

Strategic Environmental Assessment of the Shipston-on-Stour Neighbourhood Plan

SEA Screening Document

January 2017



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Photo: Bridge over the River Stour, Wilf Slack

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Contents

1	Introduction.....	1
1.1	This report	1
1.2	Strategic Environmental Assessment.....	1
1.3	The Shipston-on-Stour Neighbourhood Development Plan.....	1
1.4	Relationship with the Local Plan.....	7
2	The Screening Process.....	8
2.1	Strategic Environmental Assessment screening	8
2.2	The screening process	8
2.3	Relevance to the SEA Directive	11
2.4	Determination of significant effects	12
2.5	Screening outcome	18
2.6	Consultation.....	18

Acronyms

EIA	Environmental Impact Assessment
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

List of Figures and Tables

Figure 1.1	Neighbourhood Development Plan Boundary
Figure 1.2	Shipston-on-Stour conservation area
Figure 1.3	SSSI nearest to Shipston-on-Stour
Figure 1.4	Agricultural land classification (from Natural England)
Figure 2.1	Application of the SEA Directive to plans and programmes (ODPM, 2005)
Table 2.1	Establishing whether there is a need for SEA
Table 2.2	Shipston-on-Stour Neighbourhood Plan and the SEA Directive

1 Introduction

1.1 This report

1.1.1 This screening report has been prepared to determine whether the Shipston-on-Stour Neighbourhood Development Plan 2016 - 2031 (Neighbourhood Development 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 Shipston-on-Stour Neighbourhood Development 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 The Shipston-on-Stour NDP was launched in October 2012 and built up the majority of the evidence base for the NDP, the visions, objectives and policies over the following 4+ years. The NDP is based on extensive research and influenced by robust engagement with the local community.

- 1.3.3 The NDP is also accompanied by a 'consequent local actions' document. This document falls outside the remit of the NDP policies as these are not applicable to land-use management, but nonetheless have been identified as important priorities for the community. Consequently, these projects have not been assessed as part of this SEA screening.

