

WENDRON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2026 TO 2030



Basic Conditions Statement

Prepared for Wendron Parish Council
July 2026

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1. Introduction

1.1 As part of the formal submission of the Wendron Parish Neighbourhood Development Plan for independent examination, Wendron Parish Council, as the qualifying body, must demonstrate that the Plan complies with the applicable legal requirements and meets the basic conditions for neighbourhood development plans.

1.2 This Basic Conditions Statement accompanies the submission of the Wendron Parish Neighbourhood Development Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, as amended. It explains how the proposed Plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood development plans by section 38C of the Planning and Compulsory Purchase Act 2004.

1.3 The Statement has been prepared and updated to reflect the neighbourhood planning provisions brought into force on 25 March 2026.

1.4 The Statement is structured as follows:

- Sections 2 to 4 identify the general legal compliance matters, the current statutory requirements and how the Plan meets them.
- Section 5 assesses the Plan against the principal themes of national planning policy and advice.
- Section 6 explains how each policy contributes to sustainable development.
- Section 7 explains the relationship between the Plan and the strategic policies of the adopted development plan. General conformity is no longer a separate statutory basic condition, but this assessment demonstrates that the Plan supports the strategic framework and does not undermine it.
- Section 8 addresses environmental assessment, habitats, human rights, equality and prescribed matters.
- Section 9 provides a policy-by-policy assessment of climate change, the Local Nature Recovery Strategy and housing non-diminution requirements.
- Section 10 provides the overall conclusion.

1.5 It is considered that the Wendron Parish Neighbourhood Development Plan complies with the relevant legal requirements and meets the applicable basic conditions.

2. Statement of general legal compliance

2.1 The Wendron Parish Neighbourhood Development Plan has been prepared and submitted by Wendron Parish Council. The Parish Council is the qualifying body entitled to prepare and submit a neighbourhood development plan for the designated area.

2.2 The Wendron Neighbourhood Area was designated by Cornwall Council on 17 April 2015. The Parish boundary was subsequently altered by the transfer of the Wheal Oak area to Helston Parish, and the designated Neighbourhood Area was adjusted accordingly on 19 February 2026. The area to which the Plan relates is shown on Map 1 of the Submission Draft Plan and at Appendix 1 of this Statement.

2.3 The Plan contains policies relating to the development and use of land within the designated Neighbourhood Area. It has been prepared having regard to the statutory framework and procedures established by the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Planning Act 2017, the Levelling-up and Regeneration Act 2023 and subsequent relevant amendments and commencement provisions.

2.4 The Plan specifies the period to which it relates as 2026 to 2030. The end date aligns with the adopted Cornwall Local Plan period. The Plan recognises that a review is likely to be necessary after the replacement Cornwall Local Plan is adopted.

2.5 The Plan does not contain policies for excluded development such as county matters, minerals, waste or nationally significant infrastructure projects. It relates to one neighbourhood area only and there is no other neighbourhood development plan in force for the same area.

2.6 The Plan comprises the Written Statement and the Wendron Neighbourhood Area Design Codes and Guidelines, supported by an evidence base covering climate change, housing, population and community, the economy, infrastructure, green infrastructure, biodiversity, landscape, heritage, accessibility and connectivity.

2.7 The Plan was shaped by community engagement from 2022 onwards. The Regulation 14 draft was published for consultation from 13 April 2026. The Consultation Statement submitted with the Plan records the consultation undertaken, the representations received and the way in which they were considered.

3. Current legal requirements and basic conditions

3.1 Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 identifies the matters which the independent examiner must consider. In summary, these include whether the Plan meets the basic conditions, complies with the statutory provisions governing neighbourhood development plans, specifies an appropriate plan period, and whether the referendum area should extend beyond the Neighbourhood Area.

3.2 Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 amended the statutory content requirements and basic conditions for neighbourhood development plans. Those provisions came into force on 25 March 2026.

3.3 The current statutory content requirements include that, so far as appropriate having regard to the subject matter of the Plan, it is designed to secure that development and use of land contribute to climate change mitigation and adaptation and that it takes account of any Local Nature Recovery Strategy relating to the area. The Plan must also remain within the permitted scope of a neighbourhood development plan and must not be inconsistent with, or in substance repeat, a National Development Management Policy.

3.4 At the date of this Statement, no statutory National Development Management Policies have been designated. The Wendron Parish Neighbourhood Development Plan has been prepared during a period of transition in national planning legislation and policy. It has therefore been reviewed, so far as reasonably practicable, to reflect the revised statutory framework and to ensure that its policies address locally specific matters rather than duplicate generic national or strategic policy.

3.5 The applicable basic conditions are:

- **National policy:** having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Plan.
- **Sustainable development:** the making of the Plan contributes to the achievement of sustainable development.
- **Housing non-diminution:** the making of the Plan would not result in the development plan for Cornwall proposing that less housing is provided than would be the case if the Plan were not made.
- **Environmental and Convention obligations:** the making of the Plan does not breach, and is otherwise compatible with, applicable environmental obligations and Convention rights.
- **Environmental Outcomes Reports:** any requirements imposed under Part 6 of the Levelling-up and Regeneration Act 2023 must be complied with. No such requirements have been imposed in relation to this Plan; the existing SEA framework continues to apply.

- **Prescribed conditions and matters:** the prescribed habitats condition must be met and prescribed procedural matters complied with.

3.6 Regulation 15 requires the Plan submission to include the prescribed documents. These include the Plan, a map identifying the area, a Consultation Statement, this Basic Conditions Statement and either an environmental report or, where SEA is not required, a statement of reasons for that determination.

4. Meeting the legal requirements

4.1 Figure 1 sets out how the Wendron Parish Neighbourhood Development Plan complies with the individual legal requirements. It applies the post-25 March 2026 statutory position.

Figure 1: Compliance with the individual legal requirements

Requirement	Interpretation	Wendron Parish response
Schedule 4B paragraph 8(1)(a)	The qualifying body must demonstrate that the Plan meets the basic conditions.	Compliant. Sections 5 to 9 of this Statement assess the Plan against the current basic conditions.
Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004	The proposal must be a neighbourhood development plan containing policies on the development and use of land in a designated neighbourhood area.	Compliant. The Plan has been prepared by Wendron Parish Council and contains land-use planning policies for the designated Wendron Neighbourhood Area.
Section 38A(1)	A qualifying body may initiate a neighbourhood development plan.	Compliant. Wendron Parish Council is the qualifying body.
Section 38A(2)	A neighbourhood development plan sets out policies in relation to the development and use of land in a neighbourhood area.	Compliant. The Plan contains policies on climate change, housing, business and employment, the natural and historic environment, design, community facilities, recreation, transport and communications.
Section 38B: plan period	The Plan must specify the period for which it is to have effect.	Compliant. The Plan period is 2026 to 2030.
Section 38B: excluded development	The Plan must not include provision for excluded development.	Compliant. The Plan does not include minerals, waste, county matters or nationally significant infrastructure projects.
Section 38B: one neighbourhood area	The Plan must not relate to more than one neighbourhood area.	Compliant. It relates only to the designated Wendron Neighbourhood Area.
Section 38B: one plan for the area	Only one neighbourhood development plan may be made for each neighbourhood area.	Compliant. There is no other neighbourhood development plan for the designated area.
Section 38B: climate change	So far as appropriate, the Plan must be designed to secure that development and use of land contribute to mitigation of, and adaptation to, climate change.	Compliant. Objective A and Policies 1 to 8 directly address energy, sustainable design, drainage, natural flood management and low-carbon retrofit. Policies 18 to 21 and 28 to 31 also support nature-based resilience, durable design, active travel and digital connectivity.

