that any significant effects upon the Fal & Helford SAC arising from construction processes are avoided or appropriately mitigated, to be agreed before development is commenced.</p>						
Policy HR5	<ul style="list-style-type: none"> • Fal and Helford SAC within 150m to 1.5km • Falmouth Bay to St Austell Bay SPA within 150m to 1.5km • Carrine Common further than 10 km 	As per HR4 above	As per HR4 above	As per HR4 above	As per HR4 above	As per HR4 above	As per HR4 above
SUMMARY AND POLICY CONSIDERATIONS ARISING							

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
	<p>As HR4 above</p> <p>Logically as it sets the broad criteria for urban capacity sites coming forward, HR5 should be moved to come after the original HR6, and renumbered appropriately.</p> <p>Reword Policy as follows: POLICY HR 5: Identified urban capacity sites: The following sites, which are identified as having significant potential for regeneration and improvement, should if they come forward, include new homes or a mixture of uses that contribute to the aims of this NDP:</p> <ol style="list-style-type: none">1. Backlands around Gyllyng and New Streets and Smithwick Hill (B16)2. Hospital and Health Centre (C21 & C22)3. Adult Education Site and Playing Fields (C24 & C25)4. Falmouth RFC (C26)5. Car park next to Trelawny House (C32) <p>In addition to the requirements set out in HR6, proposals for these sites should include masterplan for the site and its setting informed by a full Historic Environment Impact Assessment including the wider impacts on the townscape, landscape and Conservation Area (which should comply with Cornwall Council’s draft Historic Environment SPD).</p>						
Policy HR6	<ul style="list-style-type: none">• Fal and Helford SAC within 200m to 1.5km• Falmouth Bay to St Austell Bay SPA within 150m to 1.5km• Carrine Common further than 10 km	As above	As above	As above	As above	As above	As above

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
	<p>SUMMARY AND POLICY CONSIDERATIONS ARISING</p> <p>As for HR 4 above, plus amendment of policy as follows:</p> <p>POLICY HR 6 : Criteria for Urban Capacity sites</p> <p>1. Unallocated sites coming forward for housing development and mixed-use regeneration will be supported where they are at the highest appropriate densities, taking into account:</p> <p> I. The issues identified in the relevant site assessments in Sections B & C of the Strategy and Housing Report; and</p> <p> II. The Design guidance given in Section 11 (Policies DG 1 and DG2); and</p> <p> III. The Local Distinctiveness guidance given in Section 11, (Policies DG 3 and 4); and where appropriate</p> <p> IV. The Historic Environment and Conservation Area guidance given in Section 11 (Policies DG6, 7 and 8) requiring an assessment of the significance of any heritage assets affected, (including any contribution made by their setting), the potential impact of the proposal on those assets, and the effectiveness of the mitigation proposed.</p> <p> V. Impact on the Port of Falmouth operations</p> <p>2. Applications should be accompanied by detailed Design and Access Statements which clearly demonstrate how the proposal meets the considerations given above.</p> <p>3. An appropriate contribution to mitigate against water based recreational impacts at the SAC, to be agreed and secured before PP is granted.</p> <p>4. Development shall ensure there is sufficient consented sewage treatment capacity to ensure no adverse impact on the Fal & Helford SAC</p> <p>5. Proposals should ensure that surface water drainage is designed and managed to ensure no adverse effect on the Fal and Helford SAC.</p> <p>6. A Construction Environment and Management Plan (CEMP) will be produced and agreed with the Council prior to commencement on site. The CEMP must ensure that any adverse impacts on the Fal & Helford SAC are avoided or appropriately mitigated</p>						
Policy TC1	<ul style="list-style-type: none">Fal and Helford SAC within 10m to 100MFalmouth Bay to St Austell Bay SPA within 1 kmCarrine Common further than 10 km	Policy is overarching strategy including several matters (points 1 and 2) described in more detail in separate policies (see below). Remainder of policy relates to public realm improvements, reduction of traffic and sustainable transport, all of which will have no impact on habitats and will reduce noise and vibration, allow for the introduction of more sustainable drainage arrangements, reduce emissions near to the SAC, and reduce visual disturbance.				Not relevant	

