

Strategic Environmental Assessment of the Wellesbourne & Walton Neighbourhood Plan

SEA Screening Document
September 2017



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Photo: Wellesbourne Airfield by Tony Hisgett

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Acronyms

AONB	Area of Outstanding Natural Beauty
EIA	Environmental Impact Assessment
LCA	Landscape Character Area
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister
PP	Policy or Programme
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage System

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1 Introduction

1.1 This report

1.1.1 This screening report has been prepared to determine whether the Wellesbourne & Walton Neighbourhood Plan (NDP) should be subject to a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC (SEA Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations).

1.2 Strategic Environmental Assessment

1.2.1 The basis for Strategic Environmental Assessment legislation is European Directive 2001/42/EC. This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations). Detailed guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM, 2005) and Paragraph 009 of the Planning Practice Guidance (PPG) 'Neighbourhood Planning' section.

1.2.2 Under the requirements of the European Union Directive 2001/42/EC and Environmental Assessment of Plans and Programmes Regulations (2004), certain types of plans that set the framework for the consent of future development projects must be subject to an environmental assessment.

1.3 The Wellesbourne & Walton Neighbourhood Plan

1.3.1 The creation of neighbourhood development plans started with the Government's Localism Act 2011. The Act set out a series of measures to shift power away from central government and towards local people. One of the Localism Act's key components is the Neighbourhood Development Plan; a new tier in planning policy which enables local people to shape the development of the community in which they live.

1.3.2 In January 2014, Wellesbourne and Walton Parish Council held an open forum meeting on the merits of an NDP, which was attended by residents. A vote was taken which showed overwhelming support to produce an NDP. The Parish Council decided the NDP should set out a vision for the Parish over the 15 years between 2016 and 2031. After agreeing on an NDP area with Stratford District Council (see **Figure 1.1**), Parish residents were surveyed between November 2014 and January 2015.

1.3.3 The NDP team are in the process of finalising the NDP. Once feedback has been received and amendments incorporated, and once Stratford-on-Avon District Council are content with the NDP, it will be sent to the Government accredited Independent Examiner. Should the Independent Examiner be satisfied with the NDP, it will be put to a Parish wide referendum.

Consultation

1.3.4 Consultation provides an opportunity for the public and local organisations to comment on the NDP. After consultation, responses are taken into account and used to prepare a 'submission draft' of the NDP. This version of the Plan is subject to inspection by the Independent Examiner. If the Independent Examiner approves the NDP it will be subject to a local referendum. If 50% or more of people voting in the referendum support the NDP, then the Plan will be adopted, will gain statutory status and will become integral to the Stratford-on-Avon District Council Local Plan.

Policies

1.3.5 The NDP proposes a total of 19 policies, the full list of which are presented in **Appendix B**, and which are associated with four topics:

- Heritage and environment;
- Housing and land use;
- Community; and
- Economy.

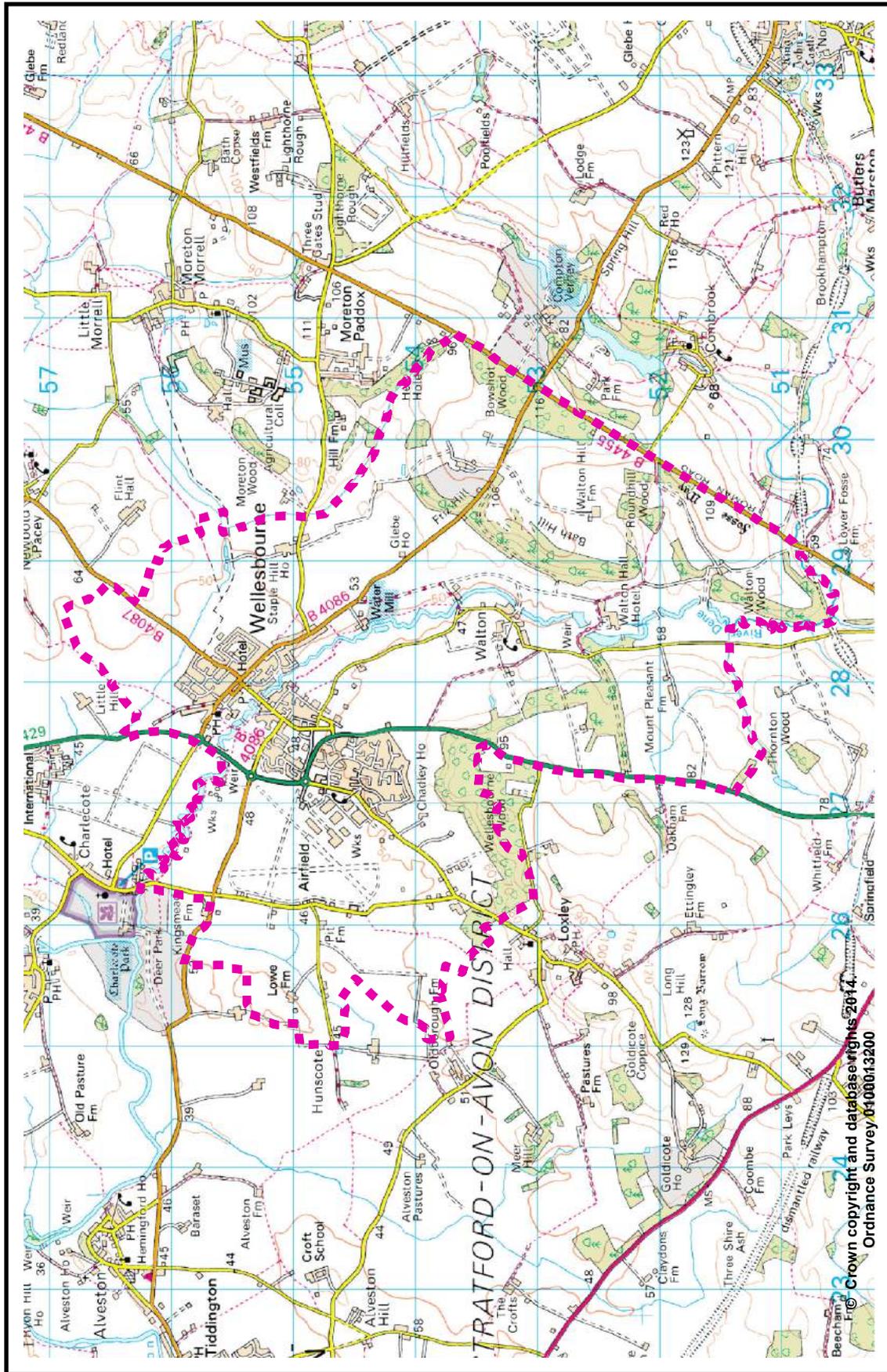


Figure 1.1: Neighbourhood Development Plan Boundary (Parish outlined in pink dots)

1.4 Local context

- 1.4.1 Wellesbourne & Walton Parish is located in a rural area of the Stratford-upon-Avon District of Warwickshire. Just under 6km east of Stratford-upon-Avon and just under 12km south west of Royal Leamington Spa. Junction 15 of the M40 is 6.5km north (see **Figure 1.2**), whilst the A429 runs directly through the Parish, from north to south, just to the west of both villages.
- 1.4.2 Wellesbourne and Walton is a Parish in Warwickshire which has two main urban areas. Wellesbourne is a large village which has undergone extensive growth over the previous 30 years and now supports an extensive array of commercial and retail businesses as well as a population of approximately 6,000 people.
- 1.4.3 Walton is a relatively small village which supports a population of approximately 100 and has undergone very limited development over the past century.
- 1.4.4 The Parish has a rich history extending back to at least 840 AD where the name 'Welesburnam' first appeared in a document. The King's Council is thought to have met there in 872 AD. The Parish was originally two settlements on either side of the River Dene, namely Wellesbourne Hastings and Wellesbourne Mountford. The Parish councils for each of these settlements merged in 1947.
- 1.4.5 The rich history of the Parish is reflected in the cultural heritage assets present to this day. An array of Listed Buildings are found in both villages and on both sides of the River Dene whilst a Scheduled Monument is located in the west of the Parish, associated with 'enclosures 600 yards east of King's Mead' (see **Figure 2.4**). Within the village of Wellesbourne is a Conservation Area, the purpose of which is to preserve the character and beauty of local buildings and surroundings (see **Figure 1.3**).

