

# Strategic Environmental Assessment of the Ettington and Fulready Neighbourhood Development Plan

**SEA Screening Document**  
October 2017



**LEPUS** CONSULTING  
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY



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# Strategic Environmental Assessment of the Ettington and Fulready NDP

## SEA Screening Document

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Photo: Ettington Park Hotel by Heather Cowper

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# Contents

|          |   |           |
|----------|---|-----------|
| <b>1</b> | <b>Introduction</b>                                       | <b>1</b>  |
| 1.1      | This report   | 1         |
| 1.2      | Strategic Environmental Assessment                        | 1         |
| 1.3      | The Ettington and Fulready Neighbourhood Development Plan | 1         |
| 1.4      | Local context   | 4         |
| 1.5      | Relationship with the Local Plan                          | 9         |
| <b>2</b> | <b>The Screening Process</b>                              | <b>11</b> |
| 2.1      | Strategic Environmental Assessment screening              | 11        |
| 2.2      | The screening process                                     | 11        |
| 2.3      | Relevance to the SEA Directive                            | 13        |
| 2.4      | Determination of significant effects                      | 15        |
| 2.5      | Biodiversity, flora and fauna                             | 15        |
| 2.6      | Population and human health                               | 16        |
| 2.7      | Soil, water and air                                       | 17        |
| 2.8      | Climatic factors  | 18        |
| 2.9      | Material assets   | 19        |
| 2.10     | Cultural heritage (Inc. architectural and archaeological) | 19        |
| 2.11     | Landscape   | 21        |
| 2.12     | SEA Screening outcome                                     | 24        |
| <b>3</b> | <b>HRA Screening</b>                                      | <b>25</b> |
| 3.1      | Background and screening                                  | 25        |
| 3.2      | HRA Screening conclusion                                  | 25        |
| <b>4</b> | <b>Next steps</b>   | <b>26</b> |
| 4.1      | Consultation  | 26        |
| 4.2      | Conclusion  | 26        |
|          | <b>Appendix A: Consultation Responses</b>                 | <b>27</b> |
|          | <b>Appendix B: Policies Proposed in the NDP</b>           | <b>28</b> |

## 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         |

## Figures and Tables

|            |  |
|------------|--|
| Figure 1.1 | Neighbourhood Development Plan Boundary                              |
| Figure 1.2 | Ettington Parish and its context                                     |
| Figure 1.3 | Ettington Parish and relevant biodiversity constraints               |
| Figure 1.4 | Aerial photography of village of Ettington with Local Wildlife Sites |
| Figure 1.5 | Ettington Parish and Agricultural Land Classification                |
| Figure 1.6 | Ettington Parish and Fluvial Flood Risk                              |
| Figure 2.1 | Application of the SEA Directive to plans and programmes             |
| Figure 2.2 | Urban boundary of Ettington and land safeguarded for future housing  |
| Figure 2.3 | Listed Buildings and Scheduled Monuments in Ettington Parish         |
| Figure 2.4 | Local Public Rights of Way network in Ettington                      |
| Table 2.1  | Establishing whether there is a need for SEA                         |
| Table 2.2  | Ettington and Fulready NDP and the SEA Directive                     |

# 1 Introduction

## 1.1 This report

1.1.1 This screening report has been prepared to determine whether the Ettington and Fulready 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 Ettington and Fulready 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 On 12 March 2015, Stratford-on-Avon District Council (SDC) approved Ettington Parish Council as an appropriate ‘qualifying body’ to submit a Neighbourhood Development Plan. SDC also approved the NDP boundary, which is in accordance with the boundary of the Parish (see **Figure 1.1**).

1.3.3 The NDP offers a picture of the Parish and a vision for the 14 year period between 2017 and 2031. The NDP’s core aim is to ensure that all development is sustainable and accords with the preferences of the local community.