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
	SUMMARY AND POLICY CONSIDERATIONS ARISING Apart from points 1 and 2 in Policy TC1, which are considered below, it is unlikely to have any negative impact on European sites.						
Policy TC2	<ul style="list-style-type: none"> Fal and Helford SAC immediately adjacent Falmouth Bay to St Austell Bay SPA within 1 km Carrine Common further than 10 km 	<p>Policy TC2 is not intended to be an allocation as such but to set the broad criteria by which proposals for the regeneration of the site will be considered. However the following points are relevant:</p> <ol style="list-style-type: none"> There is not likely to be habitat loss/degradation/fragmentation to habitat as the qualifying features are not in proximity to the site. There is not likely to be greater noise, vibration and visual disturbance as the qualifying features are not in proximity to the site. Furthermore the general waterfront area is already a very active zone with many boat and ship movements and frequent festivals on waterfront sites. Currently the car park and adjoining properties waste water drain into the existing system or directly into the Fal. The limited redevelopment of the site and the use of modern sustainable drainage will reduce and clean these flows, potentially benefitting the SAC. Remediation of current subsurface contamination and pollution pathways (see below) will also assist. The removal of the majority of carparking will remove vehicle emissions from this part of the SAC, potentially benefitting the SAC. Desk top studies using detailed OS maps (1880 and 1935) show that part of the site was formally a gas works and gas storage area which has been capped by the development of the car park in the 1950s. In 2006 a leakage of oily residue from the harbour wall was observed, samples from which showed the presence of PAH rich oils associated with town gas manufacture. Subsequent investigations including borehole, pit, groundwater and other techniques of sampling confirmed that contamination was present from the former gasworks operation and decommissioning. In an EPA Act Section 78B Determination, Cornwall Council concluded in 2010 that pollution of Controlled Waters was occurring through direct discharge of tarry contaminants via the harbour wall and surface water drains and was likely to be occurring by the leaching of dissolved contaminants from the soil and via groundwater. <p>The Policy therefore supports developments which will remediate the pollution of Controlled Waters and requires a Contamination Remediation Strategy to be prepared as part of any proposals, and the submission and approval of a site remediation validation/completion report and a CEMP before development commences.</p>					<p>A previous draft of the NDP included a policy TC2 to increase the number of access points to the water, including pontoons and slipways at Church Street car park. Following consideration of the impacts on the SAC, this element has been removed from the NDP.</p>

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
		<p>SUMMARY AND POLICY CONSIDERATIONS ARISING.</p> <p>Policy TC2 is also revised to meet other comments relating to heritage matters, stress its function as a criteria-based policy rather than an allocation proposal, and update to take account of recent developments, and now reads as follows:</p> <p>POLICY TC 2: Church Street Car-Park</p> <p>Development options for the Church Street car park which regenerate the site as a high-quality public realm area in a way that assists the broader town centre strategy (Policy TC1), maximises economic, cultural and marine activity benefits to the community, and remediates pollution of Controlled Waters from buried contaminants, will be supported subject to the following conditions:</p> <p>1. Proposals to regenerate the site, to be set out in a master plan, must:</p> <ul style="list-style-type: none"> i. Generally be of a scale and character appropriate to this part of Falmouth, reflecting the sense of place and preserving and enhancing the historic character and setting associated with the site; ii. Show how the impact of the building in any views and vistas within, into, across and from the Conservation Area have been carefully considered (including longer views which may be significant due to the topography); iii. Keep most of the site open, restricting most development to the rear of the Church Street properties, to a scale, building line and orientation to be identified in the masterplan studies, that does not detract from the historic character of the existing properties and reflects uses historically associated with such locations; iv. Include a publicly accessible multi-use space with good access from Fish Strand Quay, Upton Slip and the central arched passage from Church Street which will allow for passive recreation, community activities and town events, support for maritime tourism, and include supporting infrastructure for pop-up units. v. Enhance the setting of Upton Slip, Fish Strand Quay, and Custom House Quay as historic locations, and provide interpretation of the wider historic setting associated with the site; vi. Support opportunities to restore and enhance heritage assets which adjoin the site; vii. Maintain and improve the permeability of pedestrian routes through/across the site which link to and from the Conservation Area and main shopping area of the town; viii. Retain car parking for disabled users, residents and businesses with ownership of parking spaces to the rear of the properties; ix. Maximise opportunities for rainwater harvesting, graywater (sullage) reuse and dry toilets to reduce run-off and waste water; x. Ensure that surface water drainage is designed and managed to ensure no adverse effect on the Fal and Helford SAC. xi. Take into account the Contamination Remediation Strategy required in 2.ii below. 					