Requirement	Interpretation	Wendron Parish response
Section 38B: Local Nature Recovery Strategy	So far as appropriate, the Plan must be designed to take account of any relevant Local Nature Recovery Strategy, including mapped areas, priorities and measures.	Compliant. The Cornwall and Isles of Scilly Local Nature Recovery Strategy has informed the Wendron Green Infrastructure Network and Policy 18. The policy expressly requires regard to relevant priorities and measures and guides the location of off-site biodiversity gains. Policies 5, 6, 19, 20, 25 and 29 also support locally relevant recovery measures.
Section 38B: permitted scope	The Plan must not include matters outside the permitted scope of neighbourhood development plans.	Compliant. The policies are confined to land-use and development matters. Wider non-planning aspirations are separately identified as Local Projects.
Section 38B: National Development Management Policies	The Plan must not be inconsistent with, or in substance repeat, a statutory National Development Management Policy.	Compliant. No statutory National Development Management Policies have been designated. The Plan provides locally specific policy detail and avoids unnecessary duplication.
Section 38B: internal conflict	Where a policy conflicts with another statement in the Plan, the policy prevails.	Compliant. No material internal conflict has been identified. The statutory rule would apply in any event.
Housing non-diminution basic condition	The making of the Plan must not result in the development plan for Cornwall proposing less housing than if the Plan were not made.	Compliant. The Plan does not deallocate or impede the HX1 Helston Urban Extension or any strategic housing delivery mechanism. It positively supports approximately 120 homes to respond to local needs, including 105 affordable homes and 15 open-market homes, and is without prejudice to future strategic allocations through the replacement Cornwall Local Plan.
Schedule 4B paragraph 8(1)(d)	The examiner must consider whether the referendum area should extend beyond the Neighbourhood Area.	The Plan is locally specific to Wendron Parish. Although it recognises functional relationships with Helston, its policy effects do not justify extending the referendum area beyond the designated Neighbourhood Area.
Schedule 4B paragraph 8(1)(e)	The examiner must consider prescribed matters.	Compliant. Environmental assessment, habitats and other prescribed matters are addressed in Section 8 and the accompanying screening documentation.
Schedule 2 to the Neighbourhood Planning (General) Regulations 2012	The making of the Plan must not breach the applicable Habitats Regulations requirements.	Compliant. The SEA/HRA screening process concluded that the Plan is unlikely to have significant effects on European sites and that a full HRA is not required. The final screening determination and statement of reasons accompany the Regulation 15 submission.

Requirement	Interpretation	Wendron Parish response
Regulation 15 submission documents	The prescribed submission documents must be provided to the local planning authority.	Compliant. The Plan is submitted with the designated area map, Consultation Statement, this Basic Conditions Statement, the SEA/HRA screening determination and statement of reasons, the Equalities Impact Assessment, the Design Codes and the supporting evidence base.

4.2 The following sections provide the supporting assessment of the Plan, its objectives, policies, evidence base, Design Codes and environmental screening material.

5. Having regard to national policy and advice

5.1 The National Planning Policy Framework in force at the date of this Statement is the December 2024 Framework, as amended in February 2025. A further revised Framework was consulted upon in 2025-26 but had not been adopted when this Statement was prepared.

5.2 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It expects neighbourhood plans to develop a shared vision and shape, direct and help deliver sustainable development, while supporting the delivery of strategic policies and providing locally distinctive policies for matters outside or below the strategic level.

5.3 The Wendron Plan has been prepared positively. Its vision is for a vibrant and flourishing rural community in which housing and service needs are met through thoughtful and sustainable development, rural character and heritage are enhanced, and environmental stewardship and climate resilience are prioritised.

5.4 The Plan's complementary objectives address climate change, housing, business and employment, heritage and design, the natural environment, and community facilities and infrastructure. Figure 2 relates the objectives and policies to the principal NPPF themes.

Figure 2: Wendron Parish NDP policies related to NPPF themes

NPPF theme	Relevant Wendron objectives and approach	Relevant NDP policies
Delivering a sufficient supply of homes	Objective B: locally needed, affordable, accessible and well-designed housing; the spatial strategy recognises strategic growth at the Helston urban fringe.	Policies 9, 10, 11, 12 and 13
Building a strong, competitive economy	Objective C: support small enterprises, home working, rural trades, tourism and green businesses, with resilient digital infrastructure.	Policies 14, 15, 16, 30 and 31
Promoting healthy and safe communities	Objectives B and F: accessible housing, protected facilities and recreation, safe design, active travel and social infrastructure.	Policies 10, 21, 24, 25, 26, 27, 28 and 29
Promoting sustainable transport and communications	Objectives A, C and F: reduce unnecessary travel, improve active travel and ensure robust digital and mobile connectivity.	Policies 21, 28, 29, 30 and 31
Making effective use of land	The spatial strategy supports appropriate development at sustainable settlements, infill, previously developed land, conversion and reuse.	Policies 9, 11, 12, 13, 14, 15 and 16
Achieving well-designed and beautiful places	Objective D and the Design Codes require locally distinctive, safe, durable, functional and climate-resilient development.	Policies 1, 8, 21, 22 and 23
Meeting the challenge of climate change and flooding	Objective A directly addresses mitigation and adaptation through sustainable design, renewable energy, storage, drainage, flood management and low-carbon retrofit.	Policies 1 to 8, 18, 19, 20, 21, 28 and 29
Conserving and enhancing the natural environment	Objective E protects landscapes, biodiversity, ecological networks, trees, Cornish hedges, watercourses, tranquillity and dark skies and promotes nature recovery.	Policies 5, 6, 17, 18, 19, 20, 25 and 29
Conserving and enhancing the historic environment	Objective D protects the Cornwall and West Devon Mining Landscape World Heritage Site, designated and non-designated assets, historic settlement patterns and Cornish distinctiveness.	Policies 7, 8, 17, 21, 22 and 23
Protecting Green Belt land	There is no Green Belt within Wendron Parish.	Not applicable
Facilitating the sustainable use of minerals	Strategic minerals matters are excluded development and are not addressed by the Plan.	Not applicable

5.5 The Plan does not seek to prevent needed development. It establishes locally responsive criteria to guide the location, form, design and environmental performance of development and to ensure that growth contributes to housing need, community resilience, local employment and environmental recovery.