#### **Consultation**

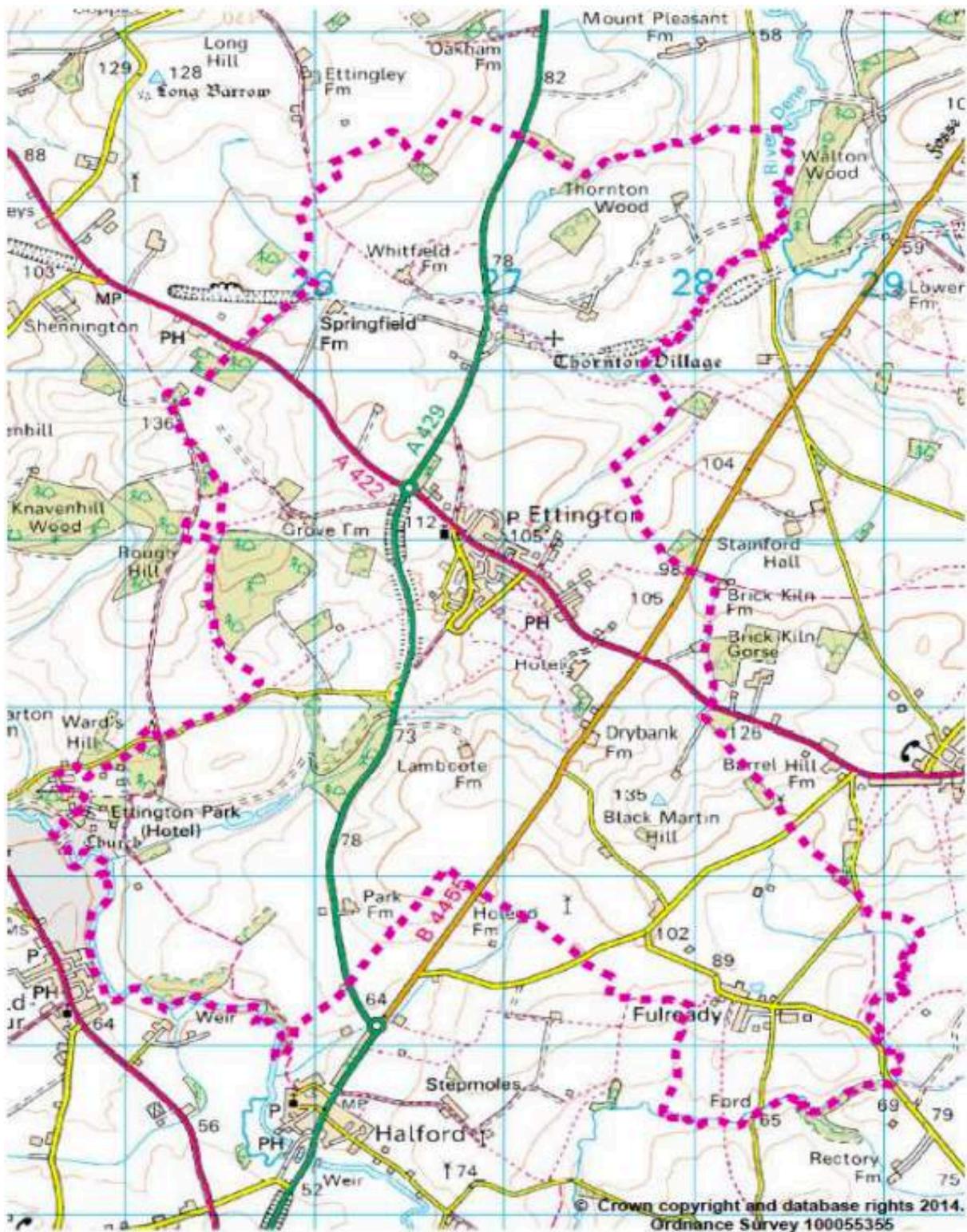
1.3.4 The NDP is subject to public consultation, which provides an opportunity for the public and local organisations to comment on the NDP. After consultation, responses are taken into account and used to prepare a ‘submission draft’ of the NDP.

1.3.5 The submission version of the NDP is then subject to inspection by the Independent Examiner. If the Independent Examiner approves the NDP it will then be subject to a local referendum. If 50% or more of people voting in the referendum support the NDP, then the NDP will be adopted, will gain statutory status and will become integral to the Stratford-on-Avon District Council Local Plan.

#### **Policies**

1.3.6 The NDP proposes a total of 22 policies, the full list of which are presented in **Appendix B**, and which are associated with the NDP’s six strategic objectives:

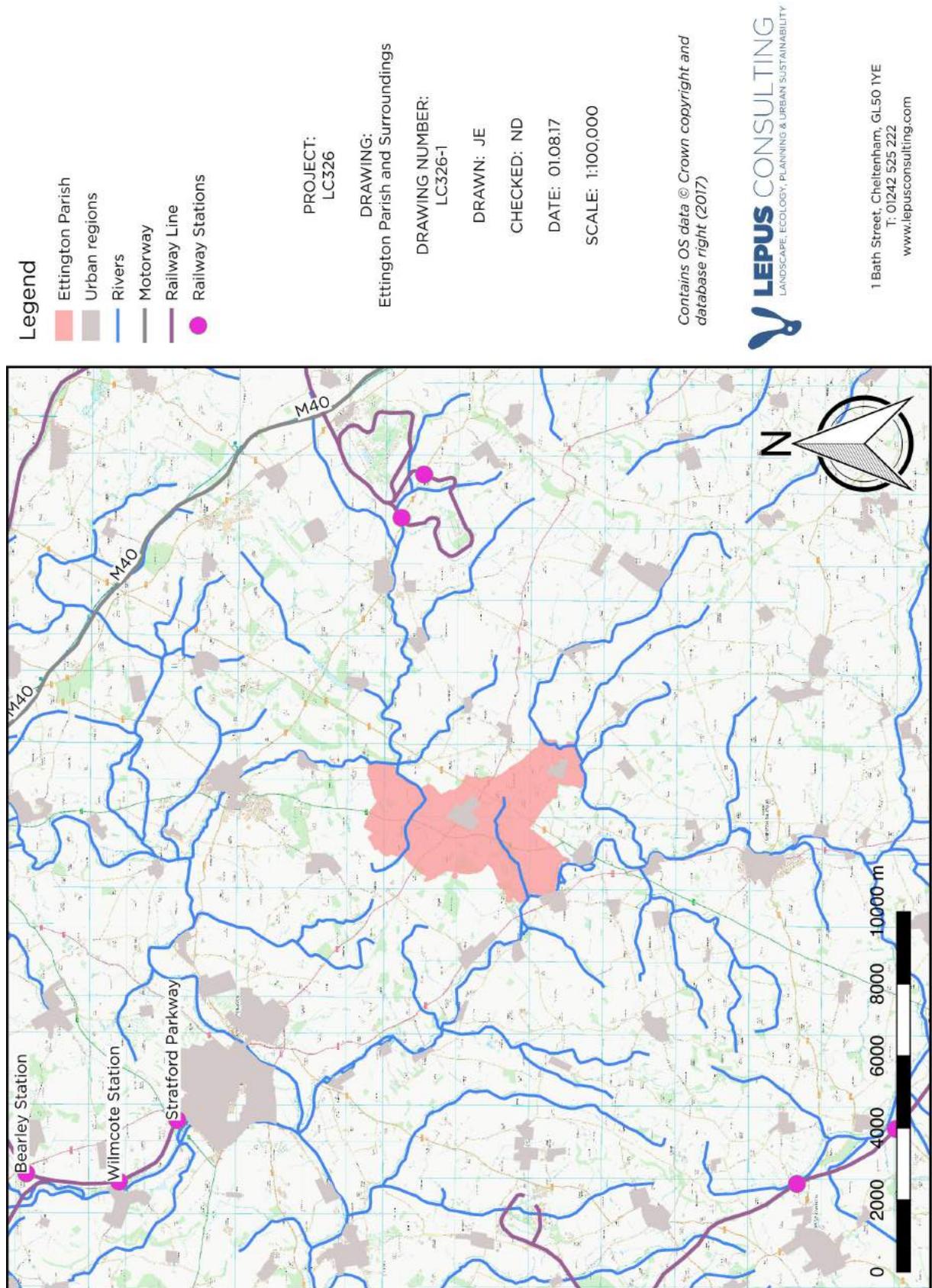
- Housing;
- Local economy;
- Local amenities;
- Natural Environment;
- Built Environment; and
- Infrastructure.