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
	<p>2. Proposals must be supported by:</p> <p>i. A masterplan incorporating a full historic environment impact assessment, which demonstrates how the critical issues (such as impact on the Falmouth Conservation Area, the historic character and setting associated with the site and its surroundings, scale, form and shape, building line, orientation, materials and colours that reflects uses historically associated with the location and the impact of the development on views and vistas within, into and out of the Conservation Area) have been effectively responded to in the proposals.</p> <p>ii. A Contamination Remediation Strategy* to stop current and safeguard against any future pollution of nearby Controlled Waters (including the Fal & Helford SAC), comprising;</p> <p>a. An EPA 2010 Section 78B determination for the proposed use, identifying which parts of the site are contaminated and cause/are likely to cause pollution of the Controlled Waters;</p> <p>b. A Phase 2 investigation with options appraisal to identify the most appropriate means of remediation, and;</p> <p>c. A remediation scheme;</p> <p>The Contamination Remediation Strategy shall be undertaken by a person with recognized relevant qualification, sufficient experience in dealing with the type(s) of pollution, and membership of a relevant professional organization.</p> <p>iii. A flood impact assessment showing how the development will contribute to shoreline management objectives and remain sustainable in the long term;</p> <p>iv Evidence that there is sufficient consented sewage treatment capacity to ensure no adverse impact on the Fal & Helford SAC</p> <p>3. Any planning permission granted will be subject to Planning conditions/legal agreements requiring the submission and approval before construction commences, of:</p> <p>a. A site remediation validation/completion report to verify that remediation has been carried out effectively in accordance with the agreed scheme; and</p>						

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
	<p>b. A Construction Environment Management Plan demonstrating that any impacts upon the Controlled Waters (including the Fal & Helford SAC) arising from construction processes are avoided or appropriately mitigated. This should demonstrate how any contamination of the site associated with its former gasworks use is to be effectively managed during construction;</p> <p>4. An appropriate contribution to mitigate against water-based recreational impacts at the SAC of any residential accommodation (Including tourist accommodation) that might be included in proposals for the site, will be required in accordance with CLP Policy 22, to be agreed and secured before PP is granted.</p> <p>*Refer to ‘Land affected by Contamination – developers Guide and information requirements for planning applications, V1.1 July 2017’ by Cornwall Council</p>						
Policy TC3	<ul style="list-style-type: none">Fal and Helford SAC within 350mFalmouth Bay to St Austell Bay SPA within 1.4 kmCarrine Common further than 10 km	As per HR4 above, plus the following considerations; <ol style="list-style-type: none">There is not likely to be habitat loss/degradation/fragmentation to habitat as the qualifying features are not in proximity to the site. Although the site was a quarry, little buried pollution is anticipated on the basis of desk top studies which show no polluting uses to have been present (these studies include the Richard Thomas Map 1827, the 1841 Tithe Map, the 1880 and 1935 OS 25” maps, and RAF aerial photos from 1946).The use of SUDS drainage will improve run-off from the site, which is currently directly into the local sewerage and watercourse system, which at times of heavy rain has been known to flood and surcharge into the nearby river.Criteria for water-based recreation impacts and a CEMP for construction related impacts are included.					. As per HR4 above
	<p>SUMMARY AND POLICY CONSIDERATIONS ARISING.</p> <p>Policy TC3 is not intended to be an allocation as such but to set the broad criteria by which proposals for the regeneration of the site will be considered. No LSE are anticipated. The policy has been revised to meet other comments relating to heritage matters, stress its function as a criteria based policy rather than an allocation proposal, and update to take account of recent developments, and now reads as follows:</p>						

