

**Wendron Neighbourhood Plan
SEA and HRA Screening Report**

Wendron NDP (November 2025)

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

December 2025

Wendron Neighbourhood Plan SEA and HRA Screening Report

Contents

1. Introduction	3
2. Legislative Background	4
3. Habitats Regulation Assessment	6
4. Strategic Environmental Assessment Screening	8
5. Screening Outcome	16

Wendron Neighbourhood Plan SEA and HRA Screening Report

1. Introduction

- 1.1 This screening report is designed to determine whether or not the Wendron Neighbourhood Plan (the NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also considers whether Habitats Regulations Assessment is required under Article 6 or 7 of the Habitats Directive.
- 1.2 The Wendron Neighbourhood Development Plan sets out a locally distinctive planning framework for Wendron Parish up to 2030. Its primary purpose is to guide development in a way that protects the parish's rural character and heritage while supporting sustainable growth. The plan responds to the climate emergency by promoting low-carbon design, renewable energy, and nature-based solutions. It also seeks to enhance biodiversity, green infrastructure and community wellbeing, ensuring that development contributes positively to the environment and local quality of life. The NDP works in general conformity with the Cornwall Local Plan, the National Planning Policy Framework, and the Climate Emergency Development Plan Document.
- 1.3 The plan covers a broad range of themes. It includes policies on climate change and sustainability, requiring energy-efficient design, renewable energy integration, and sustainable drainage systems. Housing policies focus on meeting local needs rather than accommodating large-scale growth. Business and employment policies support rural diversification, home-based enterprises and safeguarding existing employment sites. The natural environment section protects landscapes, biodiversity, trees, hedgerows, and dark skies, while heritage and design policies ensure that new development respects historic character and Cornish distinctiveness. Community facilities and infrastructure policies safeguard local amenities, promote active travel, and require modern digital connectivity.
- 1.4 The housing strategy reflects the fact that Wendron's strategic housing requirement has already been met. The plan calculates an indicative need of around 92 homes but notes that over 400 dwellings already have planning consent, meaning no additional allocations are 'necessary'. Consequently, the NDP does not allocate sites or introduce development boundaries. Instead, it adopts a criteria-based approach that allows infill and rounding-off within existing settlements and limited development in hamlets. The emphasis is on delivering affordable housing, smaller homes and adaptable properties for older residents, primarily through rural exception sites and community-led schemes such as Community Land Trusts and self-build projects. All development is expected to be modest in scale, respect local character and meet high sustainability standards.
- 1.5 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the Neighbourhood Plan and the need for a full SEA or HRA.

Wendron Neighbourhood Plan SEA and HRA Screening Report

2. Legislative Background

Strategic Environmental Assessment

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

Wendron Neighbourhood Plan SEA and HRA Screening Report

Habitats Regulation Assessment

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

2.7 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. Table 5.1 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

Sustainability Appraisal

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

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

Wendron Neighbourhood Plan SEA and HRA Screening Report

3. Habitats Regulation Assessment

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

3.2 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. Table 5.1 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

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

European Site	Designated features	Threats/pressures	Pathways of Impact (arising from development relating to the NDP)	Likely significant effects (including in combination)	Screen in or out
Fal and Helford SAC	Qualifying Habitats: • Atlantic Salt Meadows • Estuaries • Large Shallow inlets and bays • Intertidal mudflats and sandflats • Reefs • Subtidal sandbanks Qualifying Species: Rumex Rupestra	• Marine consents and permits • Invasive species • Water pollution • Public access/disturbance • Siltation • Fisheries • Air pollution	None	None	Out

Wendron Neighbourhood Plan SEA and HRA Screening Report

Falmouth to St Austell Bay SPA	• Black throated Diver • Slavonian Grebe • Great Northern Diver	• Commercial fishing • Fixed/drift net fishery	None arising from the NDP. The SPA was screened out of the HRA for the Local Plan.	None	Out
--------------------------------	---	---	---	------	-----

Summary:

1. **No Site Allocations or Major Growth Proposals**

The Wendron NDP does not allocate land for development or propose significant housing growth. It relies on existing commitments and focuses on small-scale, locally appropriate development.

2. **Distance from European Sites**

Wendron Parish does not contain any SACs or SPAs. However, it is within the ZOI of the Fal and Helford SAC.

3. **Nature of Policies**

The plan's policies are primarily protective, promoting biodiversity enhancement, green infrastructure and climate resilience. There are no policies that would lead to significant land-use change or increased recreational pressure on European sites.

4. **In-Combination Effects**

Given the absence of allocations and the small-scale nature of development supported, no in-combination effects with other plans or projects are anticipated.

Conclusion: The Wendron NDP is unlikely to have significant effects on European sites. Therefore, in accordance with the Habitats Regulations, an Appropriate Assessment is not required.