5.6 The Plan has therefore had appropriate regard to the NPPF and Planning Practice Guidance. Where it applies more detailed local criteria, those criteria are supported by evidence and are intended to be proportionate, deliverable and capable of consistent application in development management.

6. Contribution to the achievement of sustainable development

6.1 The Plan contributes to sustainable development by balancing economic, social and environmental objectives. It supports housing to meet identified local needs; directs development to sustainable locations; supports local businesses and digital connectivity; protects valued facilities and open spaces; conserves landscape, biodiversity and heritage; and includes a substantial framework for climate change mitigation and adaptation.

6.2 Figure 3 summarises the intention of each policy and its principal sustainable development outcomes. The three dimensions are interdependent and should be read together.

Figure 3: How the intentions of the Wendron Parish NDP policies help to achieve sustainable development

Policy	Policy intention	Sustainable development outcomes
Policy 1 - Sustainable Design and Low Carbon Heat	To ensure that new development contributes meaningfully to the response to the climate emergency through sustainable design, construction and resource management.	Environmental: reduces operational and embodied carbon, energy and water demand and waste. Social: supports healthier and more affordable-to-run buildings. Economic: lowers whole-life costs and supports investment in modern, resilient construction.
Policy 2 - Local Energy Storage	To encourage energy storage linked to renewable energy generation in ways that avoid environmental harm.	Environmental: increases effective use of renewable energy and reduces reliance on fossil-fuel generation. Social: improves local energy security and resilience during outages. Economic: supports grid-constrained businesses and households and enables low-carbon investment.
Policy 3 - Community-Led Renewable Energy	To support community-owned or community-benefit schemes supplying energy to homes, businesses and other buildings in the Parish.	Environmental: increases locally generated renewable energy. Social: retains benefits locally and can improve affordability and community resilience. Economic: supports local ownership, revenue retention and community investment.
Policy 4 - Alternative Energy Production	To support appropriate small-scale renewable energy while safeguarding landscape, heritage and amenity.	Environmental: reduces emissions while applying landscape, biodiversity and heritage safeguards. Social: balances energy benefits with residential amenity and local character. Economic: supports diversified rural income and energy resilience.
Policy 5 - Sustainable Drainage	To secure effective and preferably nature-based sustainable drainage and water-efficiency measures.	Environmental: reduces runoff, supports water quality, habitat creation and drought resilience. Social: lowers flood risk and can create attractive green spaces. Economic: reduces damage and long-term drainage costs.

Policy	Policy intention	Sustainable development outcomes
Policy 6 - Natural Flood Management and Groundwater Resilience	To support natural flood management arrangements wherever possible.	Environmental: restores catchment function, stores water, supports habitats and improves soil and groundwater resilience. Social: reduces flood risk to people and access routes. Economic: lowers disruption and may provide land-management opportunities.
Policy 7 - Transition to Low-Carbon Heating in Traditional and Historic Buildings	To support a practical transition from oil and gas heating to low-carbon alternatives while respecting traditional buildings.	Environmental: reduces fossil-fuel use and emissions. Social: supports warmer, healthier buildings while avoiding damaging retrofit. Economic: improves energy efficiency and protects the value and continued use of historic buildings.
Policy 8- Replacement Windows, Doors and Fascias	To improve energy performance where replacement is appropriate while preserving architectural and historic character.	Environmental: reduces heat loss and supports adaptation of existing stock. Social: improves comfort and maintains local identity. Economic: extends building life and safeguards heritage value.
Policy 9 - Sustainable Settlements	To direct housing to appropriate sustainable locations and manage its relationship with the Helston urban fringe and rural settlements.	Environmental: limits dispersed development and makes effective use of existing settlement form and infrastructure. Social: supports homes close to services and community networks. Economic: supports strategic growth, local services and a balanced workforce.
Policy 10 - Housing Mix	To ensure that dwelling size, type, tenure and accessibility respond to identified local needs.	Environmental: encourages efficient use of land and appropriately sized, adaptable homes. Social: improves choice for younger, older, disabled and lower-income households. Economic: supports a stable local workforce and more balanced housing market.

Policy	Policy intention	Sustainable development outcomes
Policy 11 - Rural Exception Sites for Affordable Housing	To enable affordable housing-led exception schemes that meet evidenced local need.	Environmental: focuses exceptional development close to settlements and applies landscape and design safeguards. Social: provides additional affordable homes for eligible households. Economic: supports local labour, services and long-term community viability.
Policy 12 - Community Led, Self and Custom Build Housing	To support locally responsive community-led, self-build and custom-build housing.	Environmental: enables site-specific, resource-efficient design. Social: broadens routes to housing and strengthens community participation. Economic: supports small builders, local skills and locally retained investment.
Policy 13 - Infill Within Hamlets and Small Groups of Dwellings	To manage limited infill so that it remains proportionate to rural settlement character and sustainability.	Environmental: makes careful use of small gaps while avoiding harmful countryside sprawl. Social: provides modest housing opportunities within existing communities. Economic: supports local households and small-scale builders.
Policy 14 - Small Business Development and Safeguarding of Employment Land	To support appropriate small business growth and retain useful employment land and premises.	Environmental: manages landscape, amenity, traffic and infrastructure impacts. Social: supports local jobs and services. Economic: strengthens rural enterprise and protects employment capacity.
Policy 15 - Working from Home and Home Based Businesses	To enable home working and home-based business where impacts remain acceptable.	Environmental: can reduce commuting and make efficient use of existing buildings. Social: improves access to work and flexibility. Economic: supports entrepreneurship and business resilience.

Policy	Policy intention	Sustainable development outcomes
Policy 16 - Rural Business Diversification and Rural Tourism	To encourage sustainable diversification and tourism that fit the rural context.	Environmental: requires sensitive reuse, design and protection of landscape and biodiversity. Social: supports rural services and local vitality. Economic: diversifies farm and rural income and supports the visitor economy.
Policy 17 - World Heritage Site Setting and Scenic Protection	To protect the Outstanding Universal Value, setting and scenic qualities of the mining landscape and wider Parish.	Environmental: safeguards landscape character and historic landscape patterns. Social: protects identity, sense of place and public appreciation. Economic: conserves assets supporting tourism and long-term place value.
Policy 18 - Green Infrastructure and Biodiversity Gain	To protect and strengthen ecological networks, deliver biodiversity gain and support nature recovery.	Environmental: secures measurable biodiversity gain, habitat connectivity and climate-resilient green infrastructure. Social: improves access to nature, health and wellbeing. Economic: supports ecosystem services, flood resilience and attractive places.
Policy 19 - Trees, Cornish Hedges and Hedgerows	To retain, protect and enhance trees, woodlands, Cornish hedges and hedgerows affected by development.	Environmental: protects habitat corridors, carbon storage, water management and landscape structure. Social: conserves local character and amenity. Economic: supports farming landscapes, resilience and long-term environmental quality.
Policy 20 - Tranquillity and Dark Skies	To protect tranquillity, dark skies, nocturnal wildlife and residential amenity.	Environmental: reduces light and noise pollution, energy use and disturbance to wildlife. Social: protects wellbeing and enjoyment of the countryside. Economic: supports rural character and low-impact recreation and tourism.