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
	<p>POLICY TC3 – QUARRY CAR PARK</p> <p>1. The redevelopment of The Quarry to include a high quality mixed-tenure residential / mixed use development and additional public car parking will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> a. Public car parking provision is maintained or increased as part of a strategic scheme with other parking sites, to enable significant reduction of parking at the Church Street site, plus additional need for parking spaces generated by the development. b. It is demonstrated that parking provision for any development is maintained to serve the town during the construction process. c. Additional accommodation on the top, edges or alongside the parking, is provided; d. The height of the development responds appropriately to the levels within the quarry and have particular regard to the relationship of any development with the residential and other neighbouring properties. It should not significantly rise above the height of buildings adjacent to the site to the detriment of views into, across and along the adjoining Conservation Area, nor alter the skyline of Falmouth to the detriment of views from the Cornwall AONB on the east side of the Penryn River. e. The design responds to the surrounding historical fabric in terms of the palette of materials, colours, proportions, scale and massing, motifs and detailing, using prompts from the buildings on The Moor built with materials sourced from the quarry. f. Appropriate attention is given to the potential for below ground contamination and demonstration that this can be appropriately addressed through the proposed development. g. Sustainable Urban Drainage solutions are to be implemented that minimises risk of flooding both on and off site, and which <ul style="list-style-type: none"> (i) have particular regard to the potential for flooding into the surrounding neighbourhoods, properties and the wider town; and (ii) ensure that surface water drainage is designed and managed to ensure no adverse effect on the Fal and Helford SAC. h. there is sufficient consented sewage treatment capacity to ensure no adverse impact on the Fal & Helford SAC <p>2. Planning permission for the development of only part of the site will not be granted unless it is in accordance with a masterplan / concept plan for the entire site and which demonstrates that the phased delivery of the site can be achieved without wider adverse impacts on the town centre, local residents, businesses and visitor parking.</p> <p>3. Development should consider the wider impacts on the built environment arising from high density development of this site. A high-quality design should be realized that does not generate any harmful impacts on the wider built environment or townscape of Falmouth. The scheme must effectively integrate the following issues:</p> <ul style="list-style-type: none"> i. A high level of security with private space and public space clearly defined. 						

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
	<p>ii. A street frontage and enclosure to any spaces or routes in or around the development, with overlooking windows and main entrances provided on these routes</p> <p>iii. The need to complement the views of the site from nearby streets and from longer views of the site considering the local topography:</p> <p>iv. The main pedestrian and vehicular access to the site must be from Quarry Hill, for both occupiers of development, visitors using the new car parking facility, and residents from the communities to the north and west of the site, in order to facilitate linkages for walking and cycling between the new development and facilities outside of the site area through clear and accessible routes from within and crossing the site towards the town centre.</p> <p>v. Well integrated open space which provides opportunities for enhanced biodiversity.</p> <p>4. . An appropriate contribution to mitigate against water based recreational impacts at the SAC is to be agreed and secured before PP is granted.5</p> <p>5. Designs shall conform to the Design and Historic Environment Policies in Section 11</p> <p>6. A Construction Environment and Management Plan (CEMP) will be produced and agreed with the Council prior to commencement on site. The CEMP must ensure that any adverse impacts on the Fal & Helford SAC are avoided or appropriately mitigated</p>						
Policy TC4	<ul style="list-style-type: none">Fal and Helford SAC within 200 mFalmouth Bay to St Austell Bay SPA within 550mCarrine Common further than 10 km	As per HR4 above, plus the following considerations; <div><div>1.</div><div>There is not likely to be habitat loss/degradation/fragmentation to habitat as the qualifying features are not in proximity to the site. Although the site was formerly a shipwrights yard and military installation, little buried pollution is anticipated on the basis of desk top studies (these studies include the ‘Burghley Map, c.1590, the 1773 map of Falmouth, reconstructed by Peter Gilson, the Richard Thomas Map 1827, the 1841 Tithe Map, the 1880 and 1935 OS 25” maps, and RAF aerial photos from 1946). The shipwright use was in the first half of the 19th Century when mostly wooden ships were constructed, and about a third of the site was a log pond (in common with many other developed sites in this area of Falmouth). The subsequent military use was mainly as a drill hall and ‘square-bashing’ area.</div></div> <div><div>2.</div><div>Criteria for water-based recreation impacts and a CEMP for construction related impacts are included.</div></div>				As per HR4 above	
	SUMMARY AND POLICY CONSIDERATIONS ARISING. Policy TC4 is revised to meet other comments relating to heritage matters, and update to take account of recent developments, and now reads in a format that will also help to avoid LSE.						