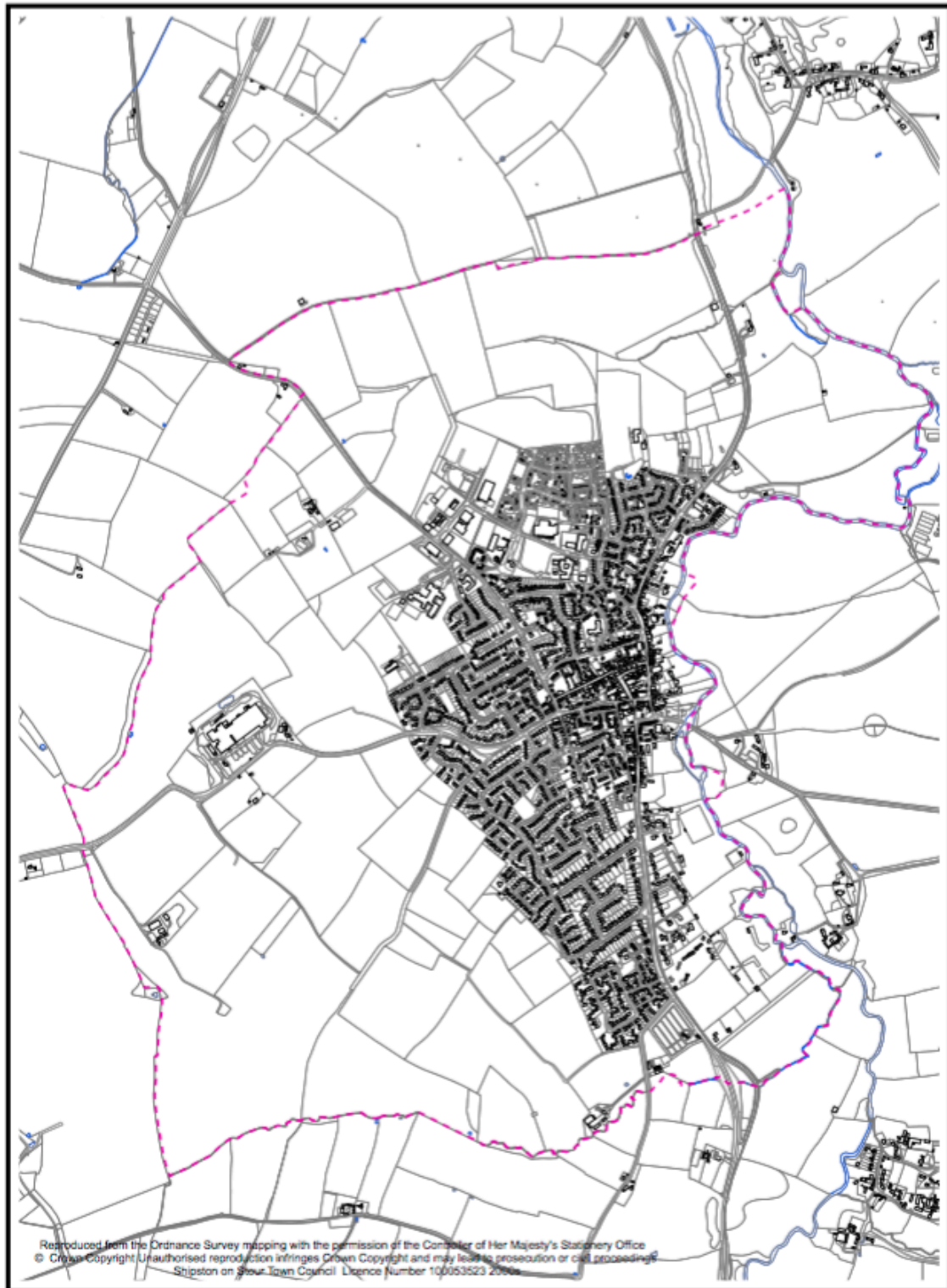
Consultation

- 1.3.4 The NDP will be published for consultation. This provides an opportunity for the public and local organisations to comment on the plan.
- 1.3.5 After consultation, any responses will be taken into account and used to prepare a 'submission draft' of the NDP. This version of the plan will be subject to inspection by an independent examiner. If the examiner approves the NDP it will be subject to a local referendum. If 50% or more of people voting in the referendum support the plan, the NDP will be adopted.

Size

- 1.3.6 Shipston-on-Stour is a town and parish located approximately 16km south of Stratford-upon-Avon at the northern end of the Cotswolds. The parish covers 493 hectares with an estimated total population of 5,000¹.
- 1.3.7 The proposed Shipston-on-Stour NDP covers the whole of Shipston-on-Stour Parish, including the town of Shipston-on-Stour which largely covers the eastern portion of the parish. **Figure 1.1** shows the current NDP boundary.

¹ ONS, (2011), Key Figures for 2011 Census: Key Statistics. Available at: <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=7&b=11128444&c=shipston+on+stour&d=16&e=62&g=6472208&i=1001x1003x1032x1004&o=362&m=0&r=1&s=1479746768788&enc=1>



Shipston-on-Stour Parish

Figure 1.1: Neighbourhood Development Plan Boundary²

² Stratford-on-Avon (2016) Shipston-on-Stour Neighbourhood Development Plan boundary
<https://www.stratford.gov.uk/files/seealsodocs/147460/Shipston%2Don%2DStour%20TC%20%2D%20M%20ap%20of%20Neighbourhood%20Plan%20Area.pdf>

Location

- 1.3.8 Shipston-on-Stour is a town and parish in the Stratford-on-Avon District of Warwickshire. It is in a rural area of the district, located approximately 16km south of Stratford-upon-Avon and 23km west of Banbury. It is toward the southern end of the Stratford-on-Avon District, and is in proximity of the borders of both Gloucestershire and Oxfordshire. The A3400 travels north to south at the eastern edge of the town, intersecting with the B4035. Access to Fosse Way (A429) is approximately 2km to the west of the town.
- 1.3.9 Shipston town is situated on the west bank of the River Stour, with the parish boundary bounded to the east by this river. This gives the parish an untypical layout with concentrated development to the eastern portion. The historic settlement was formed along the river in the valley bottom and sits within the bowl of rounded, low enclosing hills.
- 1.3.10 The town is considered a 'Main Rural Centre' within the District Council's Core Strategy 2011-2031 and therefore provides a significant range of community facilities and amenities for both the local residents and those living in the wider rural catchment. There are four buildings considered as community halls, a post office and Co-operative store, volunteer fire station, medical centre and hospital, and four places of worship. Shipston High School, with an attached District Council leisure centre, is to the north west of the town on Darlingscote Road. There are also two primary schools to the north of the town. Additional sports facilities are provided at the Sports and Social Club to the south of the town with a pavilion and facilities for a range of sports including cricket, football, tennis, and a bowling green. The town supports a range of events, markets and festivals throughout the year. However, the recent closure of the Norgen manufacturing site has created job losses and this is acknowledged to have had a negative impact on the local economy and employment. This has lessened the self-containment of the town and has seen a rise in out commuting.
- 1.3.11 The historic central area of the town is designated as the Shipston-on-Stour Conservation Area (**Figure 1.2**). The parish also benefits from over 80 Grade II Listed Buildings, most of which are focused in the historic core along Sheep Street, the High Street and Church Street.