**Figure 1.1:** Neighbourhood Development Plan Boundary, which is contiguous with the Parish boundary, in pink (OS Data)

## 1.4 Local context

- 1.4.1 Ettington Parish is located in a rural area of the Stratford-on-Avon District of Warwickshire, just under 9km south-east of Stratford-upon-Avon and just under 17km south west of Royal Leamington Spa. Junction 12 of the M40 is 12km north-east (see **Figure 1.2**), whilst the A429 runs directly through the Parish, from north to south, just to the west of the village of Ettington. The A422 crosses the Parish from the north-west to the north-east and through the centre of Ettington village.
- 1.4.2 Ettington Parish has two main urban areas, namely the village of Ettington and the village of Fulready. The 2011 Census recorded the Parish as having a population of 1,171.
- 1.4.3 Ettington village is served by a post office, two pubs, the Parish Church of Holy Trinity and St Thomas of Canterbury as well as a community centre, a pre-school and a primary school. Fulready is significantly less built up and predominantly comprises a limited number of farm buildings and cottages.
- 1.4.4 The Parish has a rich heritage history, with the Domesday Book of 1086 recording two manors. Until the 18<sup>th</sup> Century there were two villages, namely Lower Ettington and an Upper Ettington. Lower Ettington was located near the River Stour which runs adjacent to the south-western perimeter of the Parish. The village and its water mill was demolished in 1798 so Evelyn Shirley could clear the park for landscaping..
- 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 the Parish, including 18 Grade II and Grade II\* Listed Buildings, as well as the Grade I Listed Ettington Manor and the Grade I Listed Former Church of Holy Trinity, 70m east of Ettington Manor. In the north of the Parish are two Scheduled Monuments, one associated with 'Thornton deserted medieval village' and one associated with 'Double ditched enclosure east of Thornton Farm'.



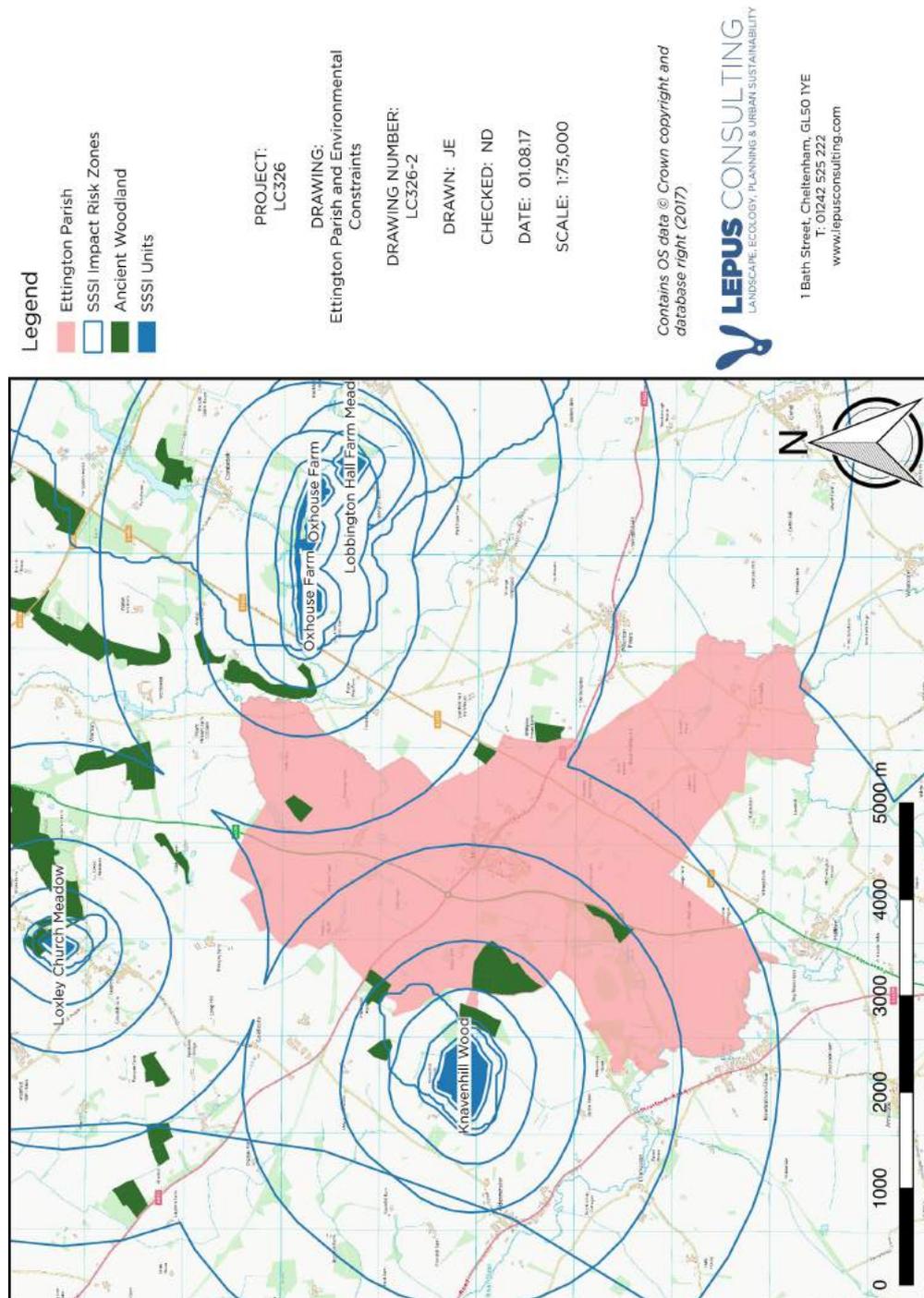
**Figure 1.2:** Ettington Parish and its context, showing urban areas, rivers and nearby transport links.