Wendron Neighbourhood Plan SEA and HRA Screening Report

4. SEA screening

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

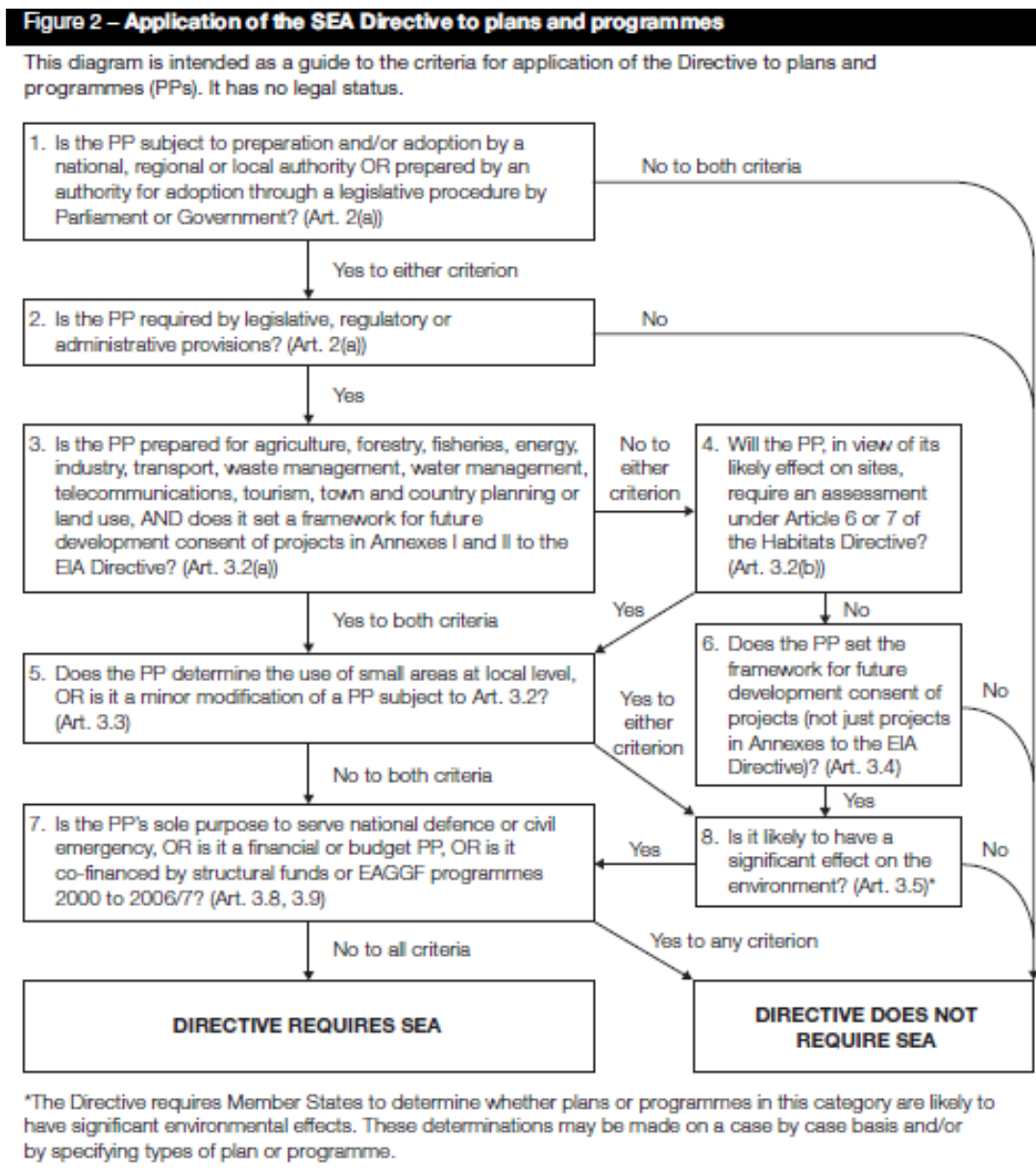
SCHEDULE 1 Regulations 9(2)(a) and 10(4)(a)	
CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT	
1. The characteristics of plans and programmes, having regard, in particular, to	
- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,	
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,	
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	
- environmental problems relevant to the plan or programme,	
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to	
- the probability, duration, frequency and reversibility of the effects,	
- the cumulative nature of the effects,	
- the transboundary nature of the effects,	
- the risks to human health or the environment (e.g. due to accidents),	
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	
- the value and vulnerability of the area likely to be affected due to:	
- special natural characteristics or cultural heritage,	
- exceeded environmental quality standards or limit values,	
- intensive land-use,	
- the effects on areas or landscapes which have a recognised national, Community or international protection status.	