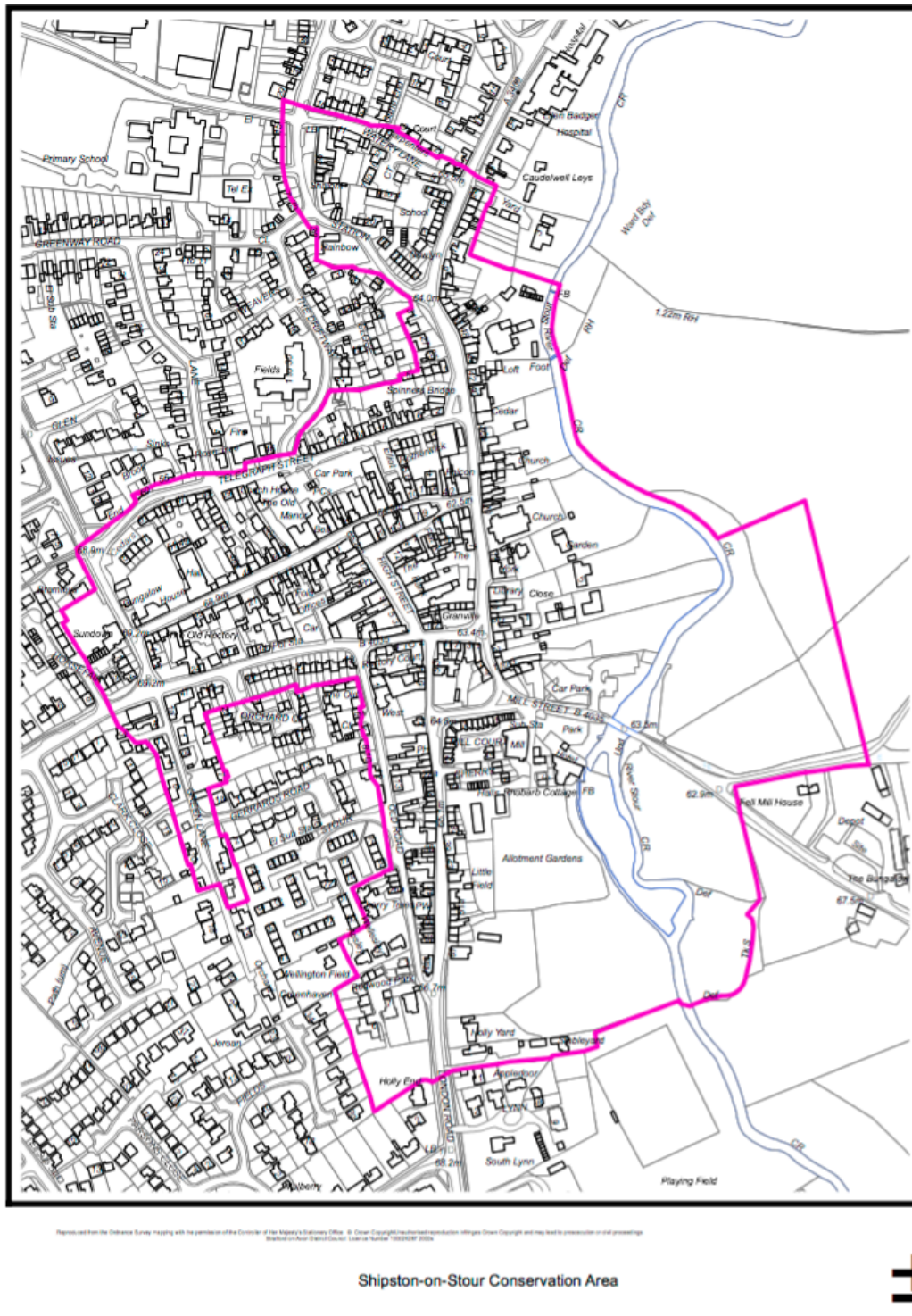


Figure 1.2: Shipston-on-Stour conservation area³

1.3.12 The Midsomer Meadow SSSI is beyond the western extremity of the parish, on the far side of Fosse Way. There are no other statutory land based designations within the parish or nearby (**Figure 1.3**).

³ Stratford-on-Avon District Council (2016) Conservation Areas H-Z, Available at: <https://www.stratford.gov.uk/planning/h-z.cfm>

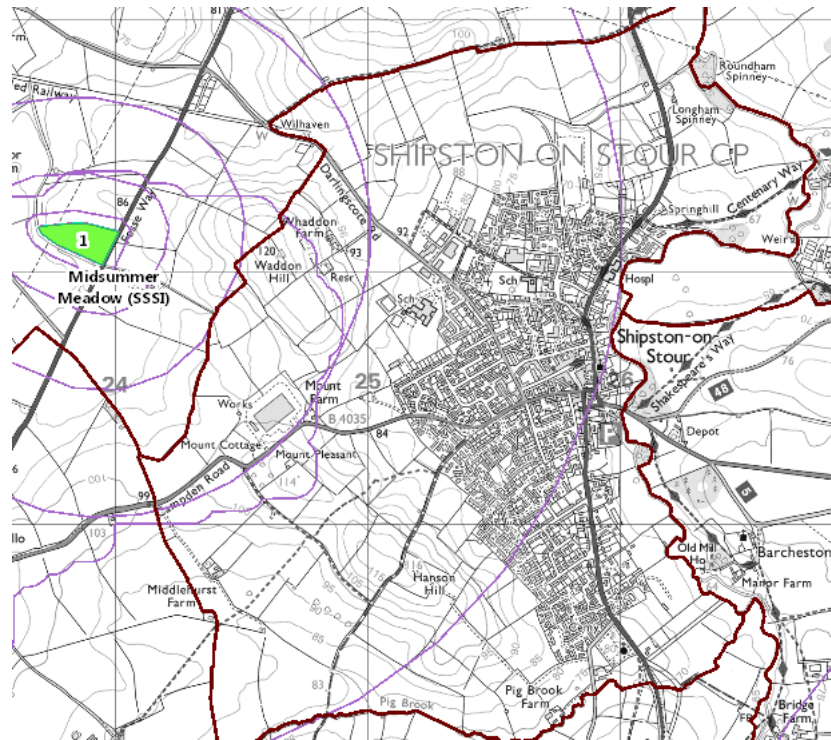


Figure 1.3 SSSI nearest to Shipston-on-Stour (<http://magic.defra.gov.uk/MagicMap.aspx>)

1.3.13 Most the land within and surrounding Shipston-on-Stour parish is classified as Grade 3 agricultural land, however it is not known whether this is Grade 3a or 3b. Grade 3a agricultural land is considered to be best and most versatile, whereas Grade 3b is not. There is an area of Grade 2 land within the parish in a pocket of land between the River and the edge of the town settlement, which extends over the river into the fields adjoining Fell Mill Lane. **Figure 1.4** shows agricultural land classification (ALC) data as published via Natural England’s regional ALC datasets⁴.