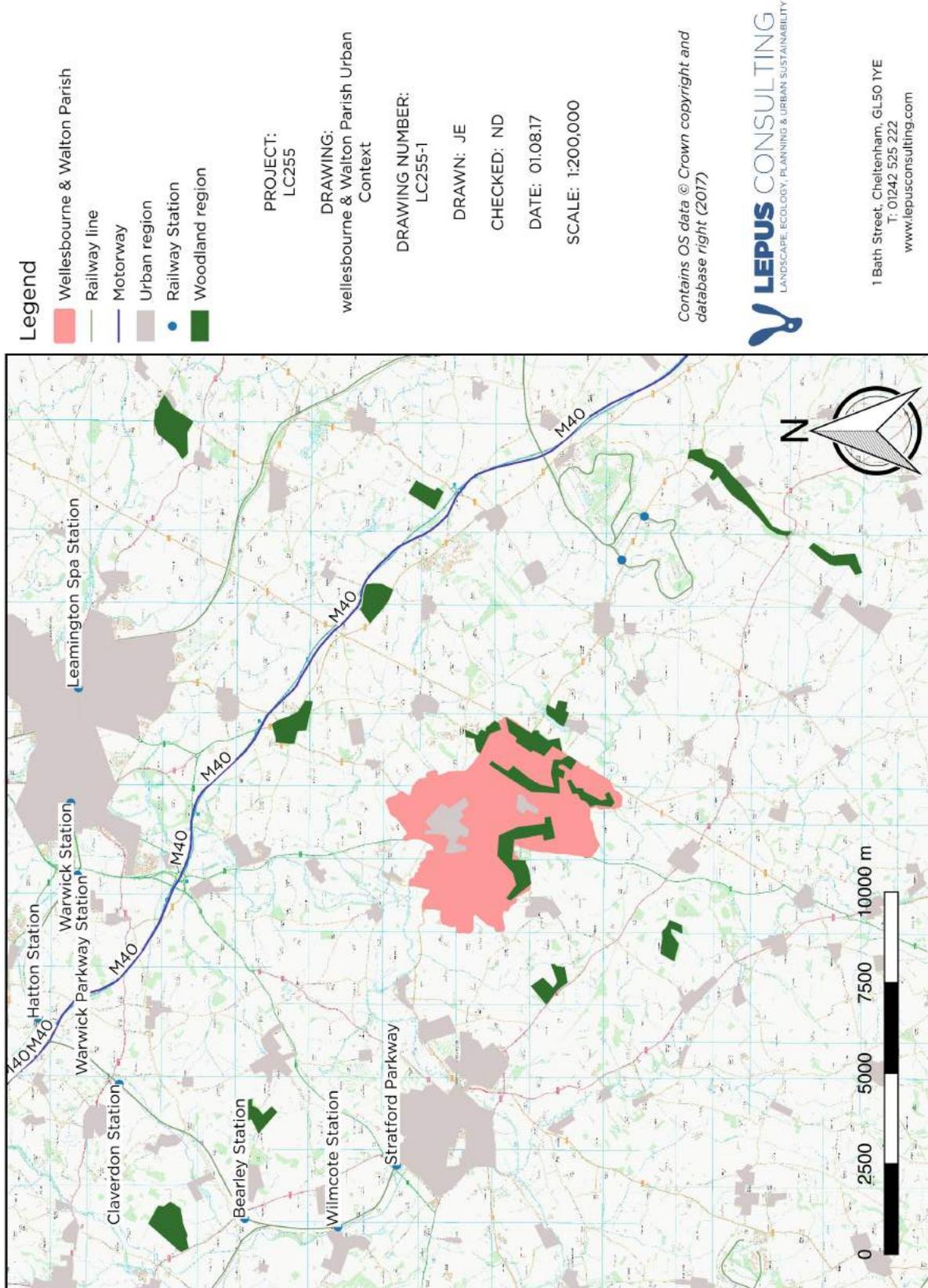


Figure 1.2: Wellesbourne & Walton and its urban context, showing urban and built up areas, woodland regions and nearby transport links.

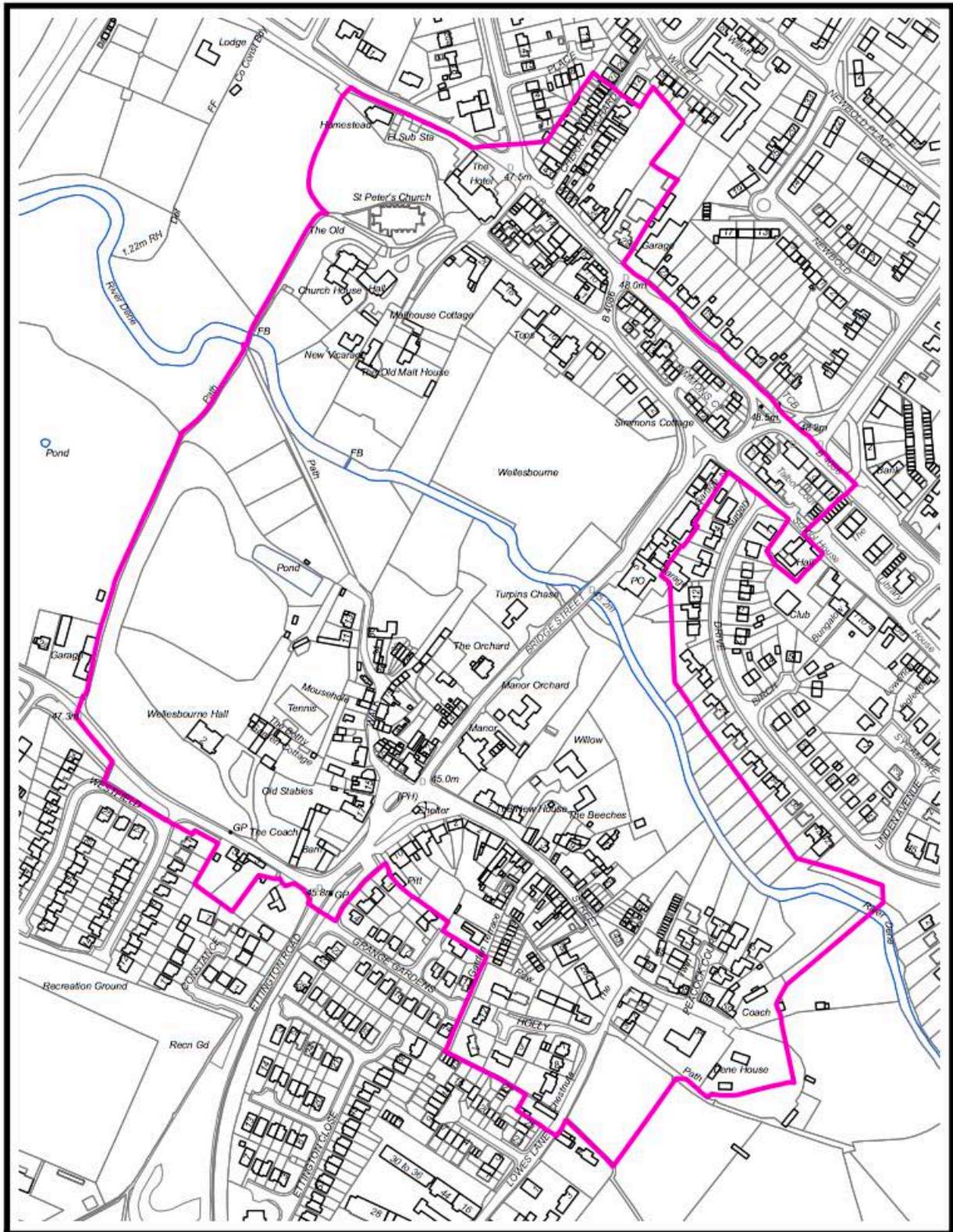


Figure 1.3: Wellesbourne Conservation area¹

¹ Wellesbourne Parish Council (2014) Wellesbourne Conservation Area, February 2014

