

Ms Jodie Ellis
Madron Parish Clerk

Date: 10th November
2021

Dear Ms Ellis,

Madron Neighbourhood Plan – SEA and HRA Screening

As requested I have screened the Madron Neighbourhood Development Plan to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA.)

As required by the SEA regulations I produced a screening opinion for the neighbourhood plan and consulted the statutory bodies, Natural England, Historic England and the Environment Agency. I also asked Natural England to confirm whether or not HRA was required under the HRA directive.

Historic England raised concerns over the evidence to support the development of the Tregoddick Farm site (referred to as Site A in the draft NDP). The concern relates to the heritage considerations of the specified number of units that could be supported on the site. It is therefore strongly advised that Policy H2 is modified to remove the number of units aspired to for the site and rely on subsequent planning applications to determine an appropriate number of dwellings at the application stage. I note that an outline application on site is currently live.

Based on the scale and location of development proposed, Cornwall Council is of the opinion that the Madron neighbourhood plan is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required. This view is confirmed by the consultation bodies, subject to the recommended policy amendment above. As this is a draft plan, if significant changes or additions are made to your plan I would advise you to have it rescreened.

Yours sincerely,

Imogen Day
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