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
	<p>POLICY TC4: The Former TA Site</p> <p>Development options to increase parking provision and include new housing at the former TA Site will be supported if they are of a scale, massing and character appropriate to the streetscape of Falmouth and reflect the sense of place and preserve or enhance the historic character and setting associated with the site and heritage assets nearby including Kiligrew Monument, and Arwennack House and Manor and:</p> <p>1. Public car parking provision is maintained or increased as part of a strategic scheme with other parking sites, to enable significant reduction of parking at the Church Street site.</p> <p>2. There are linkages for walking and cycling between the new development and facilities outside of the site area through clear and accessible routes from within and crossing the site towards the town centre</p> <p>3. An active and attractive frontage to the public realm is provided, which enhances the local townscape and character of the historic streetscape.</p> <p>4. The height, scale, massing, and orientation of the development avoids any overwhelming impact on the Killigrew monument Arwenack Manor, and other heritage assets in its setting.</p> <p>5. The design shows how the impact of the building in any views and vistas of the site have been carefully considered (including longer views which may be significant due to the topography).</p> <p>6. Proposals must be supported by:</p> <p>i. A masterplan incorporating a full historic environment impact assessment, which demonstrates how the critical issues (such as impact on the Falmouth Conservation Area, the historic character and setting associated with the site and its surroundings, scale, form and shape, building line, orientation, materials and colours that reflects uses historically associated with the location and the impact of the development on views and vistas within, into and out of the Conservation Area) have been effectively responded to in the proposals.</p> <p>ii. A flood impact assessment showing how the development will contribute to shoreline management objectives and remain sustainable in the long term;</p> <p>iii. . A Construction Environment and Management Plan (CEMP) will be produced and agreed with the Council prior to commencement on site. The CEMP must ensure that any adverse impacts on the Fal & Helford SAC are avoided or appropriately mitigated</p> <p>7. The site will also be expected to provide an appropriate contribution to mitigate against water-based recreational impacts at the SAC in accordance with CLP Policy 22, to be agreed and secured before PP is granted.</p> <p>8. The criteria set in Policy TC3.1, e, f, g & h also apply to this site.</p>						

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
Policy BE1 and preceding bullet point.	Policy BE1 recognises the contribution made to the town by the working port and supports sustainable development and improvement of port infrastructure and approach etc. Preceding bullet point refers to ‘the deepening of the approach channel’.	Policy gives general support for the function of the existing docks and does not propose specific development. However NE have indicated that reference to ‘the approach’ is unclear and taken with the preceding bullet point could be seen to endorse the dredging of the harbour which is outside the remit of the NDP.					
	<p>SUMMARY AND POLICY CONSIDERATIONS ARISING.</p> <p>To avoid lack of clarity, the bullet point is amended to read: “Support for the development of the Docks to facilitate marine engineering and maritime tourism benefits’ and Policy BE1 amended to read:</p> <p>POLICY BE1: Supporting Harbour, Port and Docks</p> <p>This neighbourhood plan recognises the contribution made to the town by the working port in terms of employment, economy and culture. It supports sustainable development and improvement of the port infrastructure and access, and the provision of disabled access to ferries’.</p> <p>Insert additional paragraph of Policy Justification: A project level HRA will be required to accompany future applications within the dock complex, and also a Construction Environment Management Plan (CEMP) to demonstrate that any significant effects upon the Fal & Helford SAC are avoided or appropriately mitigated, to be agreed before development is commenced.</p>						
Policy BE5	Policy BE5 is unspecified in terms of location, and applies to wherever a planning application for development for small boat facilities is related.	Consent for additional moorings, disturbance from which is the SAC SIP, is controlled by the Harbour Commissioners and is beyond the remit of the NDP. Policy BE5 included In the NDP to set criteria for the land-based aspects of small boat access and facilities (BE5) which can also cause noise, harm air and water quality, and create visual disturbance which is to the detriment of the local community. Absence of landward facilities can lead to potential effects within the SAC, such as pollutant leaks and improper rubbish disposal. As such the policy will					

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
		make a positive contribution to the SAC. Moorings and their landward development can also be a leisure and recreation asset.					
	<p>SUMMARY AND POLICY CONSIDERATIONS ARISING.</p> <p>Policy BE5 is revised to meet other comments and update to take account of recent developments, so the opportunity may be taken to add reference to CLP Policy 22 provisions and it now reads as follows:</p> <p>POLICY BE 5: Facilities for small boat moorings</p> <p>Proposals for improved access and small boat facilities to serve existing moorings will be supported where:</p> <ol style="list-style-type: none">1. They are integrated with existing waterside development or make use of derelict sites.2. They are provided to an adequate standard and have the requisite support facilities in place.3. They allow appropriate public pedestrian access for people wishing to view the facilities.4. They do not add unacceptably to traffic conflicts, noise (lanyard rattle) and visual disturbance.5. They include surface water drainage arrangements designed and managed to ensure no adverse effect on the Fal and Helford SAC.6. All necessary permissions, licenses and consents are in place <p>Developments for this purpose will also be expected to provide an appropriate contribution to mitigate against water based recreational impacts at the SAC, to be agreed and secured before PP is granted.</p> <p>It is also noted that the reasoned justification for the Policy is weak, so the following is to be added: 'Consent for moorings is controlled by the Harbour Commissioners and is beyond the remit of the NDP. The land-based aspects of small boat access and facilities can cause noise, harm air and water quality, and visual disturbance which is to the detriment of the local community. The absence of landward facilities can lead to potential effects within the SAC, such as pollutant leaks and improper rubbish disposal, so additional provision can will make a positive contribution to the SAC. Moorings and their landward development can also be a leisure and recreation asset'</p>						