- 1.4.6 As a relatively rural location, the Wellesbourne & Walton NDP potentially faces various environmental constraints. Throughout the UK are a range of habitats and species protected under a range of international, national and local designations (see **Figure 1.4**).
- 1.4.7 Within the parish are various parcels of Ancient Woodland, which is woodland that has existed continuously since the year 1600 or before. The western perimeter of the parish is adjacent to the Loxley Church Meadow SSSI, whilst the south eastern corner is in close proximity to Oxhouse Farm SSSI, as well as the slightly more distant Lobbington Hall Farm Meadow SSSI. No other statutory designations are within the parish or nearby.
- 1.4.8 The Agricultural Land Classification (ALC) found the Parish to be spread across Grade 2, Grade 3 and ALC Urban land (see **Figure 1.5**). Grade 2 is recognised as being very good quality agricultural land that has the potential to be versatile and produce high yields. The ALC sub-grade 3a is classified as being good agricultural land, although Grade 3 as a whole is recognised only as being good to moderate quality.
- 1.4.9 It is necessary to note that some areas of the Parish are considered to be prone to fluvial flooding. The Environment Agency zones land according to the level of risk it faces from flooding:
- Flood Zone 1: Land has less than a one in 1,000 annual probability of flooding;
 - Flood Zone 2: Land has between a one in 100 and one in 1,000 annual probability of flooding;
 - Flood Zone 3a: Land has a greater annual probability of flooding than one in 100; and
 - Flood Zone 3b: Land where water inevitably must go in times of flooding (and therefore the most likely land to flood).
- 1.4.10 The north of the Parish is traversed by the Newbold Brook, whilst running through the centre of the Parish from north to south is the River Dene. Each of these waterways introduces Flood Zones 2 and 3 into different areas of the Parish (see **Figure 1.6**).

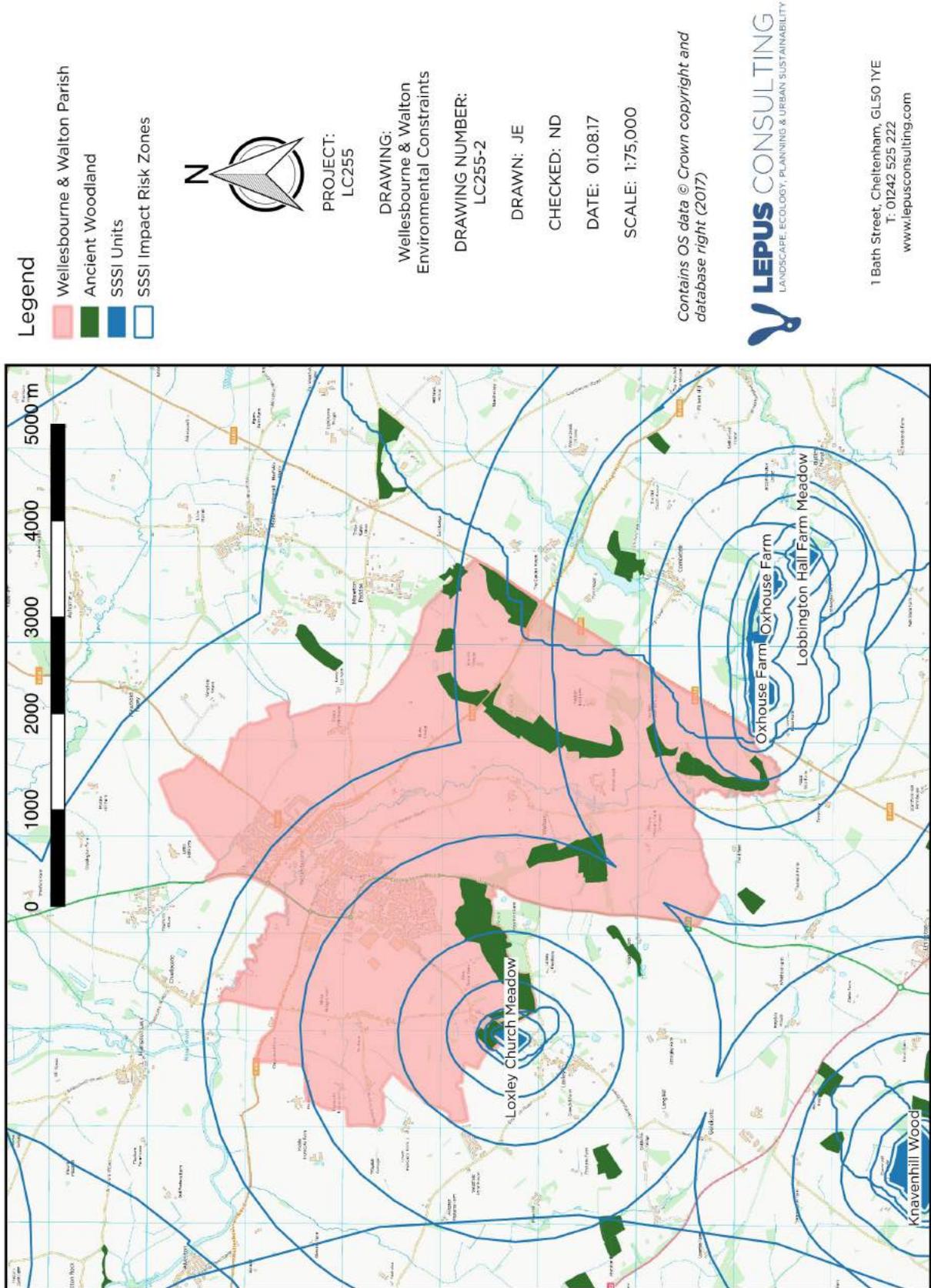


Figure 1.4 Wellesbourne & Walton Parish and relevant biodiversity constraints²

² Defra (2017) MagicMap. Available at: <http://magic.defra.gov.uk/MagicMap.aspx>

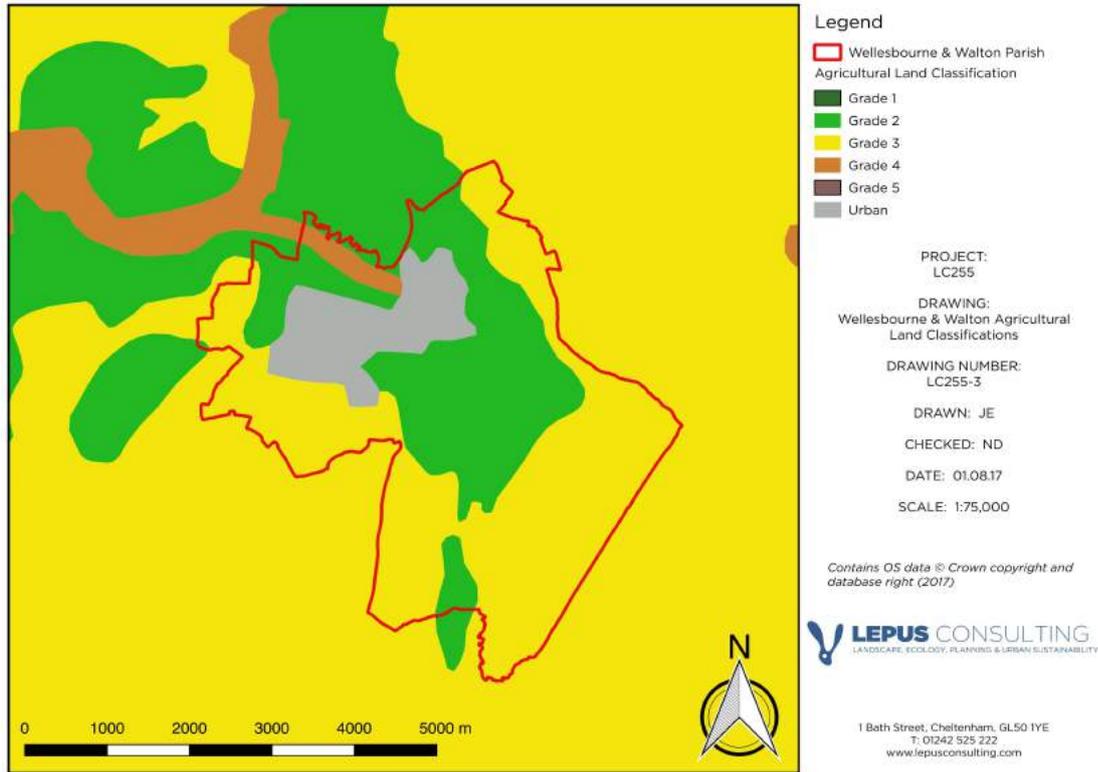


Figure 1.5: Wellesbourne & Walton Agricultural Land Classification (Natural England)