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

Wendron Neighbourhood Plan SEA and HRA Screening Report

Figure 2 SEA screening flowchart

The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required¹.



¹ Source: A Practical Guide to the Strategic Environmental Assessment Directive

Wendron Neighbourhood Plan SEA and HRA Screening Report

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

Wendron Neighbourhood Plan SEA and HRA Screening Report

Table 4.2 Likely significant effects on the environment	
SEA requirement	Comments
The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The Wendron NDP does not allocate sites or introduce development boundaries. The strategic housing requirement for the parish has already been met through existing commitments, with over 400 dwellings consented against an indicative need of around 92 homes. Consequently, the plan focuses on meeting local needs through criteria-based development within existing settlements and limited infill in hamlets. Emphasis is placed on affordable housing, smaller homes, and community-led schemes such as rural exception sites and self-build projects, ensuring development remains modest in scale and sensitive to local character. The plan encourages small scale renewable energy in keeping with the Climate Emergency DPD.
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan. It does not influence other plans.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan which promote sustainable development. It will be examined against four basic conditions, one of which is whether the plan contributes to sustainable development.
4. environmental problems relevant to the plan or programme,	The following environmental problems have been identified in the neighbourhood plan area • In ZOI for Fal and Helford SAC
5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	N/A
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	

Wendron Neighbourhood Plan SEA and HRA Screening Report

6. the probability, duration, frequency and reversibility of the effects,	The Wendron Neighbourhood Development Plan runs to 2030, aligning with the Cornwall Local Plan to ensure consistency with strategic policies. The plan does not allocate sites or introduce development boundaries. The strategic housing requirement for the parish has already been met through existing commitments, with over 400 dwellings consented against an indicative need of around 92 homes. Consequently, the NDP focuses on meeting local needs through criteria-based development within existing settlements and limited infill in hamlets. Emphasis is placed on affordable housing, smaller homes, and community-led schemes such as rural exception sites and self-build projects, ensuring development remains modest in scale and sensitive to local character. In addition, the plan strengthens environmental protections through positive policies. These include requirements for biodiversity net gain, enhancement of green infrastructure, safeguarding trees and Cornish hedges, and measures to maintain tranquillity and dark skies. It also promotes climate resilience through sustainable drainage systems, renewable energy integration, and low-carbon design standards, complementing Cornwall Local Plan Policies 23 (Natural Environment) and 24 (Historic Environment).
7. the cumulative nature of the effects,	The Helston and the Lizard Community Network Area, of which Wendron was part, is on course to surpass the Cornwall Local Plan (2010–2030) minimum requirement of 2,300 dwellings, with the rural parishes already exceeding their minimum requirement of 1,100. Within the Parish itself, there have been 287 completions in the current plan period. As a result, this NDP did not need to allocate any further housing in order to be considered in general conformity with the Local Plan, although it would still address local affordable housing needs and remain responsive to the local housing market. In December 2024, the National Planning Policy Framework (NPPF) was updated, introducing a new method for Local Planning Authorities to calculate their housing requirements. This revised approach means the Local Plan's housing figures are now considered 'out of date'.
8. the transboundary nature of the effects,	N/A
9. the risks to human health or the environment (e.g. due to accidents)	N/A
10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	The recorded population as at the 2021 census was 3,096. The parish covers an area of approximately 3,993 hectares.
11. the value and vulnerability of the area likely to be affected due	The parish of Wendron is characterised by a rich natural and historic environment, with several

Wendron Neighbourhood Plan SEA and HRA Screening Report

to: -special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use,	designations and features that require consideration in the SEA process. Ecology and Biodiversity Although there are no Special Areas of Conservation (SAC) within the parish, Wendron lies within the Zone of Influence for the Fal and Helford SAC, a biologically rich ria system supporting diverse marine habitats and species. Development proposals that increase residential units could lead to significant effects through recreational pressure. The Wendron NDP does not allocate land for development or propose significant housing growth. It relies on existing commitments and focuses on small-scale, locally appropriate development and thus the HRA screening has found no LSE.
12. the effects on areas or landscapes which have a recognised national, Community or international protection status.	The parish is also within 10 km of the Falmouth to St Austell Bay Special Protection Area (SPA), designated for important bird species such as black-throated diver, great northern diver, and Slavonian grebe. This was screened out at the Local Plan level. Within the parish, the West Cornwall Bryophytes Site of Special Scientific Interest (SSSI) is notable for rare mosses and liverworts adapted to copper-rich substrates from historic mining activity. County Wildlife Sites are scattered across the parish, predominantly moorland, and Biodiversity Action Plan habitats include woodland, moorland, and lowland heath. Landscape Approximately two-thirds of Wendron, mainly in the central and northern areas, falls within an Area of Great Landscape Value (AGLV) or candidate AGLV, reflecting its scenic and cultural importance. The plan encourages small scale renewable energy in keeping with the Climate Emergency DPD and the Cornwall Renewable Energy Landscape Sensitivity Assessment (RELS). Historic Environment The parish forms part of the Cornwall and West Devon Mining Landscape World Heritage Site, encompassing settlements such as Wendron, Trenear, and Porkellis. Numerous Scheduled Monuments are present, including prehistoric barrows, stone circles, crosses, and mining heritage features,