Policy	Policy intention	Sustainable development outcomes
Policy 21 - Design Principles for Sustainable, Characterful Development	To secure safe, functional, accessible, durable and locally distinctive development informed by the Design Codes.	Environmental: integrates climate resilience, green space, drainage and efficient design. Social: creates safe, inclusive and attractive places. Economic: improves durability, market confidence and long-term place value.
Policy 22 - Heritage, Design and Cornish Distinctiveness	To ensure development responds positively to historic context, character and Cornish distinctiveness.	Environmental: promotes reuse and context-sensitive materials and form. Social: reinforces identity, cultural continuity and community pride. Economic: protects heritage value and supports skilled local trades and tourism.
Policy 23 - Non-listed Historic Assets	To conserve non-designated heritage assets and their settings in proportion to their significance.	Environmental: supports retention and adaptive reuse of existing fabric. Social: safeguards locally valued places and historical understanding. Economic: avoids waste of embodied value and supports regeneration and heritage-led investment.
Policy 24 - Protection and Enhancement of Community Facilities	To retain and improve facilities needed for community life and future growth.	Environmental: supports local access and can reduce travel demand. Social: maintains services, social contact and inclusion. Economic: strengthens local service resilience and community enterprise.
Policy 25 - Protection and Enhancement of Open Space and Recreation	To protect and improve open space, sport and recreation provision.	Environmental: retains green infrastructure and opportunities for habitat enhancement. Social: supports physical activity, play, wellbeing and social interaction. Economic: supports attractive settlements and reduces future provision deficits.

Policy	Policy intention	Sustainable development outcomes
Policy 26 - Assets of Community Value	To give planning support to the retention and appropriate community use of listed Assets of Community Value.	Environmental: encourages reuse of existing buildings and accessible local facilities. Social: protects places of community importance. Economic: supports community ownership, local enterprise and service continuity.
Policy 27 - Regional Sports Facilities	To support appropriate development and improvement of regionally significant sports facilities.	Environmental: requires impacts and infrastructure to be managed. Social: broadens sport, recreation and community opportunities. Economic: supports events, jobs, visitors and investment.
Policy 28 - Transport, Highways and Communications	To ensure development is safely accessible and contributes appropriately to transport and communications infrastructure.	Environmental: supports reduced travel demand and lower-emission movement where feasible. Social: improves safety, access and connectivity. Economic: supports reliable movement of people, goods and services.
Policy 29 - Footways, Pedestrian Links and Public Rights of Way	To protect and improve walking routes, pedestrian connections and public rights of way.	Environmental: supports active travel and can integrate green corridors. Social: improves access, safety, recreation and health. Economic: supports local services and visitor activity.
Policy 30 - Digital Infrastructure, Resilience and Investment	To secure robust, high-quality and resilient digital infrastructure.	Environmental: enables remote working and service access with fewer journeys. Social: reduces digital exclusion and supports education, health and community contact. Economic: supports business productivity and rural competitiveness.
Policy 31 - Mobile Signal Infrastructure	To support improved mobile coverage while managing landscape, heritage and amenity impacts.	Environmental: encourages sensitive siting and shared infrastructure. Social: improves safety, communication and access to services. Economic: supports businesses, visitors and modern rural working.

6.3 Taken as a whole, the Plan makes a positive contribution to sustainable development. Its environmental safeguards are proportionate to the sensitivity of the Parish and operate alongside positive policies for housing, enterprise, community facilities, renewable energy, infrastructure and local services.

7. Relationship with the strategic policies of the development plan

7.1 Following commencement of section 99 of the Levelling-up and Regeneration Act 2023, general conformity with strategic local policies is no longer expressed as a separate basic condition for a neighbourhood development plan. The Plan must instead satisfy the housing non-diminution condition and the other current basic conditions.

7.2 Nevertheless, national policy expects neighbourhood plans to support the delivery of strategic policies. It is therefore appropriate to demonstrate that the Wendron Plan adds locally specific detail without undermining the adopted development plan. The relevant development plan documents are the Cornwall Local Plan Strategic Policies 2010-2030, the Cornwall Site Allocations Development Plan Document where relevant, and the Cornwall Climate Emergency Development Plan Document.

7.3 Cornwall Local Plan Policy 2a and parts 1 and 2 of Policy 3 are out of date in relation to housing supply following the December 2024 NPPF changes. The Wendron Plan does not rely on those provisions to restrain housing. Instead, it recognises the presumption in favour of sustainable development, supports strategic growth at the Helston urban fringe and provides a positive locally evidenced housing strategy.

Figure 4: Relationship with strategic policies of the adopted development plan

Strategic policy	Relevant Wendron NDP policies	Relationship and support
Cornwall Local Plan Policy 1 - Sustainable Development	All policies	The Plan applies the presumption in favour of sustainable development and balances social, economic and environmental objectives at parish level.
Policy 2 - Spatial Strategy	9, 11-16, 24, 25 and 27-31	Development is directed to sustainable settlements and the Helston urban fringe, with proportionate support for rural housing, employment, services and infrastructure.
Policy 2a - Key Targets	9-13	The Plan does not set a lower strategic target or rely on the out-of-date housing supply figure. It recognises existing strategic delivery and positively supports approximately 120 locally needed homes.
Policy 3 - Role and Function of Places	9, 11-16, 24, 25 and 27-31	The Plan uses remaining relevant principles on settlement function, infill, rounding off and rural exceptions while recognising that parts 1 and 2 are out of date for housing supply purposes.
Policy 4 - Shopping, Services and Community Facilities	24, 25, 26, 27, 30 and 31	The Plan protects and supports community facilities, recreation, community assets and digital connectivity.
Policy 5 - Business and Tourism	14, 15, 16, 27, 30 and 31	The Plan supports small businesses, home working, rural diversification, tourism, sports activity and communications while managing environmental and amenity impacts.
Policy 6 - Housing Mix	10, 11 and 12	The Plan responds to the latest evidence on household size, tenure, affordability, ageing and accessibility and supports a balanced mix.
Policy 7 - Housing in the Countryside	9, 11, 12 and 13	The Plan maintains a criteria-based approach to rural housing, including rural exception housing and limited infill, without supporting isolated unrestricted development.
Policy 8 - Affordable Housing	10, 11 and 12	The Plan complements strategic affordable housing mechanisms with locally evidenced priorities on tenure, size, accessibility and local needs.
Policy 9 - Rural Exception Sites	11 and 12	The Plan directly supports affordable-led rural exception schemes that are well related to settlements and suitably designed.