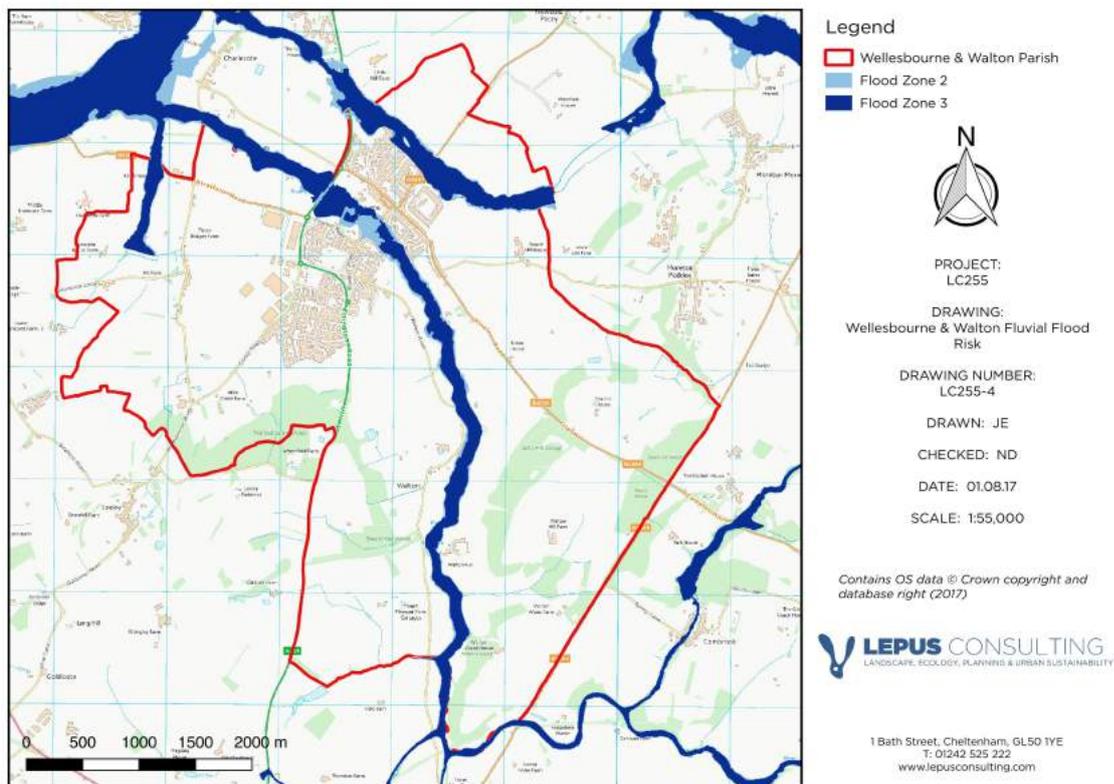


Figure 1.6: Wellesbourne & Walton Fluvial Flood Risk (Environment Agency)

1.5 Relationship with the Local Plan

- 1.5.1 The NDP is a land-use plan, prepared for town and country planning purposes. It sets out a framework for future development consents within the Wellesbourne & Walton Parish. The NDP includes 13 land-use objectives which should be fulfilled by 2031 and a further three non-land use related objectives.
- 1.5.2 Once adopted, the NDP will form part of the framework for planning in Stratford-on-Avon district, along with the Core Strategy and other development plan documents and supplementary planning documents.
- 1.5.3 The NDP sets out a series of policies that once made will be used to guide development and to help to determine future planning applications. This important legal position means that it has to have regard to national planning policy and to be in “general conformity” with the strategic planning policies set out in the Stratford-on-Avon Core Strategy 2011-2031³.
- 1.5.4 Neighbourhood Plans are smaller in geographic scale than Core Strategies and Local Plans, and serve to add further detailed policies and proposals to these documents. The Wellesbourne & Walton Neighbourhood Plan and the Stratford-on-Avon Core Strategy will form part of the development plan for the area.

³ Stratford-on-Avon District Council (2016) Stratford-on-Avon District Core Strategy 2011-2031 available at: <https://www.stratford.gov.uk/files/seealsodocs/172105/SDC%20CORE%20STRATEGY%202011-2031%20-%20July%202016.pdf>

2 The Screening Process

2.1 Strategic Environmental Assessment screening

2.1.1 The process for determining whether or not an SEA is required is called screening. In order to screen, it is necessary to determine if a plan will have significant environmental effects using the criteria set out in Annex II of the SEA Directive and Schedule I of the SEA Regulations. A determination cannot be made until the three statutory consultation bodies have been consulted: The Environment Agency, Natural England and Historic England.

2.1.2 Within 28 days of its determination the plan makers must publish a statement that sets out their decision. If they determine that an SEA is not required, the statement must include the reasons for this.

2.2 The screening process

2.2.1 The Localism Act requires NDPs to be in general conformity with the strategic policies of the adopted development plan for the local area. In the case of Wellesbourne & Walton, the NDP must be in general conformity with the Stratford-on-Avon Core Strategy 2011 - 2031.

2.2.2 Paragraph 009 of the Planning Practice Guidance (PPG) 'Neighbourhood Planning' section states:

'Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- *The emerging neighbourhood plan*
- *The emerging Local Plan*
- *The adopted development plan*

with appropriate regard to national policy and guidance'.

2.2.3 This suggests that the emerging NDP and Core Strategy should be complementary.

2.2.4 **Figure 2.1** presents a diagram prepared by ODPM (2005). This shows the application of the SEA process to plans and programmes. The sequential approach in the flow diagram will be used to screen the Wellesbourne & Walton NDP.

2.2.5 **Table 2.1** uses the questions presented in **Figure 2.1** to establish whether an SEA of the Wellesbourne & Walton NDP is necessary.