- 1.4.6 Throughout the UK are a range of habitats and species protected under varying international, national and local designations. As a relatively rural location, the Ettington and Fulready NDP potentially faces various environmental constraints (see **Figure 1.3** and **Figure 1.4**).
- 1.4.7 Within the parish are parcels of Ancient Woodland, which is woodland that has existed continuously since the year 1600 or before. Just west of the Parish is the Knavenhill Wood SSSI, just north is Loxley Church Meadow SSSI and just east are Oxhouse Farm SSSI and Lobbington Hall Farm Meadow SSSI. The parish falls within the Impact Risk Zones for each of these SSSIs. No other statutory designations are within the parish or nearby.
- 1.4.8 The Parish is located outside the Green Belt, is not within or adjacent to an AONB and is considered to be within the Dunsmore and Feldon National Character Area (NCA). The Dunsmore and Feldon NCA is predominantly rural, agricultural and crossed by small rivers and tributaries<sup>1</sup>.
- 1.4.9 The Parish is predominantly located on Grade 3 agricultural land, with a relatively minor area in the north of the Parish being located on Grade 2 land (see **Figure 1.5**). Grade 1, Grade 2 and Grade 3a land comprises some of the Parish's best and most versatile soils.
- 1.4.10 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).

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<sup>1</sup> Natural England (2013) NCA Profile: 96 Dunsmore and Feldon. Available online at: <http://publications.naturalengland.org.uk/publication/4878893332824064>

1.4.11 The south west of the Parish is delineated by the River Stour, the south-east is delineated by Wagtail Brook whilst a tributary of the River Dene enters the Parish from the north east corner. Each of these waterways is within Flood Zone 2 and Flood Zone 3 (see **Figure 1.6**).



**Figure 1.3:** Ettington Parish and relevant biodiversity constraints<sup>2</sup>

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



Figure 1.4: Aerial photography of village of Ettington with Local Wildlife Sites highlighted in Green and Orange<sup>3</sup>

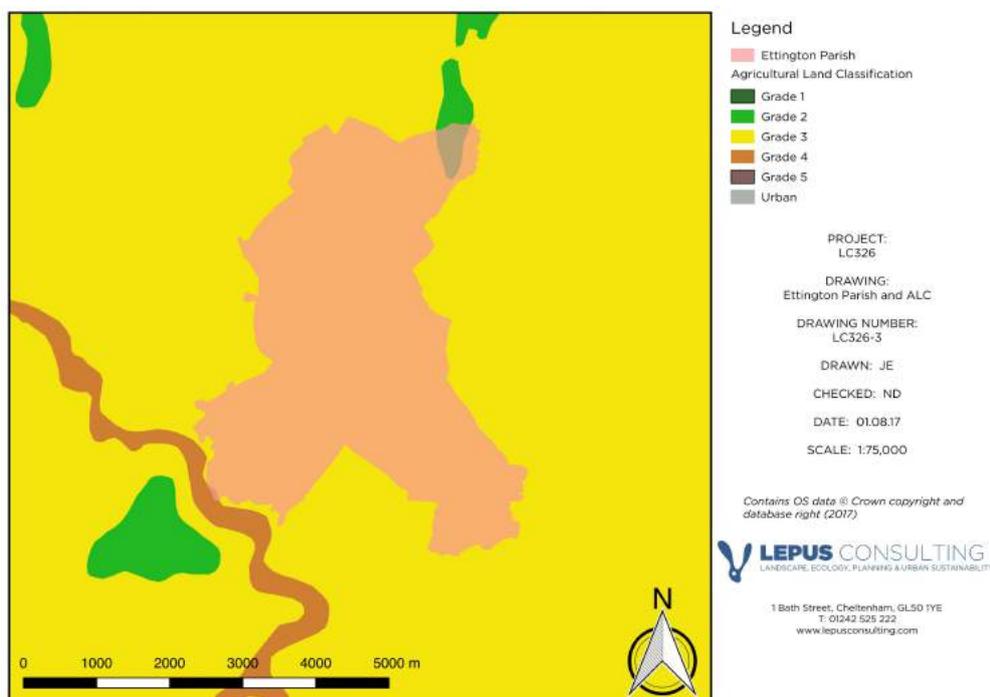
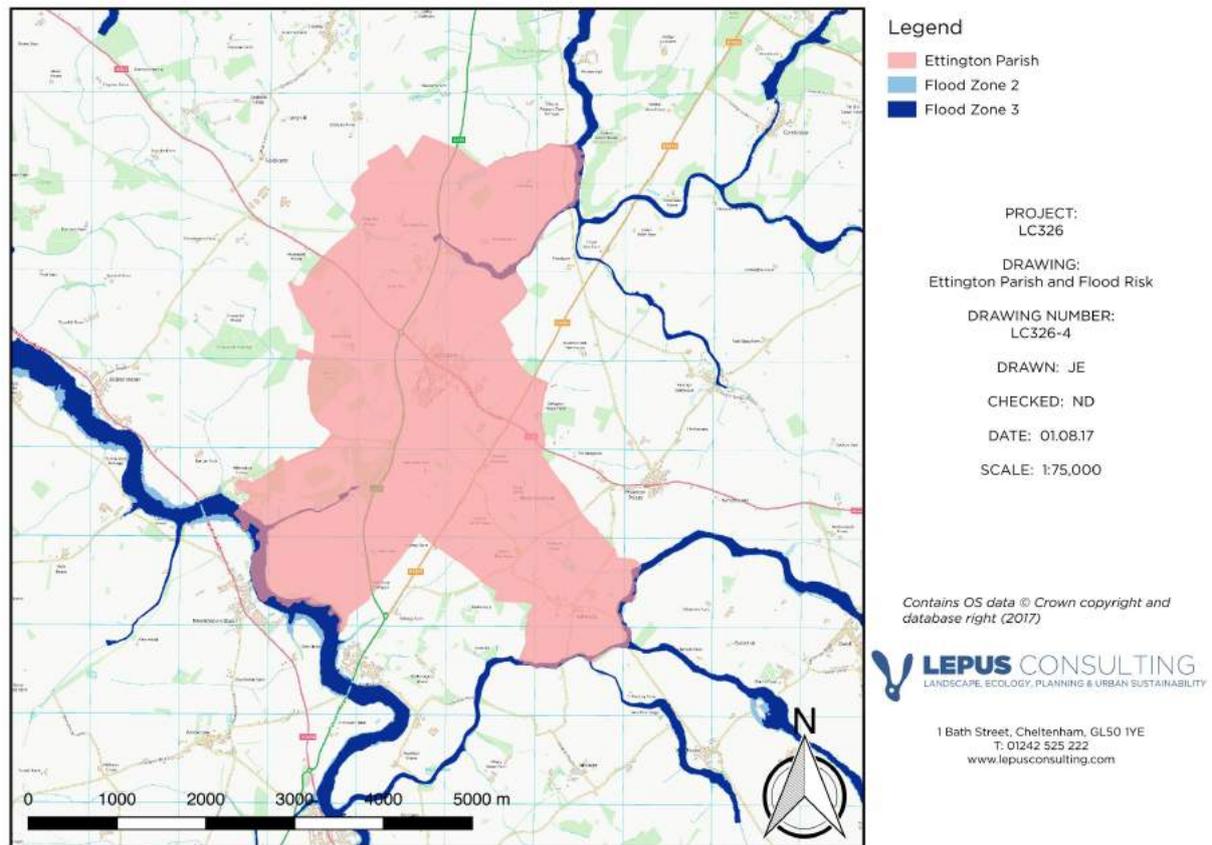


