

SUMMARY

Policy Area	Number of positive impacts	Number of possible negative impacts	Overall sustainability assessment
Landscape	11	1	+10
Character of Villages and Hamlets	10	1	+9
Local Services and Facilities	11	0	+11
General Principles of Development and Design	9	1	+8
Housing	9	2	+7
Commercial Development	10	3	+7
Carbon Reduction and Energy Efficiency	8	1	+7
TOTAL	+68	-9	+59

CORNWALL COUNCIL SUSTAINABILITY CRITERIA

We worked closely with Cornwall Council on this analysis. In particular they helped to identify some of the positive effects and the potential negative effects of some of the policies in the Plan,. These possible negative effects are dealt with accordingly in the commentaries that follow.

Economic	Social	Environmental
<p>Economic development</p> <ul style="list-style-type: none"> • Balanced low carbon economy • Meets the needs of the area • Provides diverse range of employment opportunities <p>Education and skills*</p> <p>Transport and accessibility</p> <ul style="list-style-type: none"> • Access to key services • Reducing the need to travel • Reduce traffic congestion <p>Energy</p> <ul style="list-style-type: none"> • Encourage renewable energy • Increase energy efficiency • Increase energy security • Reduce fuel poverty <div style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>*These items were excluded from the Roseland analysis as it was felt that they fell outside the remit of the Neighbourhood Plan.</p> </div>	<p>Social inclusion</p> <ul style="list-style-type: none"> • Opportunities for all to participate • Reducing poverty <p>Crime and anti social behaviour*</p> <p>Housing</p> <ul style="list-style-type: none"> • Meet the needs of the local community as a whole <p>Health</p> <ul style="list-style-type: none"> • Healthier lifestyles • Access to open spaces <p>Sport and recreation</p> <ul style="list-style-type: none"> • Health, recreation and sports facilities 	<p>Climatic factors</p> <ul style="list-style-type: none"> • Reduce contribution to climate change • Increase local resilience <p>Waste</p> <ul style="list-style-type: none"> • Minimise waste and increase recycling <p>Minerals and geodiversity</p> <ul style="list-style-type: none"> • Conserve and restore <p>Soil</p> <ul style="list-style-type: none"> • Minimise use of undeveloped land • Safeguard local food production <p>Air quality</p> <p>Water quality</p> <ul style="list-style-type: none"> • Reduce flood risk/coastal erosion • Efficient use of water* <p>Biodiversity</p> <p>Landscape</p> <ul style="list-style-type: none"> • Protect and enhance <p>Maritime</p> <ul style="list-style-type: none"> • Clean diverse waters* • Protect coastal waters • Sustainable maritime environments <p>Historic and heritage</p> <ul style="list-style-type: none"> • Quality and local distinctiveness <p>Design</p> <ul style="list-style-type: none"> • Locally distinctive design • Sustainable land use • Sustainable built environment

Sustainability Assessment of Policies in The Roseland Plan

The NPPF strongly supports sustainable development. A Sustainability Assessment involves consideration of three specific aspects:

- Economic (economic development, education and skills, transport and accessibility and energy);
- Social (social inclusion, crime & anti-social behaviour, housing & health, sport and recreation); and
- Environmental (climatic factors, waste, minerals & geodiversity, soil, air, water, biodiversity, landscape, maritime, historic environment & design).

A Sustainability Assessment of The Roseland Plan’s objectives and policies was undertaken with the help of Cornwall Council. Below we have summarised the positive (+), neutral (0) or negative (-) effects of the policies developed to deliver the objectives of our Plan. The overall positive consequences of the Plan’s policies are apparent.

Landscape (Positive Effects)

This suite of policies is intended to protect the visual and amenity value of the landscape (in its broadest sense) of the Plan area as these features were stated by the community to be the most important factor effecting Quality of life.