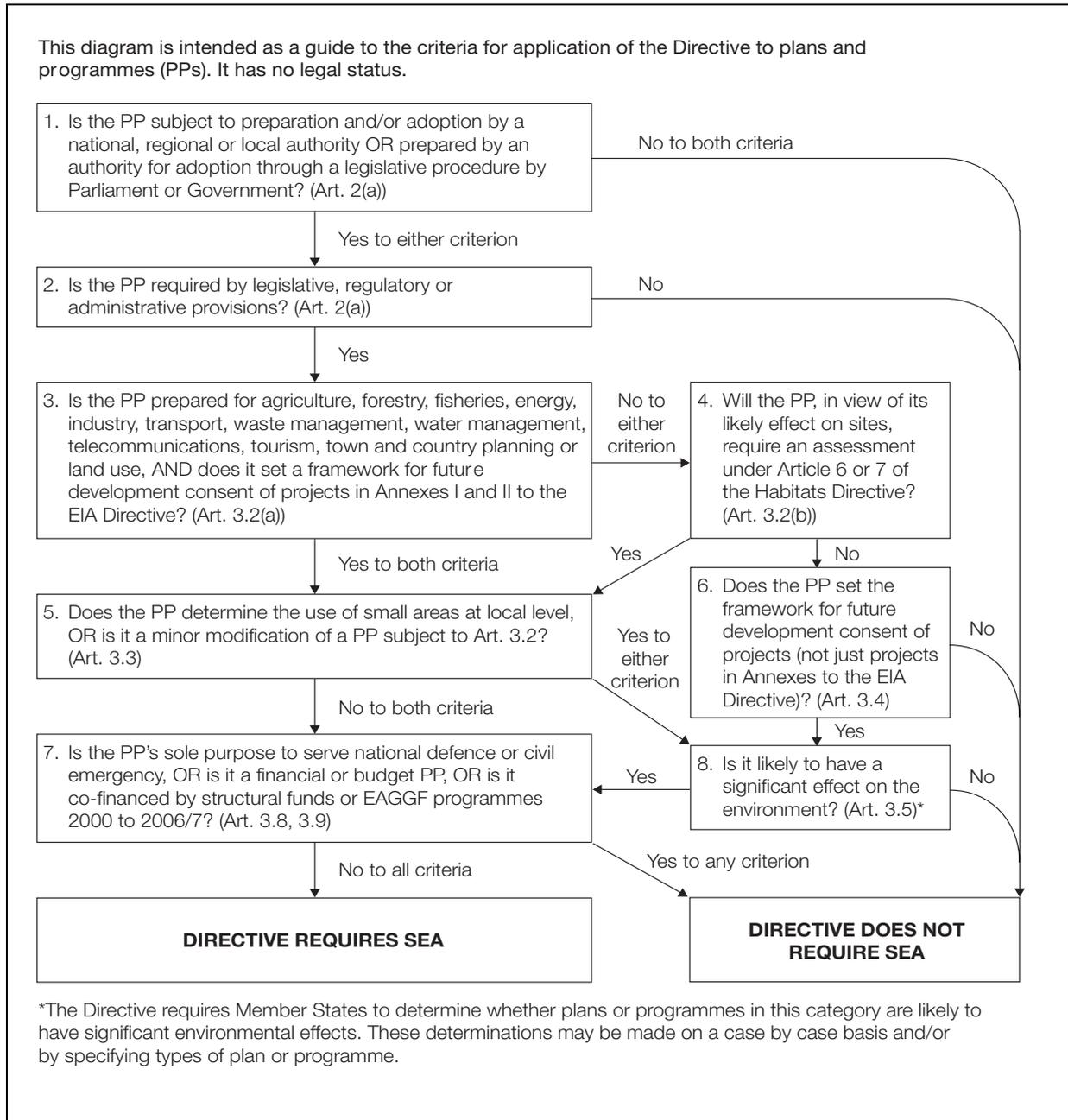


Figure 2.1: Application of the SEA Directive to plans and programmes⁴

⁴ODPM (2005) A Practical Guide to the Strategic Environmental Assessment Directive

Table 2.1: Establishing whether there is a need for SEA

Stage	YN	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The plan constitutes an NDP, which will be subject to independent examination and brought into legal force if it receives 50% or more affirmative votes at referendum. The NDP would form part of the statutory development plan for Stratford-on-Avon.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	Communities and neighbourhoods have a right to produce an NDP, however it is not required by legislative, regulatory or administrative bodies. However, if the NDP is adopted it would become part of the statutory development plan (Local Plan) and should therefore continue to be screened under the SEA Directive.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	The NDP is a land-use plan and sets the framework for future development consents within the Wellesbourne & Walton area. However, the NDP does not set a framework for consent of projects in Annex 1 of the EIA Directive.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The Wellesbourne & Walton NDP is not considered to have a likely significant effect on any European sites.
5. Does the PP set the framework for future consent of projects (not just projects in Annexes to the EIA Directive)? (Art 3.4)	Y	The NDP identifies a range of development guidelines for the Walton & Wellesbourne parish.
6. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	See Section 2.5 - 2.12.

2.3 Relevance to the SEA Directive

2.3.1 Question 8 within the ODPM guidance (see **Figure 2.1**) refers to whether the NDP would have a significant effect on the environment. The criteria from Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations (Sea Regulations, 2004) can be used to consider the relevance of the plan to the SEA Directive (see **Table 2.2**). **Section 2.5 - Section 2.12** considers likely environmental effects of the plan.

Table 2.2: Wellesbourne & Walton NDP and the SEA Directive

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Response
The characteristics of plans and programmes	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The NDP is prepared for town and country planning and will form a part of the development management framework for the Wellesbourne & Walton Parish.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The NDP must be in general conformity with the strategic planning policies set out in the Stratford-on-Avon Core Strategy (2011-2031), the National Planning Policy and European Directives.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	The NDP contains policies to protect the natural environment and to address flooding (e.g. Policies WW4, WW5 and WW13), and to protect the historic built environment (e.g. Policies WW3 and WW5).
(d) environmental problems relevant to the plan or programme	Key issues include: 1. Food risk in the area; 2. Impacts on the natural environment; and 3. Impacts on the setting of historic assets.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	The NDP is a land-use plan and sets the framework for future development consents within the Wellesbourne & Walton NDP area. It also sets out policies which planning applications within the NDP area will need to adhere to.
Characteristics of the effects and of the area likely to be affected	
(a) the probability, duration, frequency and reversibility of the effects	The NDP is thought unlikely to bear any significant environmental effects.
(b) the cumulative nature of the effects	The NDP is not anticipated to have any significant cumulative effects and is not thought to contribute to cumulative impacts in combination with the Stratford-on-Avon Core Strategy.
(c) the transboundary nature of the effects	The NDP is not expected to give rise to any significant transboundary environmental effects.
(d) the risks to human health or the environment (for example, due to accidents)	There are no anticipated effects of the NDP on human health.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	The NDP is unlikely to result in any significant and adverse environmental effects.
(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural	(iii) The NDP is not expected to adversely affect the special natural characteristics or cultural heritage. Nor would the NDP be expected to lead to the exceedance of environmental

heritage (ii) exceeded environmental quality standards or limit values (iii) intensive land-use	standards or promote intensive land use.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status	The NDP is unlikely to result in any adverse impacts on protected landscapes.

2.4 Determination of significant effects

2.4.1 The Wellesbourne & Walton NDP will influence where development should be located, as well as influence design across the NDP area. Responding to local character and history as well as using good quality materials are both aspects of good design.

2.4.2 A summary of baseline conditions and an assessment of the potential effects of the NDP against each of the topics set out in Annex I (f) of the SEA Directive is presented below.

2.5 Biodiversity, flora and fauna

2.5.1 SSSI Impact Risk Zones (IRZs) allow for a rapid initial assessment of the potential risks posed by development proposals. They define zones around each SSSI site which reflect the particular sensitivities of the features for which it is notified and indicate the types of development which could potentially have adverse impacts. In close proximity to the boundary of the Parish are three SSSIs and as such the Parish falls within several SSSI IRZs (see **Figure 1.4**). However, the NDP does not propose the type of development within these IRZs which is likely to result in adverse effects.

2.5.2 Within the Parish boundary are also various areas of Ancient Woodland. It is considered unlikely that any development proposed in the NDP will adversely impact on these designated woodlands. Furthermore, policy WW5 'Retention of Biodiversity and Historic Sites' states that developers will be expected to assess the impact of any planning application on Ancient Woodland.

- 2.5.3 The Neighbourhood Plan Vision by 2031 does not make reference to the Parish's biodiversity, flora and/or flora assets. The Neighbourhood Plan Objectives by 2031 include the objective to ensure design takes account of biodiversity factors. The objectives also include the preservation of biodiversity, high quality agricultural land and hedgerows.
- 2.5.4 Policy WW1 'Designation of Local Green Space' designates twelve different areas in the Parish, including their flora and fauna, as 'Local Green Space'. If any such Local Green Spaces are considered as part of a planning application for development, the developer should make available of an area of at least equivalent size and value.
- 2.5.5 The various areas dedicated to allotments in the Parish are recognised as being valuable biodiversity assets which also contribute towards good health and well-being of local residents. Policy WW2 'Preservation of Allotments' helps ensure that the quantity and quality of this valued allotment space will be preserved.

2.6 Population and human health

- 2.6.1 The NDP is expected to maintain and improve access to and the quality of Local Green Spaces, as well as the Wellesbourne Sports & Community Centre, through Policy WW1. Policy WW2 will help ensure that the quality and quantity of allotment space is also preserved in the Parish.
- 2.6.2 Policy WW7 of the NDP designates the location in the Parish where all new housing should be contained (see **Figure 2.2**). New housing will also have to meet the requirements of Policies WW8 - WW12, which help ensure that the new housing is sustainable, includes the provision of affordable housing and is suitable for all ages. WW14 will help ensure that all new housing is adequately supported by the necessary utilities and infrastructure.
- 2.6.3 Residents of Wellesbourne are served by Hastings House, an NHS GP surgery in the centre of the village, which is supported by at least nine doctors and is considered to have capacity. Residents of Wellesbourne also have access to Stratford NHS Hospital in Stratford-upon-Avon, just over 8km and a 25 minute journey west via the 505 bus.

2.7 Soil, water and air

2.7.1 Policy WW1 will help preserve the quality and quantity of Local Green Spaces in the Parish. Policy WW2 will preserve the allotments, which are located on some of the Parish's highest quality soil.