⁴ Natural England (2010) Agricultural Land Classification map West Midlands Region (ALC004) available at: <http://publications.naturalengland.org.uk/publication/130044?category=5954148537204736>

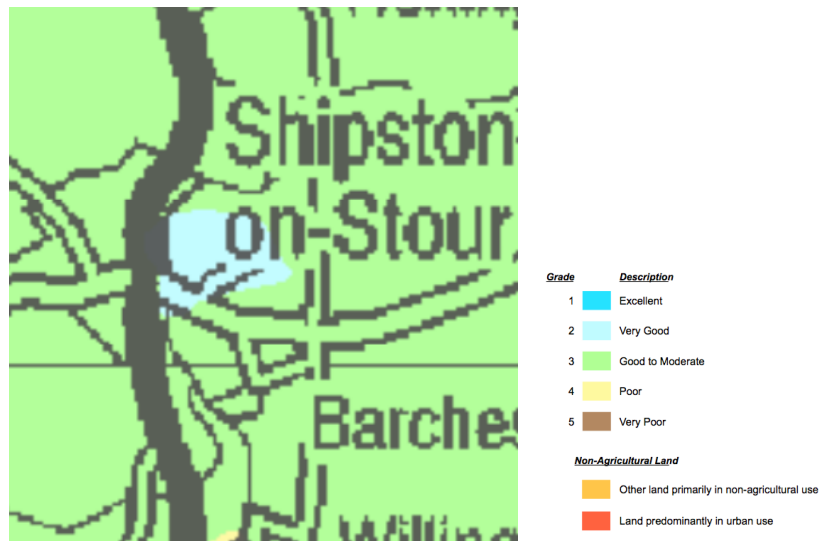


Figure 1.4: Agricultural land classification (from Natural England)

1.4 Relationship with the Local Plan

- 1.4.1 The NDP is a land-use plan, prepared for town and country planning purposes. It sets out a framework for future development consents within Shipston-on-Stour Parish. 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.
- 1.4.2 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 2011-2031⁵.
- 1.4.3 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 Shipston-on-Stour Neighbourhood Development Plan and the Stratford-on-Avon Core Strategy will form part of the development plan for the area.

⁵ 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, setting out its 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 Shipston-on-Stour, the plan 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 can be used to screen the Shipston-on-Stour NDP.

2.2.5 **Table 2.1** uses the questions presented in **Figure 2.1** to establish whether there is a need for SEA for the Shipston-on-Stour NDP.