Figure 1.5: Ettington Parish and Agricultural Land Classification (Natural England)

<sup>3</sup> Warwickshire County Council (2017) Local Wildlife Sites via Warwickshire Inspire map. Available online at: <http://maps.warwickshire.gov.uk/Inspire/>



**Figure 1.6:** Ettington Parish and 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 Ettington Parish. The NDP has 22 policies, many of which are land-use related, across six strategic objectives which should be fulfilled by 2031.
- 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 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 2011-2031<sup>4</sup>.
- 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 Ettington and Fulready Neighbourhood Development Plan and the Stratford-on-Avon Core Strategy will form part of the development plan for the area.

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<sup>4</sup> 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 Ettington and Fulready, 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:*

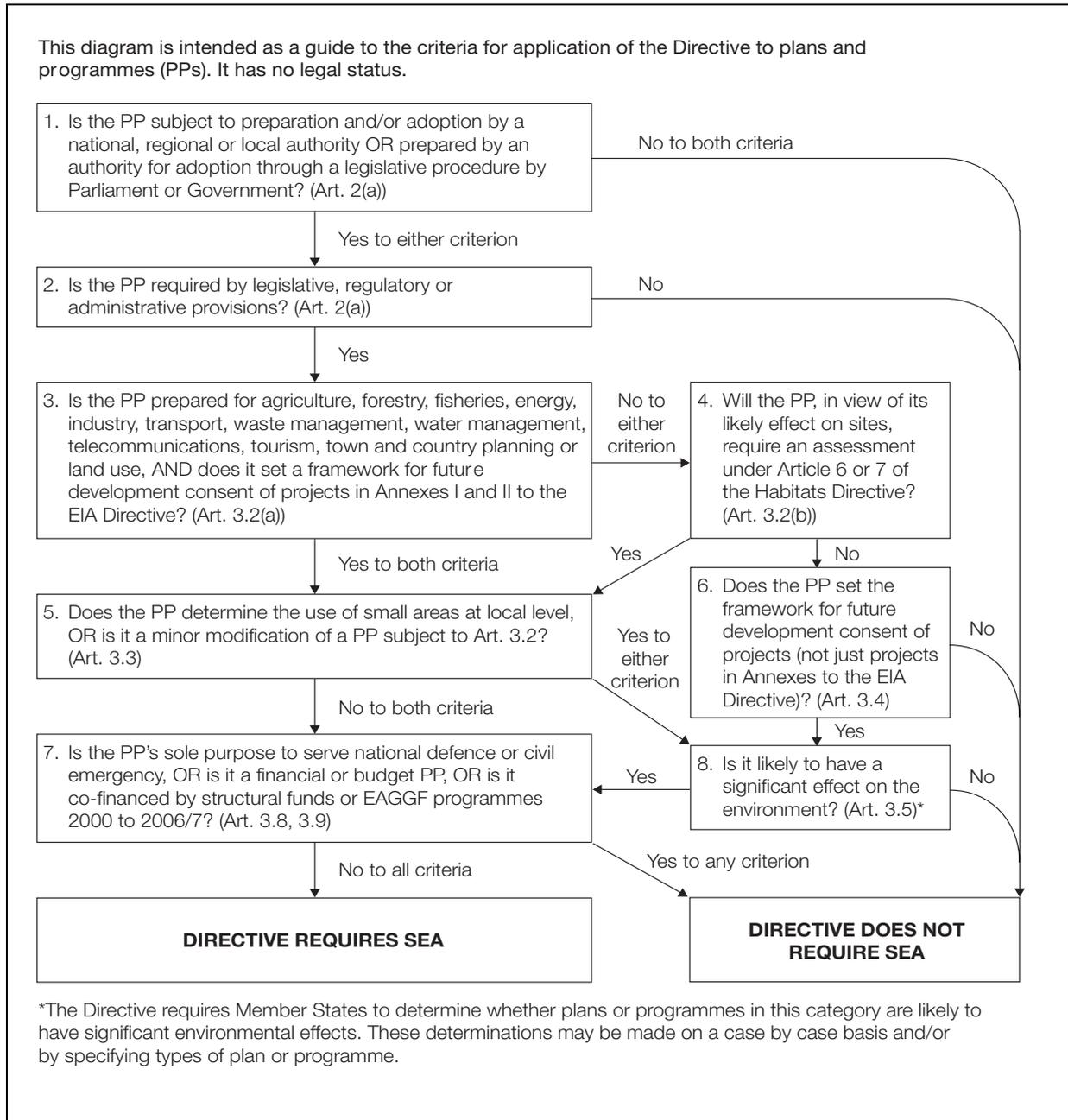
- *The emerging neighbourhood plan*
- *The emerging Local Plan*
- *The adopted development plan*