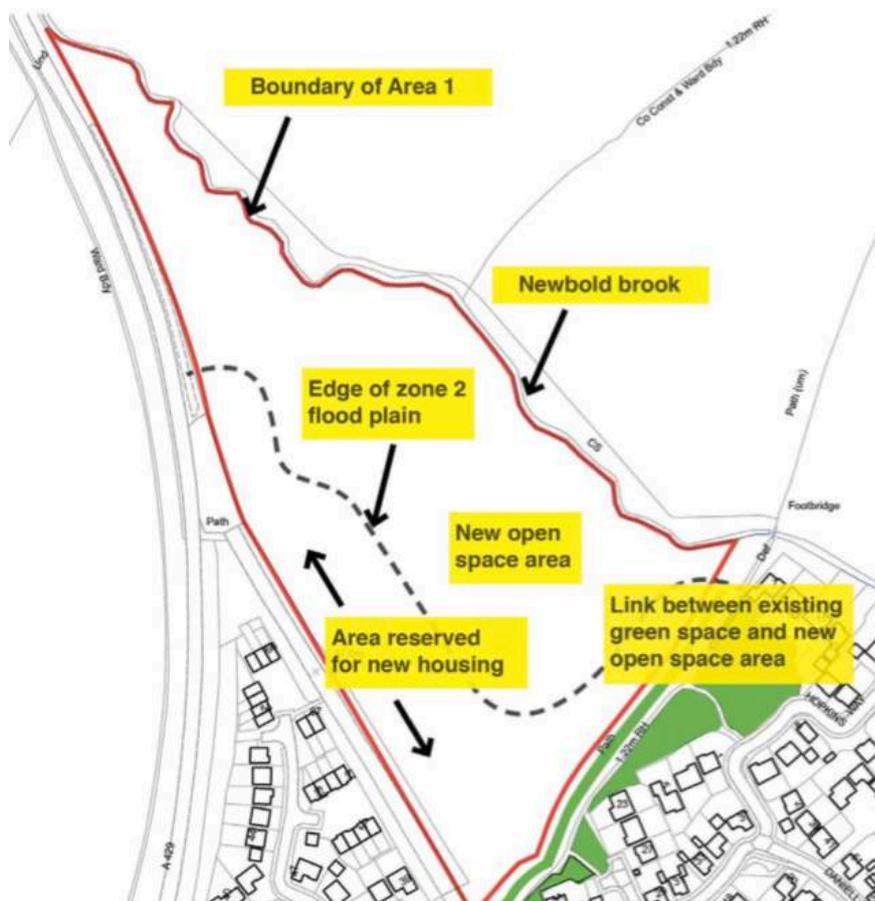


Figure 2.2: Boundary of Area 1, the area of the Parish within which all new houses should be located (in accordance with Policy WW7 of the NDP)⁵. This is in the north of Wellesbourne and near existing residential development.

2.7.2 Policy WW7 of the NDP has designated an area in the Parish within which all newly constructed houses should be located (see **Figure 2.2**). This designated area runs adjacent to the A429. Approximately half of the area is within 200m of the major road. Future residents may therefore be more likely to be exposed to poorer air quality as a result⁶.

⁵ Wellesbourne & Walton Neighbourhood Plan Draft Submission Report

⁶ Design Manual for Roads and Bridges (DMRB 2017) Available online at: <http://www.standardsforhighways.co.uk/ha/standards/dmrb/index.htm>

- 2.7.3 In the south west of Wellesbourne is the Wellesbourne Mountford Airfield, a light aviation airfield that in 2015 won the AOPA Award for Best Aerodrome due to the services it offers to visitors and local residents. Residents of Wellesbourne are sometimes exposed to noise pollution events due to air traffic. The area reserved for future housing in the Parish is approximately 1.3km north east of the nearest runway. Future housing will therefore be located almost as far from the airfield as is possible whilst remaining in an existing residential setting within the Parish.
- 2.7.4 The area designated for future houses is considered to be predominantly located on Grade 2 agricultural land. New residential builds here could therefore potentially result in the loss of some of the Parish's most valuable soils.
- 2.7.5 Policy WW4 is anticipated to help ensure that open spaces are preserved throughout the Parish, which will likely help minimise any adverse impacts on soil. Additionally, WW4 will ensure the retention of the corridor on either side of the River Dene, thereby minimising the risk of contamination of the waterway.
- 2.7.6 Some areas of the Parish are located within Flood Zone 2 and Flood Zone 3. Detailed fluvial flood risk hydraulic modelling of the Newbold Brook was undertaken by BWB Consulting⁷. This established a robust and conservative estimate of the extent of Flood Zones 2 and 3 (see **Figure 2.3**). The extent of these Flood Zones informed the decision making on the location of the land which is reserved for housing to ensure that it is not located in Flood Zone 2 and/or Flood Zone 3 (see **Figure 2.2**).

⁷ BWB Consultancy (2017) Technical Note 1 Fluvial Flood Risk Hydraulic Modelling, June 2017

2.7.7 In accordance with Policy WW13 'Flood Risk Management of New and Modified Housing', new housing will not be located in Flood Zone 2 and/or Flood Zone 3. Additionally, Policy WW13 is anticipated to help ensure that the modification of any existing housing located within Flood Zone 2 and/or Flood Zone 3 must be designed to reduce the consequences of flooding. Policy WW10 'Design of New and Modified Housing' is also anticipated to help ensure that flood protection measures are encompassed within the modification of existing housing in Flood Zone 2 and/or Flood Zone 3.

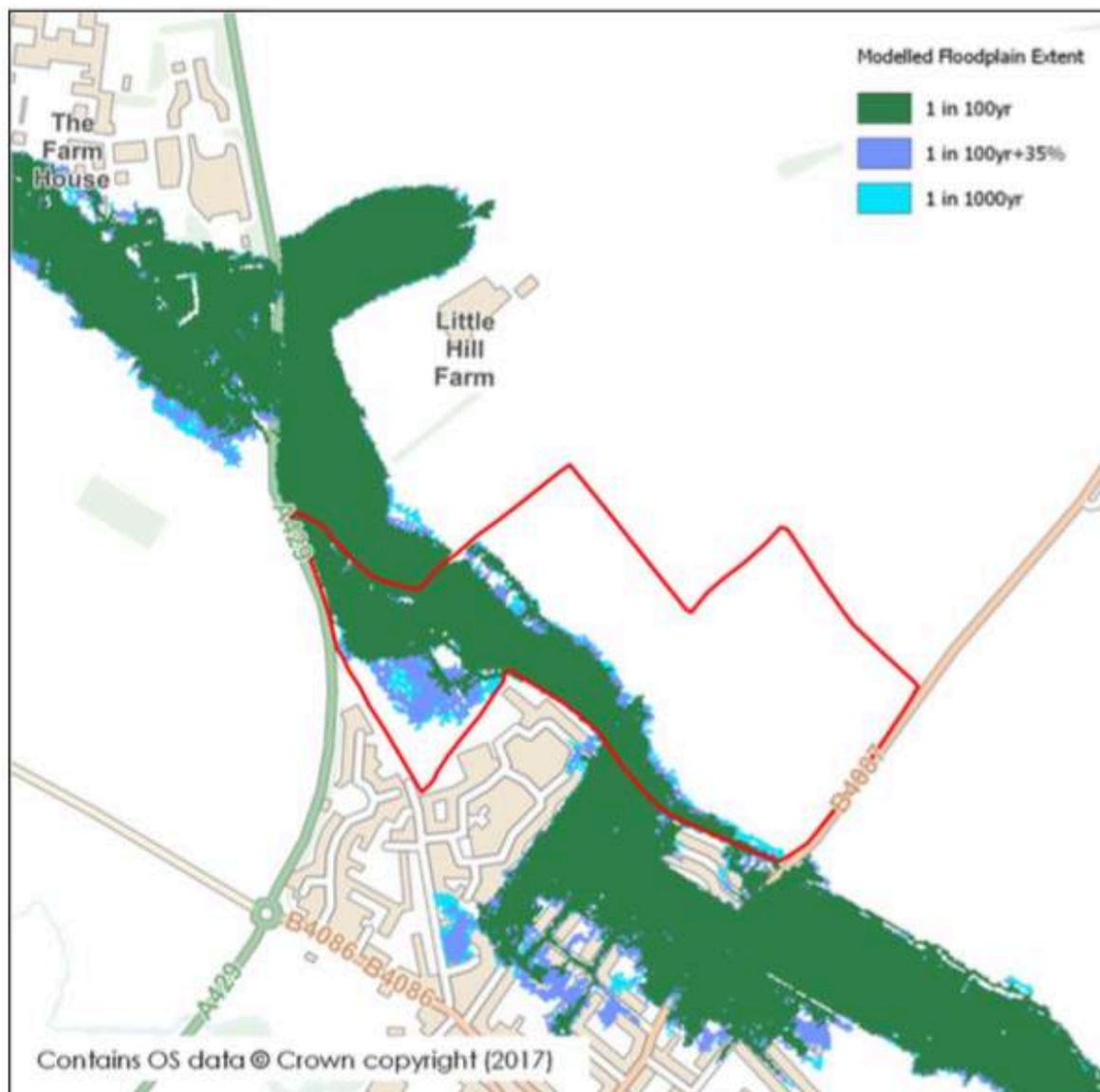


Figure 2.3: Extent of Flood Zones 2 and 3 associated with Newbold Brook, just north of Wellesbourne, as established during the hydraulic modelling of Newbold Brook⁸