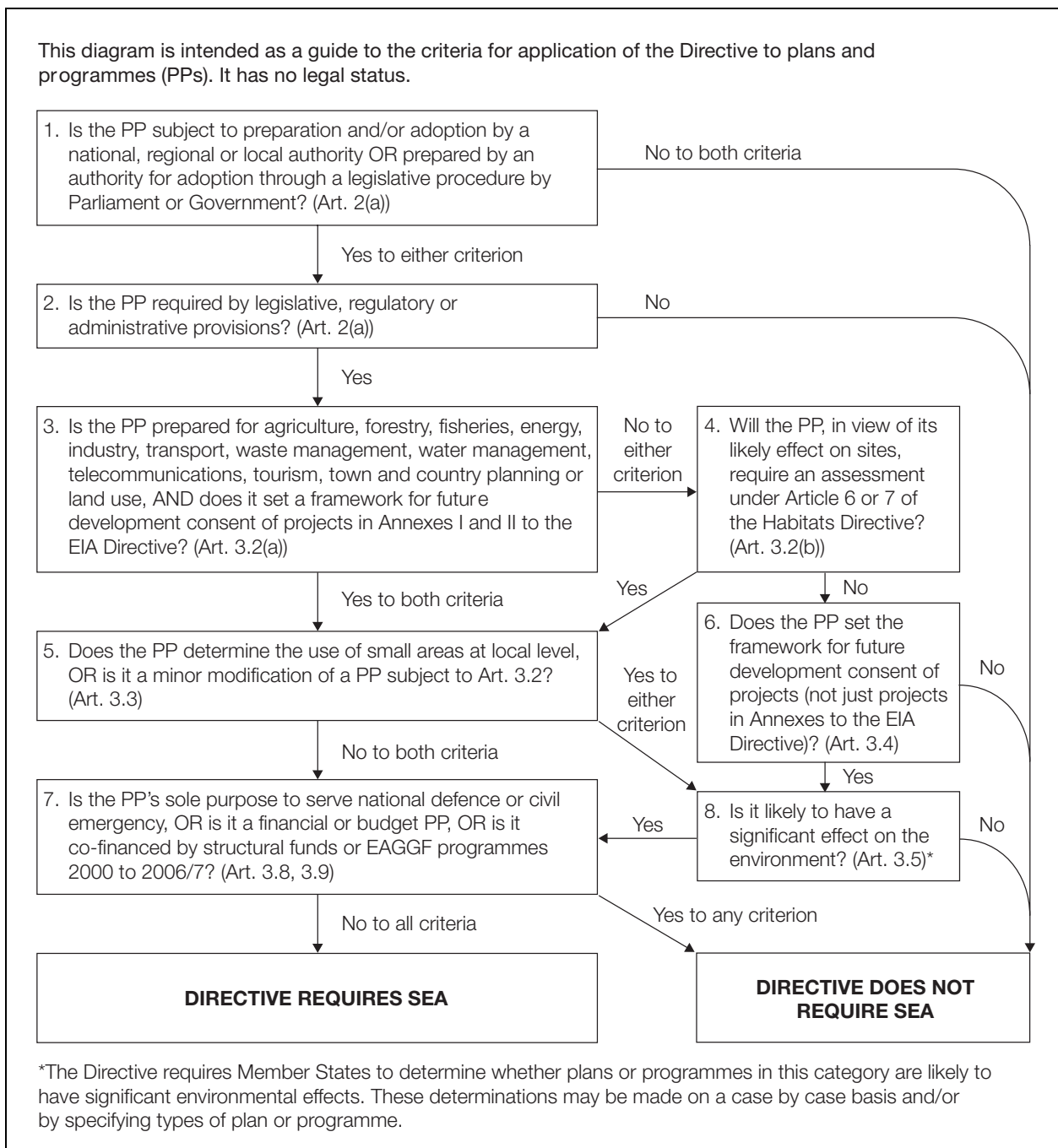


Figure 2.1: Application of the SEA Directive to plans and programmes⁶

⁶ODPM (2005) A Practical Guide to the Strategic Environmental Assessment Directive

Table 2.1: Establishing whether there is a need for SEA

Stage	Y/N	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 a 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 a NDP, however it is not required by legislative, regulatory or administrative bodies. If the NDP is adopted it would become part of the statutory development plan, meaning it should 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))	Y	The NDP is a land-use plan and sets the framework for future development consents within the Shipston area. Due to the neighbourhood quality of the plan area, development projects contained in Annex I are unlikely to take place in Shipston. The NDP supports residential development projects on two separate sites in policies HSG4. These project capacity for 16 and 25 dwellings, falling below the EIA Screening threshold of 150 dwellings ⁷ .
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 Shipston NDP is not anticipated to have a likely significant effect on any European sites.
5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The NDP identifies a range of development guidelines for Shipston-on-Stour parish.
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	See Section 2.3 .

⁷ Department for Communities and Local Government (2015) Schedule 2 Screening Thresholds. Available at: http://planningguidance.communities.gov.uk/blog/guidance/environmental-impact-assessment/considering-and-determining-planning-applications-that-have-been-subject-to-an-environmental-impact-assessment/annex/#paragraph_058

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 (2004) can be used to consider the relevance of the plan to the SEA Directive. **Section 2.4** considers likely environmental effects of the plan.

Table 2.2: Shipston-on-Stour 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 Shipston-on-Stour 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	There are opportunities for integrating environmental considerations within Shipston. The Shipston NDP contains policies to protect the natural and historic built environment (Policies ENV1 - 6), and policies to address flooding (Policy FLD1 - 3). Other policies seek to direct development towards previously developed land.
(d) environmental problems relevant to the plan or programme	Key issues include that: <ol style="list-style-type: none"> 1. The area has been affected by significant flooding; 2. Planning consents exist that would extend the settlement edge into the into the existing landscape; 3. There is a high level of car use for local trips within the town; 4. There is an identified undersupply of public open space; 5. The need to conserving the character of the town; and 6. There are wildlife sites which are not currently designated locally or nationally.
(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 Shipston NDP area. The NDP sets policies that for planning applications within the Shipston NDP to adhere to.
Characteristics of the effects and of the area likely to be affected	
(a) the probability, duration, frequency and	The NDP is not expected to give rise to

reversibility of the effects	any significant environmental effects.
(b) the cumulative nature of the effects	The NDP is not considered 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 not expected to give rise to any significant environmental effects.
(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage (ii) exceeded environmental quality standards or limit values (iii) intensive land-use	(iii) The NDP is not anticipated to adversely affect any special natural characteristics or cultural heritage. Nor would the NDP be expected to lead to the exceedance of environmental 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 expected to maintain, and may enhance, designations, including the Local Green Spaces and Local Wildlife Site.

2.4 Determination of significant effects

2.4.1 The Shipston NDP will influence where development should be located, as well as influence design across the plan 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.

Biodiversity, flora and fauna

2.4.3 The NDP does not propose development that would affect the nearest SSSI site at Midsommer Meadow, 1.5km to the west.

2.4.4 Policies ENV2 (Ensuring development respects the landscape setting), ENV3 (Ensuring development is in keeping with local character and heritage), ENV4 (Making riverside land more useful and attractive), ENV 5 (Improving and adding play areas, parks and public open spaces), and ENV 6 (Creating a new Local Nature Reserve), are expected to lead to a high level of protection for biodiversity and wildlife in the plan area. ENV1 (Conserving the adjoining countryside) also includes Local Green Space designations.