*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 the 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 Ettington and Fulready NDP.

2.2.5 **Table 2.1** uses the questions presented in **Figure 2.1** to establish whether an SEA of the Ettington and Fulready NDP is necessary.



**Figure 2.1:** Application of the SEA Directive to plans and programmes<sup>5</sup>

<sup>5</sup>ODPM (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.<br><br>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 Ettington and Fulready area.<br><br>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 Ettington and Fulready 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 Ettington parish.   |
| 6. Is it likely to have a significant effect on the environment? (Art. 3.5)  | N  | See <b>Section 2.5 - 2.12.</b>   |

## 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:** Ettington and Fulready NDP and the SEA Directive

| Criteria (from Annex II of SEA Directive and Schedule I of Regulations)  | Response  |
|--|---|
| <b>The characteristics of plans and programmes</b>   |   |
| (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 Ettington 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 NE1 – Valued Landscapes, NE2 – Green Infrastructure).   |
| (d) environmental problems relevant to the plan or programme   | Key issues include:<br>1. Impacts on the natural environment; and<br>2. 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 Ettington and Fulready NDP area. It also sets out policies which planning applications within the NDP area will need to adhere to. |
| <b>Characteristics of the effects and of the area likely to be affected</b>  |   |
| (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:<br>(i) special natural characteristics or cultural heritage<br>(ii) exceeded environmental quality                           | (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 standards or promote intensive land use.   |

|   |   |
|---|---|
| standards or limit values<br>(iii) 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 Ettington and Fulready NDP will influence where development should be located, as well as influence design across the NDP area. 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 four SSSIs and as such the Parish falls within several SSSI IRZs (see **Figure 1.3**). 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 and Local Wildlife Sites (see **Figure 1.4**). The NDP does not propose any development which is anticipated to impact on parcels of Ancient Woodland or Local Wildlife Sites (LWS). Policy H2 safeguards two areas of land for future housing developments. One of the safeguarded areas of land is relatively near two LWSs and may therefore lead to a relatively minor increase in recreational pressures on these habitats.

2.5.3 The Natural Environment Strategic Objective of the NDP is to safeguard and enhance local biodiversity. This would in part be achieved through according with Policy NE2 'Green Infrastructure', which states:

*“Where appropriate, development will be expected to contribute to the provision and or improvement of terrestrial habitats including the protection of mature and healthy trees, particularly those with preservation orders, and hedges. New trees and hedges must be planted to replace those lost with appropriate native species which are of nursery stock.”*

2.5.4 Additionally, Policy LA2 ‘Designated Local Green Spaces’, designates areas within the Parish as Local Green Spaces. Designation can potentially be for a variety of reasons, including an area’s richness of wildlife. Policy LA5 ‘Allotments and Growing Space’ aims to ensure that the quantum of allotment and growing space in the Parish will either remain the same or increase over time. This is in part because the NDP recognises the wildlife and biodiversity value of allotments.

2.5.5 Overall, the NDP is anticipated to help protect and enhance biodiversity, flora and fauna in the local area. An adverse and significant impact caused by the NDP is considered to be very unlikely.