Aspect	Commentary	Pluses
Economic Effect	<ul style="list-style-type: none"> • Safeguarding the landscape supports both tourism and agriculture, the principal economic activities. In addition many other jobs are dependent on the landscape, the coast, and the rivers • The Plan anticipates that new and more diverse jobs can be created which are “landscape friendly” eg woodland management, carbon reduction technologies, digital businesses etc. 	2
Social Effect	<ul style="list-style-type: none"> • The development of The Roseland Plan has involved a process of extensive consultation and this has positive effects, especially in relation to social inclusion. • The quality of the landscape was stated to be the community’s top quality-of-life attribute. • There will be a very significant positive contribution to the health and wellbeing not only of residents but also the many more visitors who come to the Roseland by preserving and enhancing access to the countryside, coast, rivers and creeks., and by providing many opportunities for sport and recreation • The landscape protection policies may have positive social effects, predominantly by preserving cultural identity and distinctiveness. 	4
Environmental Effect	<p>The Plan’s landscape policies promote a very positive approach to conservation and enhancement of the landscape, coast-line, rivers and creeks. In particular:</p> <ul style="list-style-type: none"> • They minimises the use of undeveloped land • They protects the quality and local distinctiveness of the historic environment • They preserve geodiversity and biodiversity • They promote locally distinctive design • They promote sustainable land use 	5

How the Plan deals with Potential Negative Effects on Sustainability

Landscape (Potential Negative Effects)

Potential Negative Effect	Commentary	Minuses
<p>Economic Effect</p> <p>See “Commercial Development” later</p> <p>In relation to energy generation and the low carbon economy there may be negative effects on the ability of the area’s economy to maximise its benefits from this growth sector</p>	<ul style="list-style-type: none"> • The Plan does promote local energy generation in forms which do not damage the landscape. We believe that these have the potential to be much more significant in their contribution to the community as a whole. We have struck a balance favouring the needs of the many versus the potential gains of the few. But we do recognise that a few individuals may not be able to have what they want. 	1
<p>Social Effect</p> <p>See “Housing” later</p>		
<p>Environmental Effect</p> <p>None identified</p>		

Character of Villages and Hamlets (Positive Effects)

The main aim of these policies is to ensure that new development adds to the character and distinctiveness of Roseland villages and hamlets, rather than detracting from them. Character and distinctiveness are important to the community's Quality of Life.

Aspect	Commentary	Pluses
Economic Effect	<ul style="list-style-type: none"> • Retaining and developing village character and distinctiveness has a positive effect on tourism and local building related enterprises. • Supporting energy efficiency measures in the new and existing housing stock will provide work for local contractors • Encouragement of home working and digital enterprises based on superfast broadband 	3
Social Effect	<ul style="list-style-type: none"> • This feature was one of the Community's top quality-of-life attributes. • The development of The Roseland Plan and the evidence to underpin the policies has involved extensive community consultation and engagement • One of the key aspects of the Plan is to protect services and facilities that support the vitality and viability of villages • The full time residence requirements will also contribute to preserving sustainable village communities 	4
Environmental Effect	<ul style="list-style-type: none"> • The policies will encourage residents to reduce their energy usage • The policies will conserve the quality and local distinctiveness of the historic environment • The policies will encourage and develop local character and distinctiveness through good design 	3

How the Plan deals with Potential Negative Effects on Sustainability

Character of Villages and Hamlets (Potential Negative Effects)

Potential Negative Effect	Commentary	Minuses
<p>Economic Effect</p> <p>Protection of the character of the Roseland’s villages and hamlets could result in some negative effects from the restrictions on development</p>	<p>This may be the case but we believe that the negative effects will be very limited and that the benefits of any restrictions far outweigh the downsides.</p>	<p>1</p>
<p>Social Effect</p> <p>See “Housing” later</p>		
<p>Environmental Effect</p> <p>The policies might preclude residents from installing individual property protection measures to make their homes and businesses more adaptable to possible future severe weather.</p> <p>By stipulating strong conformity with existing housing styles and materials, these policies might be thought to inhibit (to a degree) the promotion of sustainable design principles or energy efficient developments.</p>	<p>The Roseland Design Guide and the General Development principles will encourage reasonable initiatives to improve resilience to climate change whilst retaining local character and distinctiveness. We do not believe the two objectives are incompatible if developments in technology are used creatively and sensitively. However it should be recognised that current legislation on Listed Buildings and Conservation Areas may impose restrictions but these do not result from the Plan’s policies.</p> <p>The Roseland Design Guide and the General Development principles will encourage reasonable initiatives to improve energy efficiency whilst retaining local character and distinctiveness. We do not believe the two objectives are incompatible if developments in technology are used creatively and sensitively. However it should be recognised that current legislation on Listed Buildings and Conservation Areas may impose restrictions but these do not result from the Plan’s policies.</p>	<p>n/a</p> <p>n/a</p>

Local Services and Facilities (Positive Effects)

The main aim of these policies is to support the retention of the current levels of services and facilities valued by the community as contributing to their Quality of Life.