Site Reference	Location in Relation to Natura 2000 sites and SSSIs in Zone of Influence	Possible Impacts and Likely Significant Effects Arising from Development associated with Falmouth NDP Policies					
		Habitat Loss/ Degradation/ Fragmentation	Noise and Vibration Disturbance	Water Quality / Flow	Air Quality (Emissions – Deposition /Dust)	Visual Disturbance	Recreational Disturbance (for housing development)
Policy BE6	<ul style="list-style-type: none">• The pier projects into the Fal and Helford SAC• Falmouth Bay to St Austell Bay SPA within 1 km• Carrine Common further than 10 km	Policy BE 6 is concerned with the renewal of seats, shelters, and other small-scale facilities currently existing on the pier whilst preserving its scale and character and is not likely to add to the quantum of development. The renewal will be an opportunity to use more appropriate materials and is not considered likely to raise LSE.					
	SUMMARY AND POLICY CONSIDERATIONS ARISING. No changes required.						
Policy BE8	<ul style="list-style-type: none">• Fal and Helford SAC within 700 m• Falmouth Bay to St Austell Bay SPA within 1.9 m• Carrine Common further than 10 km	POLICY BE 8 supports the enhancement of Dracaena Community and Visitor facilities. Site is > 700 km distant from the closest European site and outside of the estuary corridor and open water area. The development is likely to involve recreational uses such as a ‘state of the art Skatepark’ to enhance local provision and improve the tourism offer. It is considered unlikely that significant effects will arise at this distance with significant intervening urban and industrial areas present.					
	SUMMARY AND POLICY CONSIDERATIONS ARISING. No changes required.						

Appendix 1 European and other Environmental Site Information.

1. *Conservation Objectives*

The European Site Conservation Objectives for Fal and Helford Special Area of Conservation² are:

‘Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.’

Falmouth is also close to the Falmouth Bay to St.Austell Bay SPA which was designated in December 2017.

The European Site Conservation Objectives for Falmouth Bay to St.Austell Special Protection Area³ are:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

The **Carrine Common SAC⁴** is some 8km from Falmouth. Its Site Conservation Objectives are:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats
- The structure and function (including typical species) of qualifying natural habitats, and
- The supporting processes on which qualifying natural habitats rely

These areas also include SSSI designations. A separate SSSI exists at Swanpool. To the South of the Falmouth Harbour Limits, is the [Manacles Marine Conservation Zone](#).

2. *Qualifying features*

The qualifying features of these areas are:

Fal and Helford Special Area of Conservation

Primary Habitat:

- H1110. Sandbanks which are slightly covered by sea water all the time; Subtidal sandbanks
- H1140. Mudflats and sandflats not covered by seawater at low tide; Intertidal mudflats and sandflats
- H1160. Large shallow inlets and bays
- H1330. Atlantic salt meadows (*Glauco-Puccinellietalia maritima*)

² European Site Conservation Objectives for Fal and Helford Special Area of Conservation Site Code: UK0013112

³ European Site Conservation Objectives for Falmouth Bay to St Austell Bay Special Protection Area Site code: UK9020323

⁴ European Site Conservation Objectives for Carrine Common Special Area of Conservation Site Code: UK0012795

Secondary Habitat:

- H1130. Estuaries
- H1170. Reefs

Species:

- S1441. *Rumex rupestris*; Shore dock

Falmouth to St.Austell Special Area of Conservation

- A002. *Gavia arctica*; Black-throated diver (Non-breeding)
- A003. *Gavia immer*; Great northern diver (Non-breeding)
- A007. *Podiceps auritus*; Slavonian grebe (Non-breeding)

