

Falmouth Docks Development: Response to MMO: Natural England Comments

Project name **Falmouth Docks Development**
 Project no. **1620015743-006**
 Client **A&P Group**
 Revision **01**
 Date **16/12/2025**
 Prepared by **[REDACTED]**

Case Reference: MLA/2025/00157

1 Introduction

This note has been produced in response to comments received from Natural England (NE), via the Marine Management Organisation (MMO) on 24 November 2025, as part of the marine licence application for the proposed redevelopment at Falmouth Docks (MLA/2025/00157).

This note specifically addresses points raised regarding:

- Falmouth Bay to St Austell Bay Special Protection Area (SPA)
- In combination assessment

2 Falmouth Bay to St Austell Bay Special Protection Area (SPA)

NE note in their comments *'that assessment of impacts on the SPA features should be taken forwards to Appropriate Assessment, as mitigation measures cannot be taken into account at the Likely Significant Effect stage'*. The Applicant confirms that no specific mitigation with respect to the SPA has been proposed. The activities cited by NE, for example using established vessel routes, is not mitigation but a 'business as usual' activity in a port setting.

NE note *'that impacts to SPA features from the proposed project are unlikely to result in AEOI alone'*. The Applicant welcomes this conclusion and has provided evidence in the application documentation to support this conclusion of no adverse effect on integrity (AEOI) as a result of the proposed development on the Falmouth Bay to St Austell Bay SPA.

3 In Combination Assessment

As stated in the Habitats Regulations Assessment (Ramboll, May 2025) and Environmental Statement Chapter 2 (EIA Process and Methodology), no other plans or projects have been identified that could interact with the scale and scope of the proposed development. Both the planning portal and MCMS system were reviewed for potential plans or projects during preparation of the application material, and again during the determination period (October 2025) as well as consultation with Cornwall Council and the MMO.

Therefore, the proposed development will not result in any AEOI with respect to the Falmouth Bay to St Austell Bay SPA, either alone or in combination with other plans or projects.