Strategic policy	Relevant Wendron NDP policies	Relationship and support
Policy 10 - Managing Viability	All relevant policies	The Plan does not displace strategic viability assessment and applies proportionate criteria.
Policy 12 - Design	1, 8, 17 and 20-23	The Plan and Design Codes add parish-specific principles on character, mining heritage, rural landscape, materials, parking, safety and climate resilience.
Policy 13 - Development Standards	1, 5, 21 and 28-31	The Plan supports well-serviced, accessible, safe and resource-efficient development with appropriate infrastructure.
Policies 14 and 15 - Renewable and Low Carbon Energy	1-4 and 7	The Plan supports renewable generation, community energy, storage and low-carbon heat with locally specific landscape, heritage and amenity safeguards.
Policy 16 - Health and Wellbeing	10, 21, 24, 25 and 27-29	The Plan supports accessible housing, facilities, recreation, active travel, safe design and access to nature.
Policy 21 - Best Use of Land and Buildings	7, 8, 9, 13-16, 23 and 26	The Plan promotes appropriate infill, reuse, conversion, home working, diversification and adaptive reuse.
Policy 22 - European Protected Sites	All relevant policies	The Plan does not undermine the strategic mitigation framework. Habitats matters are addressed through screening and relevant development plan policies.
Policy 23 - Natural Environment	5, 6, 17-20, 25 and 29	The Plan protects landscape, biodiversity, ecological networks, trees, Cornish hedges, watercourses, tranquillity and dark skies and supports nature recovery.
Policy 24 - Historic Environment	7, 8, 17, 21, 22 and 23	The Plan provides detailed protection for the World Heritage Site, designated and non-designated assets, historic character and Cornish distinctiveness.
Policy 25 - Green Infrastructure	5, 6, 18, 19, 25 and 29	The Plan identifies and protects the Wendron Green Infrastructure Network and seeks connectivity, biodiversity gain and multifunctional benefits.
Policy 26 - Flood Risk Management and Coastal Change	5 and 6	The Plan provides locally specific policy for sustainable drainage, natural flood management and groundwater resilience.
Policy 27 - Transport and Accessibility	21, 28 and 29	The Plan supports safe access, appropriate parking, walking routes, rights of way and locally suitable movement.

Strategic policy	Relevant Wendron NDP policies	Relationship and support
Policy 28 - Infrastructure	5, 6, 24, 25 and 27-31	Development is linked to adequate community, transport, drainage, digital and mobile infrastructure.
Cornwall Site Allocations DPD - HX1 Helston Urban Extension	Spatial strategy and Policy 9	The Plan recognises HX1 and the wider Helston urban fringe as contributing to strategic housing and infrastructure needs. It does not deallocate, obstruct or duplicate the strategic allocation.
CEDPD Policy C1 - Climate Change Principles	1-8, 18-21 and 28-31	The Plan gives local effect to mitigation and adaptation through energy, drainage, flood resilience, green infrastructure, durable design, active travel and connectivity.
CEDPD Policies G1-G4 - Green Infrastructure, BNG, Canopy and Nature Recovery	5, 6, 18, 19, 20, 25 and 29	The Plan protects and strengthens green infrastructure and ecological connectivity, requires biodiversity gain and takes account of the Local Nature Recovery Strategy.
CEDPD Policy AG1 - Rural Development and Diversification	14, 15 and 16	The Plan supports rural enterprise and diversification subject to landscape, amenity, highways and environmental safeguards.
CEDPD Policies T1-T3 - Sustainable Transport, Parking and Safeguarding	21, 28 and 29	The Plan supports walking, safe layouts and realistic parking standards suited to rural conditions.
CEDPD Policies RE1 and RE2 - Renewable and Low Carbon Energy	2, 3, 4 and 7	The Plan supports renewable energy, storage, community energy and low-carbon heat while adding local criteria.
CEDPD Policy SEC1 - Sustainable Energy and Construction	1, 7, 8, 21 and 22	The Plan supports energy efficiency, sustainable design, water conservation and heritage-sensitive retrofit.
CEDPD Policies CC3 and CC4 - Flood Risk and Sustainable Drainage	5 and 6	The Plan supports the drainage hierarchy, nature-based SuDS, natural flood management and groundwater resilience.

7.4 Figure 4 demonstrates that the Plan supports rather than frustrates the strategic framework. It also shows that the Plan is responsive to the changed national housing context and does not rely on out-of-date strategic housing supply provisions to restrict development.

8. Environmental obligations, human rights and prescribed matters

Strategic Environmental Assessment

8.1 The Environmental Assessment of Plans and Programmes Regulations 2004 require an environmental assessment where a plan is likely to have significant environmental effects. Regulation 15 of the Neighbourhood Planning (General) Regulations requires the submission of either an environmental report or, where SEA is not required, a statement of reasons for the determination.

8.2 Cornwall Council, as the responsible authority, screened the emerging Wendron Plan in consultation with the statutory environmental bodies. The screening process concluded that the Plan was unlikely to have significant environmental effects and that a full Strategic Environmental Assessment was not required. The final screening determination and statement of reasons are submitted separately with the Regulation 15 documents.

8.3 The Submission Draft has been updated since the initial screening. The changes remain within the positive and protective policy framework assessed through screening and do not introduce a site allocation or development proposal likely to create significant environmental effects. The Plan's housing strategy recognises the existing HX1 strategic allocation but does not allocate additional sites.

Habitats Regulations and prescribed condition

8.4 The prescribed basic condition requires that the making of the Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. The qualifying body must provide the information reasonably required to determine whether an appropriate assessment is necessary.

8.5 The HRA screening undertaken for the Plan concluded that it would not be likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and that an appropriate assessment was not required. The screening determination is submitted with the Plan.

Environmental Outcomes Reports

8.6 The Environmental Outcomes Reports framework introduced by Part 6 of the Levelling-up and Regeneration Act 2023 is not yet operational for this neighbourhood plan and no EOR requirements have been imposed. The related basic condition is therefore not engaged. Compliance is demonstrated through the current SEA and Habitats Regulations processes.

Equality and human rights

8.7 The Equality Act 2010 requires public authorities to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations. An Equalities Impact Assessment has been prepared for the Wendron Plan and is submitted as a supporting document.

8.8 The Plan supports accessible and adaptable housing, inclusive design, safe public spaces, community facilities, recreation, active travel and digital connectivity. These provisions are likely to have positive effects for older people, disabled people, households without access to a car and other groups who may experience barriers to housing, services or participation.

8.9 No policy is considered to create unjustified discrimination or a disproportionate adverse effect on a protected group. Where policies regulate development, the restrictions pursue legitimate planning objectives and are proportionate to the environmental, social and economic circumstances of the Parish.

8.10 The Plan is compatible with Convention rights within the meaning of the Human Rights Act 1998. It has been prepared through an open consultation process, respects property rights subject to the lawful and proportionate operation of the planning system, and does not interfere unjustifiably with private and family life, expression, association or the peaceful enjoyment of possessions.

9. Assessment against the post-25 March 2026 neighbourhood planning requirements

9.1 Section 98 of the Levelling-up and Regeneration Act 2023 requires neighbourhood development plans, so far as appropriate having regard to their subject matter, to contribute to climate change mitigation and adaptation and to take account of any relevant Local Nature Recovery Strategy. Section 99 introduced the housing non-diminution basic condition.