Aspect	Commentary	Pluses
Economic Effect	<ul style="list-style-type: none"> • Reduced need to travel saves money • Protection and enhancement of sustainable transport modes in the Plan area (particularly public transport and cycle and walking networks). should result in positive effects for some people in terms of transport and accessibility • Support of local services protects and potentially expands existing jobs in those services • Preserving local services and historic artefacts brings visitor money into the local economy 	4
Social Effect	<ul style="list-style-type: none"> • These policies should help to retain the necessary services and facilities required by the community and visitors and, therefore, should result in positive social effects • Positive effect through ensuring continuity of community activities and cohesion. • Positive health effects through protecting local playing fields, play areas, community halls and open spaces 	3
Environmental Effect	<ul style="list-style-type: none"> • One policy aims to protect existing open space which provides positive benefits for the environment Sustainability Assessment objectives. • Reduced need to travel should have a positive effect through reduced transport emissions. • Focusing on sustaining existing services will minimise the use of undeveloped land • Potential for local community owned low carbon energy generation 	4

How the Plan deals with Potential Negative Effects on Sustainability

Local Services and Facilities (Potential Negative Effects)

Potential Negative Effect	Commentary	Minuses
Economic Effect None identified		
Social Effect None identified		
Environmental Effect None identified		

General Principles and Design Guidelines for Development (Positive Effects)

This suite of policies sets out and specifies how new development (housing, commercial, carbon reduction / energy efficiency) should sustain and enhance the area's character and distinctiveness. The Plan supports sustainable development. Each and every development must make an overall positive contribution to the area's social, economic and environmental future.

Aspect	Commentary	Pluses
Economic Effect	<ul style="list-style-type: none"> • The Plan's support for sustainable development should result in positive effects regarding retention of tourism and supporting agriculture and building enterprises that specialise in renovation. • Limiting the scale of new building on greenfield sites minimises the effect on tourism and agriculture. • Encouraging the use of Roseland-distinctive features in the design and renovation of building should create a long term positive effect on tourism. • Emphasis on renovation and design quality will stimulate building and related skills. 	4
Social Effect	<ul style="list-style-type: none"> • The Plan's support for sustainable development should result in positive effects for social inclusion, the promotion of healthier lifestyles and improving access to, and use of, green /open space for leisure and recreation. 	1
Environmental Effect	<ul style="list-style-type: none"> • The Plan's support for sustainable development should result in positive effects around Environmental sustainability • Limitation on new greenfield development is particularly positive for landscape and soil sustainability • The positive approach to infilling and the re-use and re-landscaping of redundant buildings and brownfield sites. Should result in some positive environmental effects particularly around minimising waste and maximising the best use of land. • The Plan promotes the conservation and development of local character and distinctiveness through good design 	4

How the Plan deals with Potential Negative Effects on Sustainability

General Principles and Design Guidelines for Development (Potential Negative Effects)

Potential Negative Effect	Commentary	Minuses
<p>Economic Effect</p> <p>Wider economic development benefits for the area may be inhibited, resulting in some negative effects for the economic sustainability, especially in relation to supporting a balanced low carbon economy, achieving diversity in range and quality of employment, reducing fuel poverty and increasing energy security.</p>	<ul style="list-style-type: none"> • We believe that the Plan promotes many types of economic development which are appropriate to and meet the needs of the area. Of course there are many other types of development which could in theory be considered but these are in general unlikely to be viable in or suited to given the rural and relatively isolated location of the Roseland, and its small population. 	I
<p>Social Effect</p> <p>The approach of this suite of policies is to encourage infill development. This could lead to the loss of areas of land currently used for informal recreation including dog walking or children's play spaces which could have negative impacts for the health, sport and recreation provision</p>	<ul style="list-style-type: none"> • The land to be used for infill will be primarily privately owned and therefore not currently accessible to the public • Publicly accessible open spaces are protected by the Plan 	n/a
<p>Environmental Effect</p> <p>There could be negative effects for the visual landscape from the conversion of agricultural buildings to residential dwellings including the creation of domestic gardens in the countryside.</p> <p>There could also be some negative biodiversity effects from conversions as very often these sites and buildings have higher biodiversity value than agricultural land.</p>	<ul style="list-style-type: none"> • Overall we take the view that such conversions will represent an improvement over derelict and neglected buildings. The Roseland Design Guide will ensure that conversions are done sensitively and that any new garden areas are landscaped in a style appropriate to their rural settings. • We believe that our policies on such issues as bats, owls, wildlife corridors etc provide sufficient protection for what will be a small scale problem. These policies have been approved by Cornwall Wildlife Trust. 	n/a n/a

Housing (Positive Effects)

A key objective of the Roseland Neighbourhood Plan is to deliver housing growth that meets proven local needs whilst at the same time conserving the landscape.