Carrine Common SAC**Primary**

- H4020. Temperate Atlantic wet heaths with *Erica ciliaris* and *Erica tetralix*; Wet heathland with Dorset heath and cross-leaved heath*

Secondary

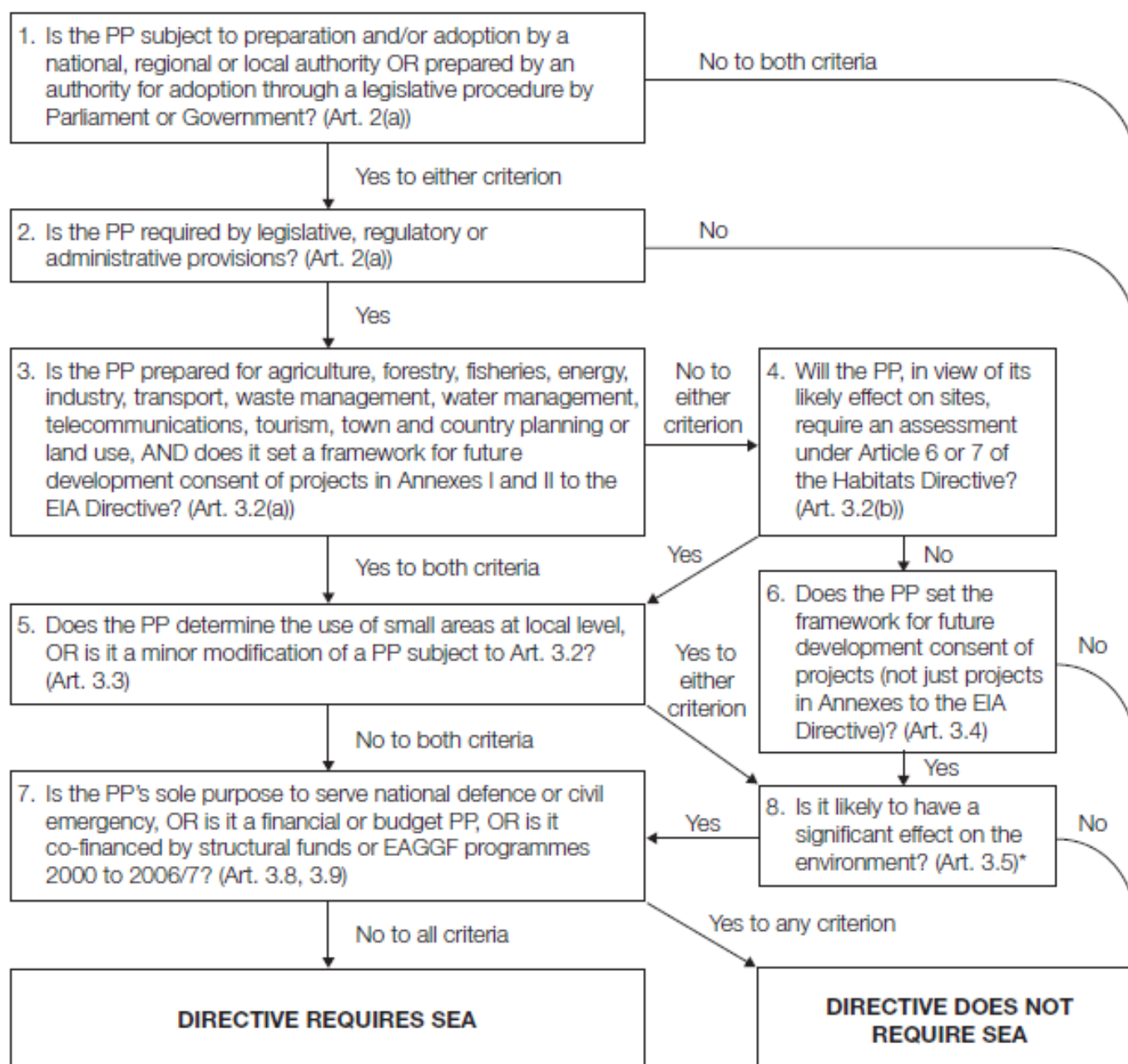
- H4030. European dry heaths

Swanpool SSSI**Manacles MCZ****Appendix 2 Process Map for Application of the SEA Directive to plans and programmes**

Source: A Practical Guide to the Strategic Environmental Assessment Directive, Figure 2, ODPM 2005

Figure 2 – Application of the SEA Directive to plans and programmes

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.