9.2 The relevant strategy is the Cornwall and Isles of Scilly Local Nature Recovery Strategy. The Submission Draft expressly records how the Strategy informed the Wendron Green Infrastructure Network and Policy 17, including its mapped priorities, measures and approach to off-site biodiversity gain.

9.3 Figure 5 provides a policy-by-policy assessment. References to the LNRS are proportionate: not every policy has a direct nature recovery function, but relevant development remains subject to Policy 17 and the wider environmental framework.

Figure 5: Policy-by-policy assessment of climate change, nature recovery and housing non-diminution

Policy	Climate change mitigation and adaptation	Local Nature Recovery Strategy	Housing non-diminution
Policy 1 - Sustainable Design and Low Carbon Heat	Yes, directly. The policy addresses energy demand or supply, low-carbon heat, resource efficiency, sustainable drainage, flood resilience or adaptation of the existing building stock.	Limited direct relevance. The policy's principal purpose is not nature recovery, but any associated physical development remains subject to Policy 18 and must avoid harm to relevant habitats and ecological networks.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.
Policy 2 - Local Energy Storage	Yes, directly. The policy addresses energy demand or supply, low-carbon heat, resource efficiency, sustainable drainage, flood resilience or adaptation of the existing building stock.	Limited direct relevance. The policy's principal purpose is not nature recovery, but any associated physical development remains subject to Policy 18 and must avoid harm to relevant habitats and ecological networks.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.
Policy 3 - Community-Led Renewable Energy	Yes, directly. The policy addresses energy demand or supply, low-carbon heat, resource efficiency, sustainable drainage, flood resilience or adaptation of the existing building stock.	Limited direct relevance. The policy's principal purpose is not nature recovery, but any associated physical development remains subject to Policy 18 and must avoid harm to relevant habitats and ecological networks.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.
Policy 4 - Alternative Energy Production	Yes, directly. The policy addresses energy demand or supply, low-carbon heat, resource efficiency, sustainable drainage, flood resilience or adaptation of the existing building stock.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.
Policy 5 - Sustainable Drainage	Yes, directly. The policy addresses energy demand or supply, low-carbon heat, resource efficiency, sustainable drainage, flood resilience or adaptation of the existing building stock.	Yes, where relevant. The policy supports locally applicable LNRS outcomes through nature-based drainage, river and wetland recovery, trees and hedges, ecological connectivity, dark corridors, open space or green walking routes.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.
Policy 6 - Natural Flood Management and Groundwater Resilience	Yes, directly. The policy addresses energy demand or supply, low-carbon heat, resource efficiency, sustainable drainage, flood resilience or adaptation of the existing building stock.	Yes, where relevant. The policy supports locally applicable LNRS outcomes through nature-based drainage, river and wetland recovery, trees and hedges, ecological connectivity, dark corridors, open space or green walking routes.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.

Policy	Climate change mitigation and adaptation	Local Nature Recovery Strategy	Housing non-diminution
Policy 7 - Transition to Low-Carbon Heating in Traditional and Historic Buildings	Yes, directly. The policy addresses energy demand or supply, low-carbon heat, resource efficiency, sustainable drainage, flood resilience or adaptation of the existing building stock.	Limited direct relevance. The policy's principal purpose is not nature recovery, but any associated physical development remains subject to Policy 18 and must avoid harm to relevant habitats and ecological networks.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.
Policy 8 - Replacement Windows, Doors and Fascias	Yes, directly. The policy addresses energy demand or supply, low-carbon heat, resource efficiency, sustainable drainage, flood resilience or adaptation of the existing building stock.	Limited direct relevance. The policy's principal purpose is not nature recovery, but any associated physical development remains subject to Policy 18 and must avoid harm to relevant habitats and ecological networks.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.
Policy 9 - Sustainable Settlements	Yes, mainly indirectly. The policy supports housing in sustainable locations, efficient use of land, appropriately sized homes and development that must also comply with the Plan's sustainable design and resilience policies.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy positively manages housing at sustainable settlements and the Helston urban fringe, does not impede HX1 and does not result in the development plan proposing less housing than if the NDP were not made.
Policy 10 - Housing Mix	Yes, mainly indirectly. The policy supports housing in sustainable locations, efficient use of land, appropriately sized homes and development that must also comply with the Plan's sustainable design and resilience policies.	Limited direct relevance. The policy's principal purpose is not nature recovery, but any associated physical development remains subject to Policy 18 and must avoid harm to relevant habitats and ecological networks.	No. The policy governs the mix and accessibility of homes rather than their number and helps make housing delivery more responsive to local need.
Policy 11 - Rural Exception Sites for Affordable Housing	Yes, mainly indirectly. The policy supports housing in sustainable locations, efficient use of land, appropriately sized homes and development that must also comply with the Plan's sustainable design and resilience policies.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy provides an additional route for housing delivery and does not reduce or deallocate any strategic housing provision.

Policy	Climate change mitigation and adaptation	Local Nature Recovery Strategy	Housing non-diminution
Policy 12 - Community Led, Self and Custom Build Housing	Yes, mainly indirectly. The policy supports housing in sustainable locations, efficient use of land, appropriately sized homes and development that must also comply with the Plan's sustainable design and resilience policies.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy provides an additional route for housing delivery and does not reduce or deallocate any strategic housing provision.
Policy 13 - Infill Within Hamlets and Small Groups of Dwellings	Yes, mainly indirectly. The policy supports housing in sustainable locations, efficient use of land, appropriately sized homes and development that must also comply with the Plan's sustainable design and resilience policies.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy provides an additional route for housing delivery and does not reduce or deallocate any strategic housing provision.
Policy 14 - Small Business Development and Safeguarding of Employment Land	Yes, indirectly. Supporting local employment, home working, reuse and appropriate rural diversification can reduce travel and improve economic resilience, subject to sustainable design and environmental safeguards.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.
Policy 15 - Working from Home and Home Based Businesses	Yes, indirectly. Supporting local employment, home working, reuse and appropriate rural diversification can reduce travel and improve economic resilience, subject to sustainable design and environmental safeguards.	Limited direct relevance. The policy's principal purpose is not nature recovery, but any associated physical development remains subject to Policy 18 and must avoid harm to relevant habitats and ecological networks.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.
Policy 16 - Rural Business Diversification and Rural Tourism	Yes, indirectly. Supporting local employment, home working, reuse and appropriate rural diversification can reduce travel and improve economic resilience, subject to sustainable design and environmental safeguards.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.