Population and human health

2.4.5 The NDP is expected to maintain and enhance access to health and recreation facilities through Policies EC6 (Raising the leisure and tourism role of the town), ENV4 (Making riverside land more useful and attractive) and ENV5 (Improving and adding play areas, parks and public open spaces), which includes the designation of two 'health and wellbeing zones'. This latter policy looks to increase access to outdoor facilities and the take up of activities to improve wellbeing for residents and visitors.

2.4.6 In order to support the needs of the local population, Policies HSG1 (Ensuring a supply of affordable rental and shared equity homes), HSG2 (Ensuring a supply of low cost market housing) and HSG3 (Meeting the housing needs of older persons) seek to address issues of suitable housing, and sustain a balanced community through appropriate housing provision. Policy INF1 (Contributions to essential new infrastructure and community facilities) lists the type of contribution that developers should make toward supporting the needs of the community.

2.4.7 Several economic policies seek to improve the economic prosperity and to improve employment opportunities following the closure of a number of large scale employment sites. Policies EC1 (Keeping land available for employment uses) and EC2 (Creating more business space to meet local needs) aims to have a positive effect on local employment. These policies would also minimise contributions to climate change through reducing the need for residents of this rural parish to travel long distances to access work.

Soil, water and air

2.4.8 Policy FLD1 (Attaining 'better than flood neutral' surface water drainage) and Policy FLD2 (Keeping watercourses and ditches as open channels) and Policy FLD3 (Not reducing the effectiveness of the flood plain) look to ensure that the functions of watercourses for land drainage and reducing flood risk is maintained.

- 2.4.9 Policy ENV4 (Making riverside land more useful and attractive) identifies an area within the Flood Zone 3 for landscaping works including associated engineering works. However, the policy objective caveats that 'this will be achieved without compromising flood mitigation measures'. Combined with application of the FLD policy suite, there should be no adverse consequences to the implementation of Policy ENV4.
- 2.4.10 The development sites identified by policies Policy HSG6 (More intensive development within the existing built-up area to create more housing) Policy HSG7 Encouraging the re-use of previously developed land) and HSG8 (Lower Tilemans Lane) direct development towards previously developed land and therefore a significant effect on soils is not anticipated.
- 2.4.11 Policy HSG4 (Allocating housing land to meet local needs from 2021 onward) allocates housing sites. These sites are both in Flood Zone 1.
- 2.4.12 Policy HSG4 (Allocating housing land to meet local needs from 2021 onward) allocates housing sites that have not previously been developed. The sites are on Grade 3 agricultural land, and it is not clear whether these allocations are not Grade 3a or 3b. As the exact grade is not known, it should be assumed that the soil is Grade 3a in accordance with the precautionary principle. The area of soil that would be lost is approximately 1.9 ha and 1 ha respectively. The loss of this soil would be well below the area at which the loss of high quality agricultural land would be considered significant.
- 2.4.13 There are no existing air quality issues in the NDP area and it is not anticipated that any air quality issues will arise from the NDP. Policy INF2 (Town centre traffic and parking) looks to manage traffic flows and parking better and more safely. This policy could also take the opportunity to include wording to encourage the lowering of vehicle emissions through the flow management process.

Climatic factors

- 2.4.14 Several policies look to encourage a more sustainable behaviour patterns within the town, by reducing the need for car journeys to access services and employment. Policy INF3 (Pedestrian and cyclist access) encourages the uptake of sustainable transport behaviour for local journeys. Policy HSG6 (More intensive development within the existing built-up area to create more housing) would increase the provision of housing within the proximity of local services. Policy EC4 (Encouraging employment uses on the former Turbine Blading site) and HSG8 (Lower Tilemans Lane) look to reduce long-distance car journeys by ensuring local employment and business opportunities.
- 2.4.15 Policies ENV2 (Ensuring development respects the landscape setting), ENV3 (Ensuring development is in keeping with local character and heritage), ENV4 (Making riverside land more useful and attractive), ENV5 (Improving and adding play areas, parks and public open spaces), and ENV 6 (Creating a new Local Nature Reserve), may have benefits that can help climate change adaptation, such as local cooling and carbon dioxide uptake and storage⁸.

Material assets

- 2.4.16 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 previously developed land; and the 'Biodiversity, flora and fauna' sub-section, which considers environmental infrastructure.
- 2.4.17 The NDP makes provision for social infrastructure in terms of community and education facilities in Policy INF1 (Contributions to essential new infrastructure and community facilities). The NDP also promotes the reinstatement of employment opportunities via suite of economic policies. Tourism is also promoted via Policy EC6 (Raising the leisure and tourism profile of the town) and Policy EC9 (Make the Mill Street riverside more of an asset and attraction).

⁸ Forest Research (2010) Benefits of Green Infrastructure

2.4.18 A range of physical infrastructure provisions are outlined in Policy INF1 (Contributions to essential new infrastructure and community facilities). Specific infrastructure projects are described in INF2 (Town centre traffic and parking) which relates to highways around the town centre to enable the town centre to function better, and be a more attractive and pleasant place to visit, live and invest in. INF3 (Pedestrian and cyclist access) encourages the provision of pedestrian and cycle linkages.