⁸ BWB Consultancy (2017) Technical Note 1 Fluvial Flood Risk Hydraulic Modelling, June 2017

2.8 Climatic factors

2.8.1 The NDP, and particularly policies WW1, WW2, WW4 and WW5, is anticipated to preserve and increase the quantity and quality of Local Green Spaces, allotments and sites important for biodiversity in the Parish. Green infrastructure contributes towards climate change mitigation through services such as local cooling, local air filtering and carbon dioxide storage⁹.

2.8.2 The Neighbourhood Plan promotes sustainable design and modifications of buildings, such as the use of Sustainable Urban Drainage Systems. New housing being built to high standards of sustainability and energy efficiency is integral to the vision and objectives of the NDP. Overall the NDP is anticipated to help ensure that the Parish minimises its contribution to climate change.

2.9 Material assets

2.9.1 The material assets topic considers social, physical and environmental infrastructure. This sub-section should be read alongside 'Population and human health', which details some health and social infrastructure implications of the NDP; 'Climatic factors', which considers transport infrastructure in terms of sustainable transport; 'Soil, water and air', which considers water infrastructure and agricultural land classification; and the 'Biodiversity, flora and fauna' sub-section, which considers environmental infrastructure.

2.9.2 Policies WW17, WW18 and WW19 are anticipated to help ensure that retail, commercial and tourism based businesses, which form a significant part of the local economy, will be adequately supported in the future.

2.10 Cultural heritage (Inc. architectural and archaeological)

2.10.1 There is an abundance of Grade II and Grade II* Listed Buildings within the village of Wellesbourne (see **Figure 2.4**). They are predominantly located in the centre of the village, with many being associated with the Church of St. Peter.

⁹ Forest Research (2010) Benefits of Green Infrastructure

2.10.2 In the west of Wellesbourne 'Enclosures 600yards (550m) east of King's Mead' has been designated as a Scheduled Monument.

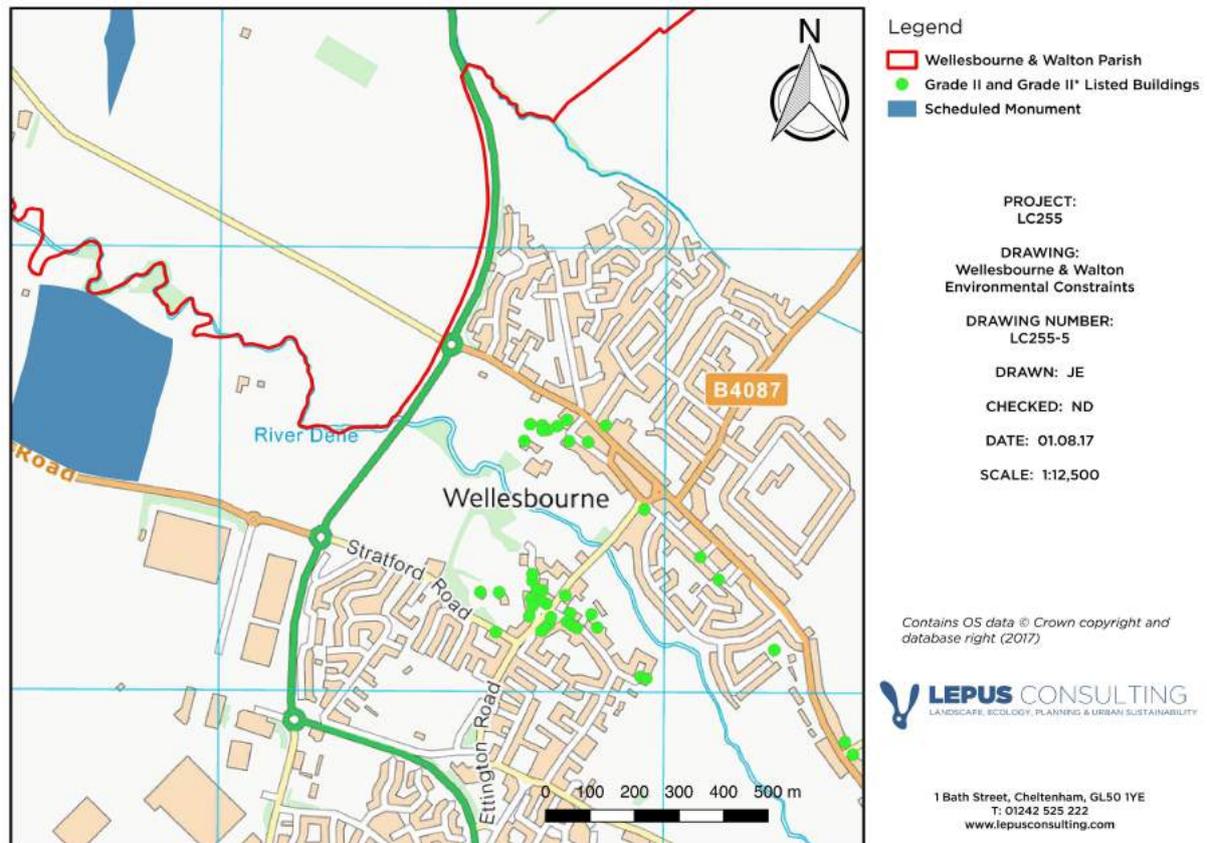


Figure 2.4: Listed Buildings and the nearby Scheduled Monument in the village of Wellesbourne

2.10.3 No development proposed in the NDP is anticipated to result in adverse impacts on these cultural heritage assets. The area reserved for new housing is over 600m from the nearest Listed Building and located in an area of existing residential development.

2.10.4 The NDP takes into account the Parish's rich heritage and is anticipated to help ensure that the character and appearance of heritage assets is preserved and potentially enhanced. This is in large part due to Policy WW3 'Protection of Local Heritage', WW4 'Preservation of Landscape and Views', WW5 'Retention of Biodiversity and Historic Sites', WW10 'Design of New and Modified Housing' and WW12 'Landscape Design of New Housing'.

2.10.5 Policy CS.8 'Historic Environment' of the Stratford-on-Avon Core Strategy¹⁰ states that the District's historic environment will be protected and enhanced. In line with this, where proposals will affect a heritage asset, applicants must complete an assessment of the significance of the asset using a proportionate level of detail relating to the likely impact the proposal will have on the asset's historic interest. As such, it is not expected at this stage that the NDP would have a significant effect on cultural heritage.

2.11 Landscape

2.11.1 The Parish is predominantly located in Terrace Farmlands and Vale Farmlands landscapes¹¹. The landscapes are of a rural and agricultural character, for which the guidelines recommended by Warwickshire County Council include to preserve hedgerows, conserve and enhance wooded streamlines and soften hard build edges. The NDP is anticipated to be in accordance with these guidelines, in large part due to Policies WW1, WW4, WW6, WW10, and WW12. Views of the landscape will likely be preserved whilst a corridor along Newbold Brook will also be maintained.

2.11.2 There is an extensive PRow network throughout the Parish (see **Figure 2.5**). Residential development could potentially impact on views from a footpath in the north of Wellesbourne, which runs adjacent to the area reserved for new housing.

2.11.3 Policy CS.9: Design and Distinctiveness in the Stratford-on-Avon Core Strategy requires proposals to enhance the network of footpaths, retaining existing rights of way. It is expected that impacts on the public footpaths may be able to be mitigated through appropriate screening of the new housing, should it prove necessary.