Policy	Climate change mitigation and adaptation	Local Nature Recovery Strategy	Housing non-diminution
Policy 17 - World Heritage Site Setting and Scenic Protection	Yes. The policy protects landscape and ecological systems, green infrastructure, trees, hedges, soils, water management, tranquillity or dark skies, supporting carbon storage and climate adaptation.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy affects the location, design or environmental performance of development; it does not set a lower housing requirement or remove strategic housing opportunities.
Policy 18 - Green Infrastructure and Biodiversity Gain	Yes. The policy protects landscape and ecological systems, green infrastructure, trees, hedges, soils, water management, tranquillity or dark skies, supporting carbon storage and climate adaptation.	Yes, directly. The policy was informed by the Cornwall and Isles of Scilly LNRS, requires relevant priorities and measures to be supported, and guides off-site biodiversity gains towards the green infrastructure and nature recovery networks.	No. The policy affects the location, design or environmental performance of development; it does not set a lower housing requirement or remove strategic housing opportunities.
Policy 19 - Trees, Cornish Hedges and Hedgerows	Yes. The policy protects landscape and ecological systems, green infrastructure, trees, hedges, soils, water management, tranquillity or dark skies, supporting carbon storage and climate adaptation.	Yes, where relevant. The policy supports locally applicable LNRS outcomes through nature-based drainage, river and wetland recovery, trees and hedges, ecological connectivity, dark corridors, open space or green walking routes.	No. The policy affects the location, design or environmental performance of development; it does not set a lower housing requirement or remove strategic housing opportunities.
Policy 20 - Tranquillity and Dark Skies	Yes. The policy protects landscape and ecological systems, green infrastructure, trees, hedges, soils, water management, tranquillity or dark skies, supporting carbon storage and climate adaptation.	Yes, where relevant. The policy supports locally applicable LNRS outcomes through nature-based drainage, river and wetland recovery, trees and hedges, ecological connectivity, dark corridors, open space or green walking routes.	No. The policy affects the location, design or environmental performance of development; it does not set a lower housing requirement or remove strategic housing opportunities.
Policy 21 - Design Principles for Sustainable, Characterful Development	Yes, where relevant. Durable, resource-efficient design and adaptive reuse reduce emissions and waste and help buildings and places respond to changing climate conditions.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy affects the location, design or environmental performance of development; it does not set a lower housing requirement or remove strategic housing opportunities.
Policy 22 - Heritage, Design and Cornish Distinctiveness	Yes, where relevant. Durable, resource-efficient design and adaptive reuse reduce emissions and waste and help buildings and places respond to changing climate conditions.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy affects the location, design or environmental performance of development; it does not set a lower housing requirement or remove strategic housing opportunities.

Policy	Climate change mitigation and adaptation	Local Nature Recovery Strategy	Housing non-diminution
Policy 23 - Non-listed Historic Assets	Yes, where relevant. Durable, resource-efficient design and adaptive reuse reduce emissions and waste and help buildings and places respond to changing climate conditions.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy affects the location, design or environmental performance of development; it does not set a lower housing requirement or remove strategic housing opportunities.
Policy 24 - Protection and Enhancement of Community Facilities	Yes, indirectly. Retaining local facilities, open space and recreation can reduce travel, support resilient communities and safeguard green infrastructure, while new development remains subject to climate policies.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy protects or supports community infrastructure and open space but does not deallocate strategic housing land or reduce the amount of housing proposed by the development plan.
Policy 25 - Protection and Enhancement of Open Space and Recreation	Yes, indirectly. Retaining local facilities, open space and recreation can reduce travel, support resilient communities and safeguard green infrastructure, while new development remains subject to climate policies.	Yes, where relevant. The policy supports locally applicable LNRS outcomes through nature-based drainage, river and wetland recovery, trees and hedges, ecological connectivity, dark corridors, open space or green walking routes.	No. The policy protects or supports community infrastructure and open space but does not deallocate strategic housing land or reduce the amount of housing proposed by the development plan.
Policy 26 - Assets of Community Value	Yes, indirectly. Retaining local facilities, open space and recreation can reduce travel, support resilient communities and safeguard green infrastructure, while new development remains subject to climate policies.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy protects or supports community infrastructure and open space but does not deallocate strategic housing land or reduce the amount of housing proposed by the development plan.
Policy 27 - Regional Sports Facilities	Yes, indirectly. Retaining local facilities, open space and recreation can reduce travel, support resilient communities and safeguard green infrastructure, while new development remains subject to climate policies.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy protects or supports community infrastructure and open space but does not deallocate strategic housing land or reduce the amount of housing proposed by the development plan.
Policy 28 - Transport, Highways and Communications	Yes, indirectly or directly as applicable. The policy supports safer low-carbon movement, active travel, remote access to services, reduced commuting and resilient communications infrastructure.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.

Policy	Climate change mitigation and adaptation	Local Nature Recovery Strategy	Housing non-diminution
Policy 29 - Footways, Pedestrian Links and Public Rights of Way	Yes, indirectly or directly as applicable. The policy supports safer low-carbon movement, active travel, remote access to services, reduced commuting and resilient communications infrastructure.	Yes, where relevant. The policy supports locally applicable LNRS outcomes through nature-based drainage, river and wetland recovery, trees and hedges, ecological connectivity, dark corridors, open space or green walking routes.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.
Policy 30 - Digital Infrastructure, Resilience and Investment	Yes, indirectly or directly as applicable. The policy supports safer low-carbon movement, active travel, remote access to services, reduced commuting and resilient communications infrastructure.	Limited direct relevance. The policy's principal purpose is not nature recovery, but any associated physical development remains subject to Policy 18 and must avoid harm to relevant habitats and ecological networks.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.
Policy 31 - Mobile Signal Infrastructure	Yes, indirectly or directly as applicable. The policy supports safer low-carbon movement, active travel, remote access to services, reduced commuting and resilient communications infrastructure.	Yes, where relevant. Proposals under the policy must avoid harm to habitats and ecological networks and comply with Policy 18; opportunities to support locally applicable LNRS priorities and measures should be taken where proportionate.	No. The policy does not result in the development plan proposing less housing than would be the case if the NDP were not made.

9.4 Figure 5 demonstrates that the Plan has been designed as a coherent whole to address the current statutory requirements. The strongest direct climate and nature recovery contributions are made by Policies 1 to 8 and 18 to 20, while the housing, business, design, facilities and infrastructure policies provide complementary mitigation, adaptation and resilience benefits.

9.5 The Plan does not reduce strategic housing provision. It recognises the HX1 Helston Urban Extension and the strategic role of the south-western part of the Parish adjoining Helston, supports locally needed housing within the wider Parish, and is expressly without prejudice to allocations which may be identified through the replacement Cornwall Local Plan.

10. Overall conclusion

10.1 The Wendron Parish Neighbourhood Development Plan has been prepared by the qualifying body for the designated Neighbourhood Area, specifies an appropriate plan period and contains land-use planning policies within the permitted scope of a neighbourhood development plan.