2.4.19 Environmental infrastructure (in addition to those discussed above relating to Local Green Spaces and Local Wildlife Sites) are detailed in Policy FLD1 (Attaining 'better than flood neutral' surface water drainage) requires permeable hard standing to reduce surface water run-off. FLD2 (Keeping watercourses and ditches as open channels) relates to the management of green infrastructure, and includes the preservation of open watercourses and encouraging existing culverts to be opened out where possible. This will have the effect of reducing the risk of flooding.

Cultural heritage (Inc. architectural and archaeological)

2.4.20 Policy ENV3: (Ensuring development is in keeping with local character and heritage) offers protection to heritage assets within the 'town centre' - to which the policy wording limits the application⁹. The NDP does not define the extent of the town centre, therefore this screening report considered the 'town centre' to be the area defined by the Stratford-on-Avon Local Plan Policy map¹⁰. This is expected to conserve the historic environment of the town centre of Shipston, through preventing development that will adversely affect cultural heritage, architectural and archaeological assets. All developments must, as a minimum, preserve the fabric and setting of listed buildings and scheduled ancient monuments.

⁹ It is noted that the NDP evidence base 'Environment Audit and Issues report' (Section 3.5) explains that national policy is considered adequate protection for the heritage assets.

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

- 2.4.21 The southern housing site allocation in Policy HSG4 is near the Grade II listed 'Chapel and the cemetery'. This chapel is at the southern edge of the town, beyond the town centre boundary. It is currently in a location of relative tranquillity, surrounded by undeveloped land other than to the northern edge (where the cemetery is buffered by verges, a single-track road and a high hedge before reaching the housing development)¹¹. Currently there are high, mature hedgerows in place on the southbound carriage way of the A3400 which shield the allocated site from view of the cemetery and chapel. In the NDP the policy wording of ENV3 (Ensuring development is in keeping with local character and heritage) specifically relates to the town centre therefore the NDP does not contain policies to protect this heritage asset from any detracting effects of the allocation. However, through the application of National and Local Planning policy on listed buildings, it is not expected that the setting of this heritage asset will be harmed by the allocation in HSG4.
- 2.4.22 The north-western site allocation in Policy HSG4 is not in a location which would affect the setting of any nationally designated heritage assets.
- 2.4.23 Local heritage is promoted through Policy EC8 (A better location for visitor and tourism information) by giving support for a town centre based 'town heritage display space'. Policy ENV4 (Making riverside land more useful and attractive) aims to promote the location of the historic sheep-wash and water mills, both important to the local heritage and industry.

Landscape

- 2.4.24 The Stratford on Avon Core Strategy 2011-2031 allocates development within the parish over the plan period. These are displayed on the Local Plan Policy Map¹². The Core Strategy also suggests that NDPs may allocate reserve housing land for beyond 2021 (Para 6.6.21, Policy CS.16 'Housing Development'). The Shipston-on-Stour NDP takes up this opportunity and allocates housing land from 2021 onward at two edge of settlement locations in anticipation of the delivery of the allocations of the Core Strategy. However, for the purposes of this SEA Screening, the Housing Allocations in Policy HSG4 of the NDP must be considered on their own merits, with the current extent of implemented development taken as the baseline for information.

¹¹ It is noted that the Stratford-on-Avon Core Strategy has allocated the area to the east of the cemetery for strategic development. The NDP has been prepared within this context however the SEA screening must consider the current build out situation as baseline.

¹² Stratford-on-Avon Core Strategy Policy Maps. Available at:
<https://www.stratford.gov.uk/planning/adoption-core-strategy.cfm>

2.4.25 Many of the policies in the NDP state that development should not adversely affect the landscape character and built environment character in the area. Policy ENV2 (Ensuring development respects the landscape setting) specifically requires edge of settlement proposals to not harm the local landscape character and setting of the town.

2.4.26 Policy ENV1 (Conserving the adjoining countryside) allocates two Local Green Spaces. The Hanson Hill allocation covers an area on the upper slopes to the south west of the town, in order to 'retain the landscape setting of the town'. This Local Green Space allocation would achieve the aim of landscape protection, however it may be noted that this is a large tract of land and as such may not be considered compliant with the NPPF Paragraph 77 'where the green area concerned is local in character and is not an extensive tract of land'). Note however that it would not constitute a significant environmental effect.

2.5 Screening outcome

2.5.1 This screening report has explored the potential effects of the proposed Shipston-on-Stour NDP with a view to determining whether an environmental assessment is required under the SEA Directive.

2.5.2 In accordance with topics cited in Annex 1(f) of the SEA directive, significant effects on the environment are not expected to occur as a result of the NDP.

2.5.3 It is recommended that the Shipston-on-Stour Neighbourhood Development Plan should be screened out of the SEA process.

2.6 Consultation

2.6.1 This SEA Screening report was subject to consultation with the statutory consultees: Environment Agency, Historic England and Natural England, from 5 December 2016 to the 16 January 2017. The responses from the statutory consultees can be found in Appendix A. All consultees agreed that the Shipston-on-Stour Neighbourhood Development Plan should be screened out of the SEA process.

2.7 Conclusion

2.7.1 Following consultation, it is concluded that the Shipston-on-Stour Neighbourhood Development Plan should be screened out of the SEA process.

Appendix A

Date: 16 December 2016
Our ref: 203366
Your ref: Shipston-on-Stour NDP



Molly Gallagher
Environmental Planner,
Lepus Consulting Limited

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Ms Gallagher,

Planning consultation: Shipston-on-Stour Neighbourhood Development Plan – Strategic Environmental Assessment Screening.