This suite of policies is aimed at delivering the affordable housing required to meet local (Roseland) need. Beyond that, conditions for rebuilding houses, extensions and annexes and a limited amount of open market housing are set out. Full time principal residence requirements are set for the latter. Such an approach is meant to help encourage community life and support local services and facilities in Roseland villages and hamlets.

Aspect	Commentary	Pluses
Economic Effect	<ul style="list-style-type: none"> • Positive economic effect for local contractors from providing lower cost housing • The Plan aims to support (the viability and vitality of) local services and facilities (positive effect) through increasing full time residence • Restricting greenfield development to preserve the tourism offer of the area and safeguard agricultural production will have positive effects for the economic sustainability • Encouragement of home working will have positive economic effects 	4
Social Effect	<ul style="list-style-type: none"> • The policy of restricting development in order to create a more balanced community (working and non-working, young and old) will contribute to the sustainability of local communities • Positive effect on health and well being from being properly housed 	2
Environmental Effect	<ul style="list-style-type: none"> • Limiting greenfield development should be positive for the Sustainability Assessment objective on soil and for the visual amenity of the Plan area's landscape. • The application of strong design guidance should ensure that any new housing development minimises its visual landscape effects. • The policies attempt to avoid the excessive loss of garden space for development sites as well as restricting the loss of mature vegetation, both of which should result in positive effects for biodiversity. 	3

How the Plan deals with Potential Negative Effects on Sustainability

Housing (Potential Negative Effects)

Potential Negative Effect	Commentary	Minuses
<p>Economic Effect</p> <p>Restricting the level of housing and commercial/business development in the area may have some knock on effects by possibly limiting job creation and business growth potential.</p> <p>Will the scale of affordable housing and other new full time residence be enough to support the viability and vitality of local shops, services and facilities?</p>	<ul style="list-style-type: none"> • See response to first point under General Principles and Design Guidelines for Development • Local experience supports the view that periodic small scale development ensures that local services are sustainable. This is what is being proposed. In addition, the provisions to increase full time residency add another tool to achieve the same objective. It is impossible to guarantee that these will be sufficient and so the effectiveness of these measures will need to be monitored to ensure that the objective is being achieved. 	<p style="text-align: center;">n/a</p> <p style="text-align: center;"> </p>
<p>Social Effect</p> <p>The SA objectives on housing are to meet the needs of the local community as a whole . The Plan's emphasis on satisfying local needs affordable housing needs and on rebalancing the community may not meet everyone's aspirations.</p>	<ul style="list-style-type: none"> • The community consultations revealed very strong support for the provision of housing which would enable local young people to be able to afford to live and work on the Roseland. The Plan will be encouraging a range of different sizes of social rented, affordable rented and intermediate affordable housing that will enable families at the start up stage, upsizing and downsizing. There are always other properties available on the market which should take care of any other needs from current home owners.. 	<p style="text-align: center;"> </p>
<p>Environmental Effect</p> <p>None identified</p>		

Commercial Development (Positive Effects)

This suite of policies aims to support commercial development at a scale that respects character, sensitivity and capacity of the landscape and coastline.

Aspect	Commentary	Pluses
Economic Effect	<ul style="list-style-type: none"> • The policies should be positive in terms of delivering small scale rural employment opportunities. • In addition, they add scope to enable more working from home, which could limit transport emissions by reducing the need to travel. • By limiting greenfield development, the policies should minimise negative impacts on the tourism and agriculture sectors, resulting in positive economic effects . 	3
Social Effect	<ul style="list-style-type: none"> • The Plan’s objectives will lead to retention and expansion of jobs in keeping with the area’s character • Retaining and expanding the jobs market will help to create a more balanced community. 	2
Environmental Effect	<ul style="list-style-type: none"> • Any new commercial development will not be permitted where it will have a negative impact on the natural, historic and built environment. • Limitation on greenfield development has a positive effect by minimising the effect on the landscape. • Re-use and re-landscaping of redundant buildings and brownfield sites minimises the effect on the environment. • A strong emphasis on design standards will minimise the negative impacts on the landscape and environment. • Selected low carbon technologies will contribute to carbon reduction 	5