¹⁰ Stratford-on-Avon Core Strategy. Available at: <https://www.stratford.gov.uk/planning/adoption-core-strategy.com>

¹¹ Warwickshire County Council – Landscape characters map and guidance. Available online at: <https://www.warwickshire.gov.uk/landscapeguidelines>

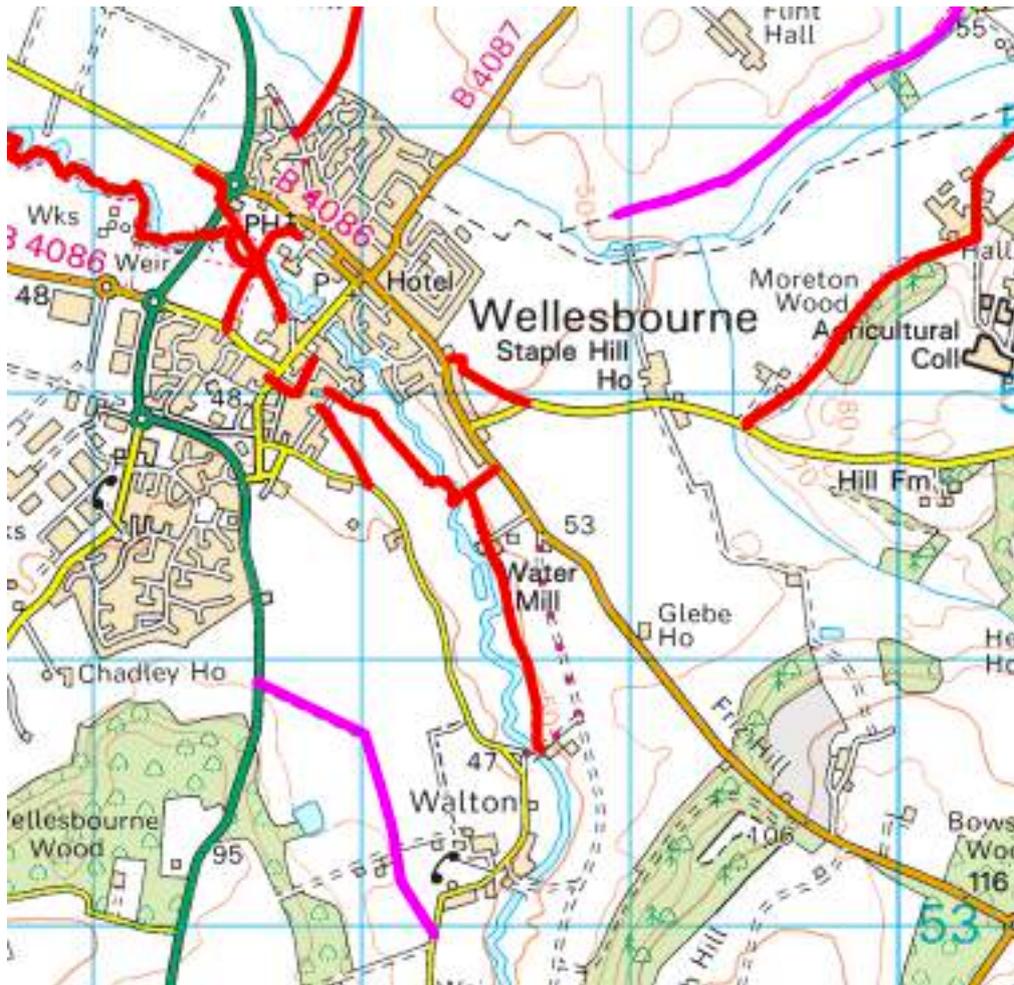


Figure 2.5: Local Public Rights of Way in Wellesbourne and Walton using OS Data¹². Red lines indicate footpaths and pink lines indicate bridleways.

¹² Rowmaps (2017) Public Rights of Way maps based on Ordnance Survey data (2017)

2.12 Screening outcome

2.12.1 This screening report has explored the potential effects of the proposed Wellesbourne & Walton NDP with a view to determining whether an environmental assessment is required under the SEA Directive.

2.12.2 In accordance with topics cited in Annex 1(f) of the SEA directive, significant effects on the environment are considered unlikely to occur as a result of the NDP.

2.12.3 It is recommended that the Wellesbourne & Walton Neighbourhood Plan should not be screened into the SEA process.

2.13 Consultation

2.13.1 This SEA Screening report is subject to consultation with the statutory consultees: Environment Agency, Historic England and Natural England. The responses from each of the statutory consultees are presented in **Appendix A**.

2.13.2 Each statutory consultee agreed with this report's conclusion that the Wellesbourne & Walton NDP does not need to be screened in for SEA.

2.14 Conclusion

2.14.1 Following consultation, it is concluded that the Wellesbourne & Walton NDP does not need to be subject to a Strategic Environmental Assessment and it is screened out of the process.

Appendix A: Consultation Responses



Historic England

WEST MIDLANDS OFFICE

Mr Joseph Evans
Lepus Consulting Ltd
1 Bath Street
Cheltenham
GL50 1YE

Direct Dial: 0121 625 6887

Our ref: PL00160002

24 August 2017

Dear Mr Evans

WELLESBOURNE AND WALTON NEIGHBOURHOOD PLAN- SEA SCREENING

Thank you for your consultation and the invitation to comment on the SEA Screening Document for the above Neighbourhood Plan.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage.

Our comments are based on the information supplied with the screening request. On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of the 'SEA' Directive], Historic England concurs with your view that the preparation of a Strategic Environmental Assessment is not required.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that English Heritage has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: <https://historicengland.org.uk/images-books/publications/strategic-environmental-assessment-sustainability-appraisal-historic-environment/>

I trust the above comments will be of help in taking forward the Neighbourhood Plan.

Yours sincerely,

Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870
HistoricEngland.org.uk



Date: 22 September 2017
Our ref: 223923



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GL50 1YE

Hornbeam House
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Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Joseph

Planning consultation: Wellesbourne & Walton Neighbourhood Plan - SEA screening report - Stratford on Avon District Council

Thank you for your consultation on the above dated 18/08/2017

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Strategic Environmental Assessment Screening

We welcome the production of this SEA Screening report. Natural England notes and concurs with the screening outcome i.e. that no SEA is required.

Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the [National Planning Practice Guidance](#).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Felicity Bingham on . 02082 256387. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service

Yours sincerely

Felicity Bingham
Sustainable Development Advisor
East Midlands Team
felicity.bingham@naturalengland.org.uk

Stratford On Avon District Council
Planning Policy
Elizabeth House
Church Street
Stratford-upon-Avon
Warwickshire
CV37 6HX

Our ref: UT/2007/101490/SE-
17/SC1-L01

Your ref: Wellesbourne and Walton
SEA Screening

Date: 06 September 2017

Dear Sir/Madam

**Strategic Environmental Assessment of the Wellesbourne & Walton
Neighbourhood Plan**

Thank you for consulting us on this document.

We concur that the implementation of the Neighbourhood Plan is unlikely to have significant effects on the environment.

Yours faithfully

Mr Martin Ross
Senior Planning Advisor

Direct dial 020 3025 3055
Direct e-mail martin.ross@environment-agency.gov.uk

Appendix B: Policies Proposed in the NDP

Heritage and Environment	WW1	Designation of Local Green Space
	WW2	Preservation of Allotments
	WW3	Protection of Local Heritage
	WW4	Preservation of Landscape and Views
	WW5	Retention of Biodiversity and Historic Sites
	WW6	Separation between Wellesbourne and Walton
Housing and Land Use	WW7	Location of New Houses
	WW8	Mix of New Housing Types
	WW9	Affordable Housing for Local People
	WW10	Design of New Housing
	WW11	Pathways Linking to New Housing
	WW12	Landscape Design of New Housing
	WW13	Flood Risk Management of New Housing
Community	WW14	Infrastructure associated with New Housing
	WW15	Contribution towards New Community Amenities
	WW16	Capacity at Primary School
Economy	WW17	Support for Retail Businesses
	WW18	Support for Commercial Businesses
	WW19	Support for Tourism

Habitat Regulations Assessments

Sustainability Appraisals

Strategic Environmental Assessments

Landscape Character Assessments

Landscape and Visual Impact Assessments

Green Belt Reviews

Expert Witness

Ecological Impact Assessments

Habitat Ecology Surveys



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