Thank you for your consultation on the above dated 05/01/2016 .

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](#).

For any queries relating to the specific advice in this letter only please contact Tom Amos on 02080 260961. 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

Tom Amos
Adviser
South Mercia Team



Historic England

WEST MIDLANDS OFFICE

Ms Molly Gallagher
Lepus Consulting
1 Bath Street
Cheltenham
GL50 1YE

Direct Dial: 0121 625 6887

Our ref: PL00053306

14 December 2016

Dear Ms Gallagher

SHIPSTON-ON-STOUR NEIGHBOURHOOD PLAN SEA SCREENING CONSULTATION

Thank you for the above consultation.

For the purposes of consultations on SEA, Historic England confines its advice to the question, "Is the Plan or proposal 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 by yourselves in your consultation to us.

On the basis of the information supplied, including that set out in the draft plan, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concur with the conclusion that the preparation of a Strategic Environmental Assessment is currently 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 Historic England 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 hope this advice is helpful.

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



Subject: FW: Shipston-on-Stour NDP - SEA Screening
Date: Monday, 16 January 2017 at 14:08:07 Greenwich Mean Time
From: Molly Gallagher
Attachments: image001.jpg, image002.jpg, image003.jpg, image004.jpg, image005.jpg, image006.png

From: "Ross, Martin" <martin.ross@environment-agency.gov.uk>
Date: Monday, 16 January 2017 at 09:33
To: Molly Gallagher <molly.gallagher@lepusconsulting.com>
Subject: RE: Shipston-on-Stour NDP - SEA Screening

Hi Molly,

Apologies for the delay.

We concur that the Shipston-on-Stour Neighbourhood Plan is unlikely to have any significant environmental effects and can therefore be screened out of the SEA process.

Regards,

Martin

Martin Ross

Planning Specialist – Sustainable Places | West Midlands Area

Environment Agency | Sentinel House, 9 Wellington Crescent, Fradley Park, Lichfield, Stafford

Contact | Ext: 020 3025 3055 | **Int:** 53055 | www.gov.uk/environment-agency

Incident management standby role: Area Communications Officer



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for people and wildlife



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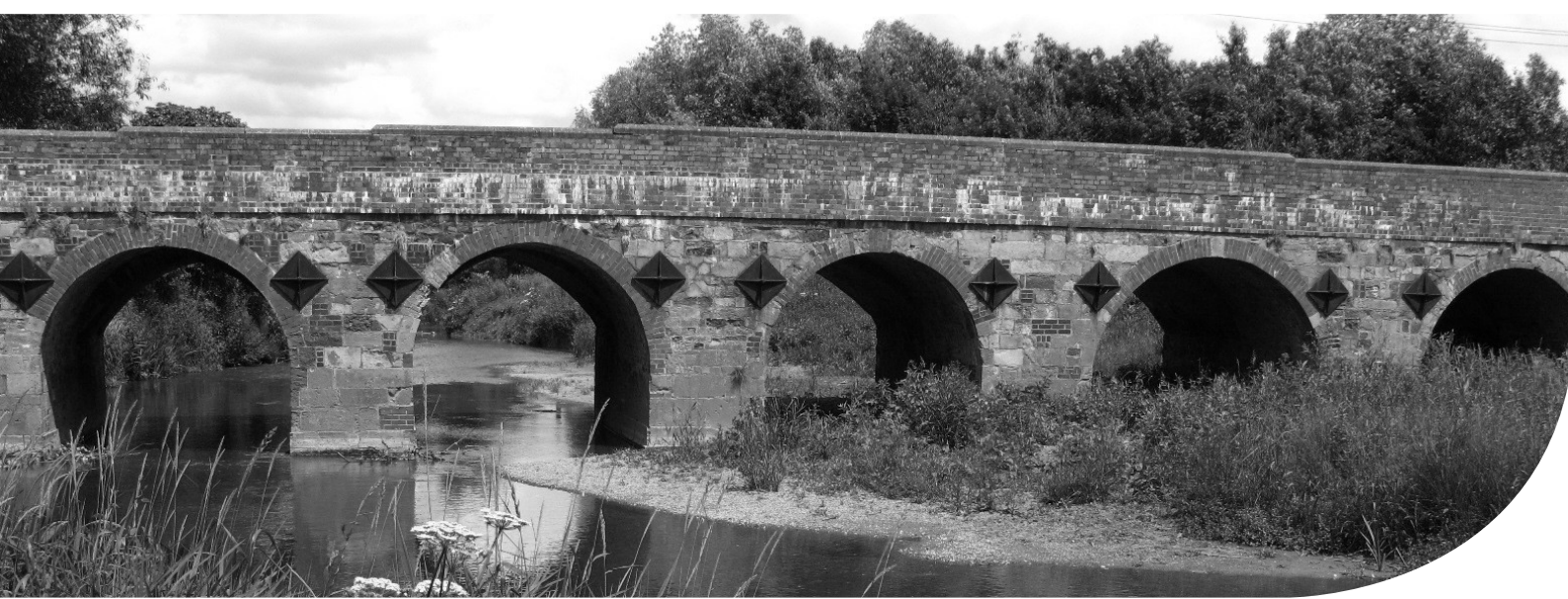
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