Wendron Neighbourhood Plan SEA and HRA Screening Report

	underlining the area's archaeological and cultural significance. The draft NDP has been reviewed in the context of the historic environment record by Cornwall Council heritage specialists and feedback on ways to strengthen the plan will be provided to the Parish. Natural Resources and Constraints Agricultural land is predominantly classified as Grade 3 and 4, with a small area of Grade 5 near Carnmenellis. Flood risk is concentrated around Stithians Reservoir and Porkellis, where Flood Zones 3a and 3b indicate areas of high and functional floodplain risk. Cornwall Council's Resilience team have suggested changes to the settlement boundaries at Trenear and Burras to ensure any vulnerable development (including replacement properties) is steered away from the areas with a high flood risk. This will be feedback to the parish as part of the draft policy feedback. There are no Air Quality Management Areas, Coastal Vulnerability Zones, or mineral safeguarding areas within the parish. Socio-economic Context Wendron has a population of approximately 3,096 (ONS 2021). Recent housing completions total 287 units, and around 7% of homes are recorded as empty, providing context for development pressures and housing needs. Wendron Parish Neighbourhood Development Plan (NDP) – SEA Screening Assessment Under the Environmental Assessment of Plans and Programmes Regulations 2004, a Strategic Environmental Assessment (SEA) is required for plans that are likely to have significant environmental effects. The Wendron Parish NDP has been assessed against these criteria, and the following points support the conclusion that an SEA is not required:
--	--

Wendron Neighbourhood Plan SEA and HRA Screening Report

	1. No Site Allocations or Major Growth Proposals The NDP does not allocate land for development or propose significant housing growth. It acknowledges that strategic housing requirements for the Parish have already been met through existing commitments and the Helston Urban Extension (HX1). No new allocations are made. 2. No Development Boundaries Introduced The plan uses a criteria-based approach for smaller scale development within existing settlements and hamlets, rather than defining new settlement boundaries. 3. Focus on Policy Guidance and Environmental Protection The NDP's policies primarily aim to: ○ Protect and enhance the natural environment, biodiversity, and heritage assets. ○ Promote sustainable design and climate resilience. ○ Support small-scale, locally appropriate development (e.g., infill, rural exception sites). These measures are unlikely to result in significant adverse environmental effects. 4. Alignment with Higher-Level Plans and Environmental Objectives The NDP is in general conformity with the Cornwall Local Plan and the National Planning Policy Framework (NPPF). It reinforces existing environmental protections and does not conflict with strategic policies. 5. No Significant Environmental Effects Identified Given the absence of site-specific allocations, major infrastructure proposals, or large-scale land-use changes, the plan is not expected to have significant environmental impacts. Instead, it promotes positive environmental outcomes through policies on biodiversity net gain, green infrastructure, and climate adaptation
--	---

Wendron Neighbourhood Plan SEA and HRA Screening Report

5. SEA Screening Outcome

- 5.1 As a result of the assessment in section 3, it is unlikely there will be any significant environmental effects on European Sites arising from the Wendron NDP and Appropriate (HRA) is therefore not required.
- 5.2 The assessment in Section 4 confirms that the Wendron NDP is unlikely to result in any significant environmental effects. The plan is of a small scale, with no site allocations and no major infrastructure proposals. Housing growth is modest, focused on infill and rural exception sites. Furthermore, the policy framework provided by Cornwall Local Plan Policies 23 and 24, together with the emerging NDP, ensures robust environmental protection. The Wendron NDP includes requirements for biodiversity net gain, protection and enhancement of green infrastructure, safeguarding trees, Cornish hedges and hedgerows, and measures to maintain tranquillity and dark skies. The plan also promotes climate resilience through sustainable drainage systems, renewable energy integration (in line with the Climate Emergency DPD and landscape impact assessment) and low-carbon design standards.
- 5.3 By reinforcing strategic protections and adding local detail, the Wendron NDP strengthens environmental outcomes rather than weakening them. It prioritises conservation of landscape character, heritage assets, and ecological networks, while encouraging development that is sustainable and sensitive to its setting. On this basis, the plan is not expected to have significant adverse environmental effects, and a SEA is therefore **not required**.