How the Plan deals with Potential Negative Effects on Sustainability

Commercial Development (Potential Negative Effects)

Potential Negative Effect	Commentary	Minuses
<p>Economic Effect</p> <p>The conservation of the landscape may provide some constraints on wider retail and commercial economic opportunities that are not landscape friendly</p>	<ul style="list-style-type: none"> • These would tend to come into the category of “major developments” which are not permitted in the AONB in any case. • It is very unlikely that any large retail operator would want to build on the Roseland because of its small population and inaccessibility • Otherwise there may be a very few instances where certain types of other commercial development would be rejected because they did not contribute to the character and distinctiveness of the Roseland 	1
<p>Social Effect</p> <p>There might be an insufficient level of growth and jobs delivered to actively alleviate poverty and social exclusion.</p>	<ul style="list-style-type: none"> • We will need to monitor the situation carefully. We will do this through the regular reviews mentioned in the Projects List (see section 121) 	1
<p>Environmental Effect</p> <p>Conversion of existing buildings may have negative effects on the visual amenity of the landscape and from disturbance from commercial activities</p>	<ul style="list-style-type: none"> • These issues are dealt with via the Roseland Design Guide and in the General policies 	1
<p>Conversion of existing buildings may have negative effects on biodiversity from modifications and disturbance.</p>	<ul style="list-style-type: none"> • See response under General Principles and Design Guidelines for Development 	n/a

Carbon Reduction / Energy efficiency (Positive Effects)

These policies are aimed at supporting energy reduction and small scale energy production that does not have a negative impact on the visual and other amenities of the Roseland's landscape.

Aspect	Commentary	Pluses
Economic Effect	<ul style="list-style-type: none"> • Restrictions on standard wind turbines and solar panels minimises the effect on the landscape and, hence, on tourism and the local economy. • Encouragement of energy efficiency measures has a positive effect. • Support for newer, landscape-friendly carbon reduction technologies has a positive effect. 	3
Social Effect	<ul style="list-style-type: none"> • The policies afford some scope for small scale schemes which could deliver some community benefits. 	1
Environmental Effect	<ul style="list-style-type: none"> • Policies aimed at making a positive contribution to carbon reduction without attendant negative effects on the landscape or on biodiversity. • The Plan is not in favour of wind turbine installation and restricts the installation of solar panels. This represents a positive effect on the landscape / environment. • Encouragement of energy efficiency measures has a positive effect. • The Plan envisages a follow-up project which assesses the suitability of a variety of carbon reduction / energy technologies, making recommendations for those suitable for Roseland use. 	4

How the Plan deals with Potential Negative Effects on Sustainability

Carbon Reduction / Energy Efficiency (Potential Negative Effects)

Potential Negative Effect	Commentary	Minuses
<p>Economic Effect</p> <p>None identified</p>		
<p>Social Effect</p> <p>However, there is no strong focus on residents and businesses becoming energy secure, implying a general ongoing reliance on the normal energy market (with its mix of fossil-fuel and 'renewable' production), forcing ongoing reliance on expensive and insecure fossil fuel derived energy</p> <p>The additional carbon reduction technologies proposed may prove too expensive for local customers</p>	<p>The Plan permits some wind and some solar renewables. These will primarily benefit individuals. The Plan also actively promotes other carbon reduction technologies which, once assessed via the post plan project, are likely to have much wider community benefit. However none of these renewables can offer Roseland residents realistic alternatives to their two main fossil fuel consumption, oil for heating and petrol/diesel for cars. The Plan mitigates the former by encouraging home insulation and by encouraging technologies such as ground source heat pumps where possible. The latter will not realistically be mitigated by provision of public transport but will come from technological developments in engine types and efficiency. The Plan can do little or nothing about those realities.</p> <p>This is a possibility. If necessary the Plan will seek to mitigate this by finding ways in which the costs of the technologies can be subsidised.</p>	<p>n/a</p> <p>I</p>
<p>Environmental Effect</p> <p>None identified</p>		