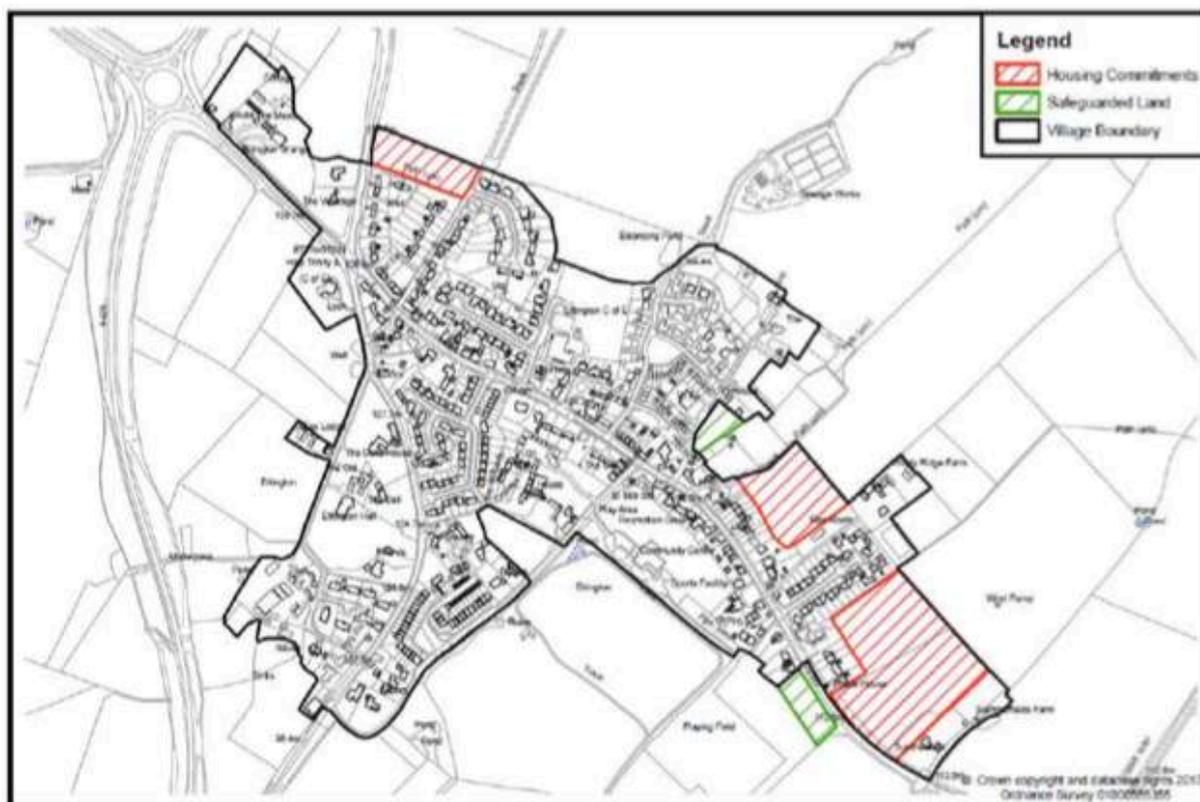
## **2.6 Population and human health**

2.6.1 The NDP is not anticipated to result in adverse impacts on the local population or the health and wellbeing of residents, largely due to the Local Amenities Strategic Objective which aims to promote sustainable living. Access to green spaces and outdoor recreational activities are likely to improve, particularly due to policies LA1 ‘Protecting and Enhancing Existing Community Assets’, LA2 ‘Designated Local Green Space’ and LA5 ‘Allotments and Growing Space’. Walking, cycling and other forms of exercise will also be encouraged in the Parish as a result of Policy LA3 ‘Sports and Recreation’ as well as Policy LA4 ‘Encouraging Safe Walking and Cycling’. Policy IN2 will help ensure that all new development in the Parish is sustainable and safe.

2.6.2 There is no GP surgery in the Parish. The nearest is likely in Kineton, approximately 6.5km and a 15 minute journey via the number 7 bus north east. The nearest hospital is in Stratford, just under 10km and a 35 minute journey via the number 7 bus north west.

## 2.7 Soil, water and air

2.7.1 It is considered highly unlikely that the NDP will result in a significantly adverse impact on local soil, water and/or air resources. Policy H2 safeguards land for future housing, ensuring it is located in pre-determined areas (see **Figure 2.2**).



**Figure 2.2:** Urban boundary of Ettington and land safeguarded for future housing<sup>6</sup> (shown in green).

2.7.2 Both areas of safeguarded land are within close proximity to, or adjacent to, the A429. Residents are considered to be likely to be exposed to air, noise and light pollution stemming from vehicles and infrastructure associated with the A-road.

2.7.3 Both areas of safeguarded land are Grade 3 agricultural land. If it is Grade 3a, which is assumed in accordance with the Precautionary Principle, development of residential properties at these locations could potentially result in the loss of some of the Parish's most versatile and productive soils.

<sup>6</sup> Ettington and Fulready Neighbourhood Development Plan, Pre-submission draft June 2017

2.7.4 No development or policies in the NDP are anticipated to adversely impact on the waterways in the Parish, which are presented in **Figure 1.2** and **Figure 1.6**.

2.7.5 Soil, air and water are anticipated to be protected by an array of policies, some more directly than others. For example, Policy LA5 will help protect some of the local area's most valuable soils. Policy LE3 is designed to help ensure local residents can work from home. A likely additional effect of this is that the need for local residents to commute to places of work will be reduced, which would help minimise traffic in the local area with benefits for local air quality. Other relevant policies to these SEA topics include:

- LA1 Protecting and Enhancing Community Assets;
- LA2 Designated Local Green Space;
- LA5 Allotments and Growing Space;
- LE3 Home-working;
- NE1 Valued Landscapes;
- NE2 Green Infrastructure;
- BE2 Use of Brownfield Land;
- IN2 Sustainable Design; and
- IN3 Drainage and Flooding.

2.7.6 Some areas of the Parish are located within Flood Zone 2 and Flood Zone 3 (see **Figure 1.6**). The NDP is not anticipated to result in any increase in flood risk or the number of people living in areas at risk of flooding.

## 2.8 Climatic factors

2.8.1 The NDP is anticipated to help minimise the local area's contribution towards climate change through the encouragement and use of sustainable design and practices. It is also considered to be likely to preserve and potentially enhance Green Infrastructure (GI) in the Parish. GI provides multiple ecosystem services, including natural air filtering and carbon storage which are important tools for climate change mitigation.