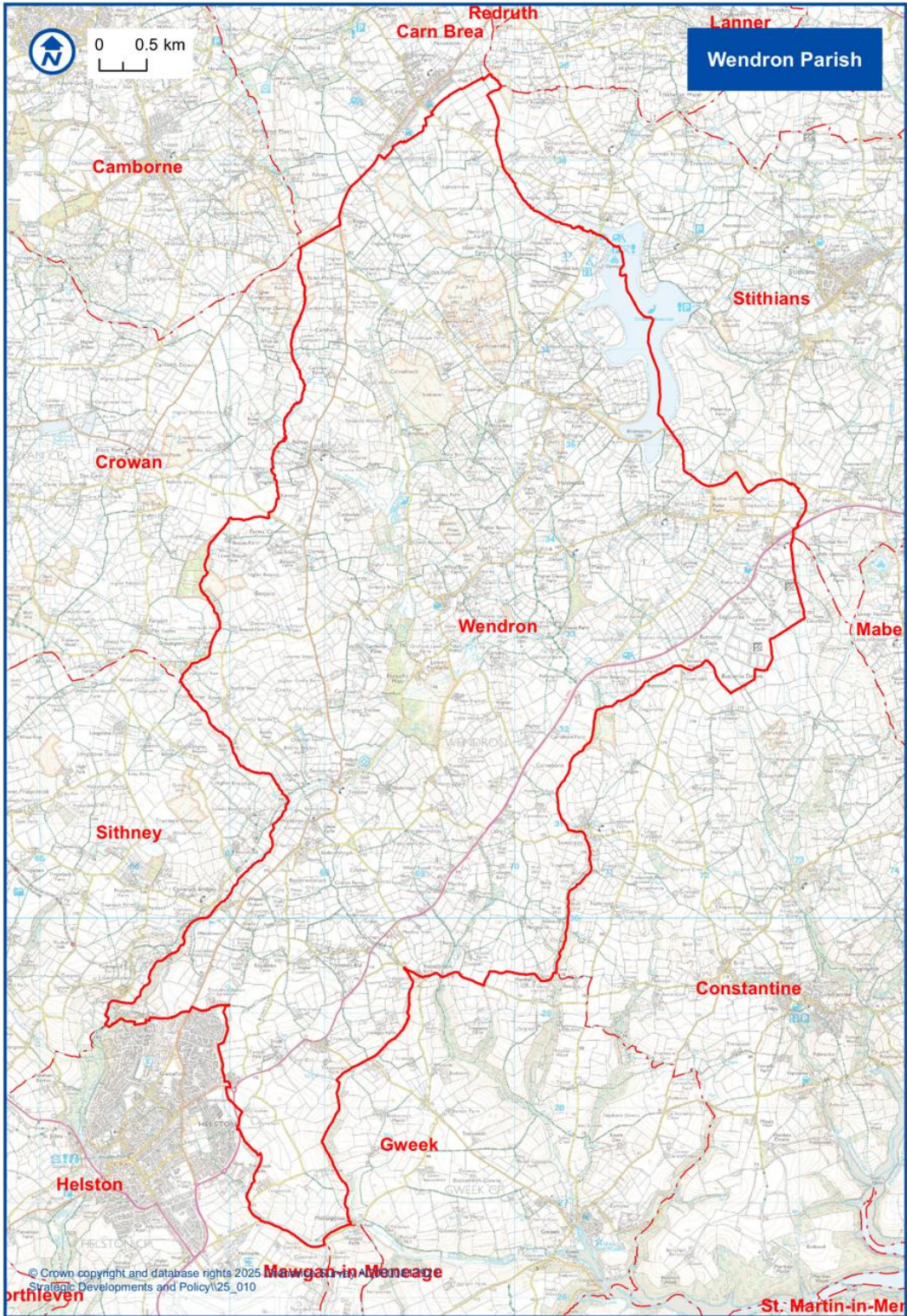
10.2 The Plan has had regard to national policy and advice, contributes to sustainable development, does not result in less housing being proposed through the development plan, and is compatible with the applicable environmental obligations, prescribed habitats condition and Convention rights.

10.3 The Plan has been designed to contribute to climate change mitigation and adaptation and has taken account of the Cornwall and Isles of Scilly Local Nature Recovery Strategy. It also supports the strategic direction of the adopted development plan while adding evidence-based and locally distinctive policy detail.

10.4 It is therefore concluded that the Wendron Parish Neighbourhood Development Plan meets the legal requirements and basic conditions and should proceed to independent examination.

Appendix 1: Neighbourhood Area map

The designated Wendron Neighbourhood Area covers the current Parish area following the adjustment made on 19 February 2026. The map below is reproduced from the Submission Draft Plan.



Map A1: Wendron Parish Neighbourhood Area

Appendix 2: Supporting submission documents and evidence

The Regulation 15 submission should be read as a coordinated set of documents. The principal supporting documents are:

- Wendron Parish Neighbourhood Development Plan 2026 to 2030 - Submission Draft.
- Wendron Neighbourhood Area Design Codes and Guidelines.
- Consultation Statement, including the Regulation 14 response analysis and schedule of changes.
- SEA/HRA Screening Determination and statement of reasons.
- Equalities Impact Assessment.
- Neighbourhood Area designation and revised boundary documentation.

The online evidence base provides the detailed technical and community evidence supporting the Plan's objectives, policy intentions and locally specific criteria.

- Housing evidence, including affordable housing need and market evidence.
- Climate change, flood risk, sustainable drainage and renewable energy evidence.
- Green infrastructure, biodiversity, Local Nature Recovery Strategy, landscape and heritage evidence.
- Community facilities, open space, transport, accessibility and digital infrastructure evidence.

Appendix 3: SEA/HRA screening determination

The final Strategic Environmental Assessment and Habitats Regulations Assessment screening determination, including the statement of reasons and statutory consultation responses, is submitted as a separate Regulation 15 document.

The determination concludes that the Wendron Parish Neighbourhood Development Plan is unlikely to have significant environmental effects and is not likely to have a significant effect on a European site, either alone or in combination with other plans or projects. A full SEA and an appropriate assessment are therefore not required.

The screening determination should be treated as the authoritative source for its date, consultation record and detailed reasoning.

Appendix 4: Principal legal and policy sources

- Town and Country Planning Act 1990, Schedule 4B.
- Planning and Compulsory Purchase Act 2004, sections 38A to 38C.
- Localism Act 2011.
- Neighbourhood Planning (General) Regulations 2012, as amended, including Regulation 15 and Schedule 2.
- Neighbourhood Planning Act 2017.
- Environment Act 2021.
- Levelling-up and Regeneration Act 2023, particularly sections 98 and 99.
- Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026.
- Environmental Assessment of Plans and Programmes Regulations 2004.
- Conservation of Habitats and Species Regulations 2017.
- Human Rights Act 1998 and Equality Act 2010.
- National Planning Policy Framework, December 2024, as amended February 2025.
- Planning Practice Guidance: Neighbourhood Planning.
- Cornwall Local Plan Strategic Policies 2010-2030.
- Cornwall Site Allocations Development Plan Document.
- Cornwall Climate Emergency Development Plan Document.
- Cornwall and Isles of Scilly Local Nature Recovery Strategy.

This Statement reflects the law and adopted national policy in force in July 2026. Any material legal or policy change before examination should be checked and, where necessary, addressed by a short addendum.