2.8.2 Integral to the vision of the NDP is the endorsement of policies that have a positive impact on climate change mitigation as well as the environment as a whole. An adverse impact on climatic factors is therefore unlikely to arise as a result of the NDP, in large part due to the following policies enforcing sustainable design and the retention and enhancement of GI:

- H5 Housing Design;
- LA2 Designated Local Green Space;
- LA5 Allotments and Growing Space;
- NE1 Valued Landscapes;
- NE2 Green Infrastructure;
- BE2 Use of Brownfield Land;
- IN2 Sustainable Design; and
- IN3 Drainage and Flooding.

## 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.

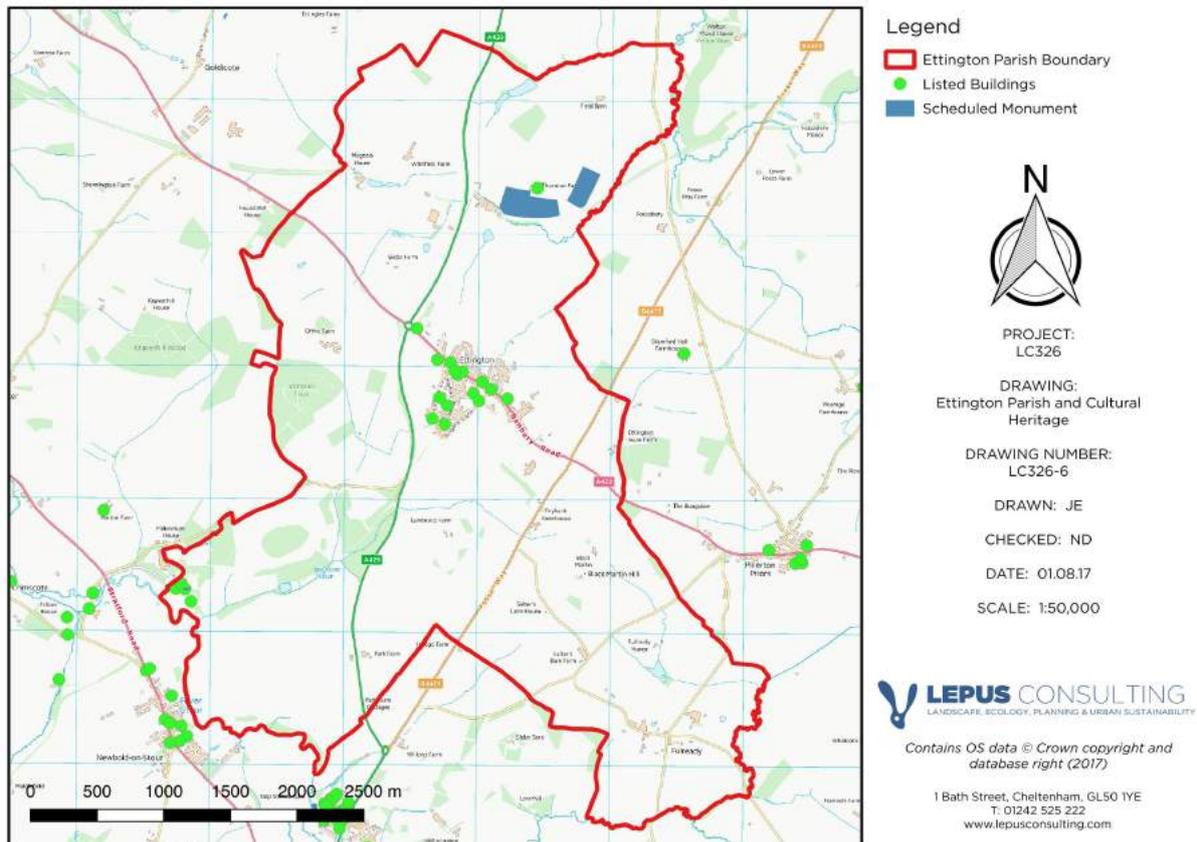
2.9.2 The following policies of the NDP are anticipated to help protect and promote jobs for residents and thereby enhance the local economy:

- LE1 Protecting and Supporting Existing Employment Sites;
- LE2 Promoting New Employment Opportunities;
- LE3 Home Working; and
- LE4 Rural Tourism.

## 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 Parish of Ettington, as well as two Grade I Listed Buildings (see **Figure 2.3**). Most Listed Buildings are located in the centre of Ettington Village.

2.10.2 The Grade I Listed Ettington Park Hotel, and the Holy Trinity Church 70m east of this hotel, are in the south west of the Parish. The NDP is considered highly unlikely to impact on these important cultural assets, which are relatively isolated from built up areas in the Parish and locations of potential future development.



**Figure 2.3:** Listed Buildings and Scheduled Monuments in Ettington Parish

2.10.3 Residential development of the safeguarded land has the potential to permanently and adversely impact on the setting of Listed Buildings that are located in Ettington Village. In particular, the safeguarded land in the north east of the village is within 150-200m of the Grade II Listed '67 and 69 Banbury Road' as well as the Grade II Listed 'Dairy Farmhouse Including Attached Farm Buildings'.

2.10.4 However, the setting of these Listed Buildings is currently residential with views into the countryside to the north east. The safeguarded land is unlikely to impact on these views, whilst the development is also unlikely to be discordant with the existing residential setting. Additionally, new development would accord with the following policies, which are anticipated to help ensure the character and setting of the Parish's cultural heritage assets are protected and potentially enhanced:

- H5 Housing Design;
- IN2 Sustainable Design;
- NE1 Valued Landscapes; and
- BE3 Designated Heritage Assets.

## 2.11 Landscape

2.11.1 The NDP area is predominantly rural and open agricultural fields crossed by hedgerows, small rivers and tributaries<sup>7</sup>. The guidelines recommended by Warwickshire County Council include to preserve hedgerows, conserve and enhance wooded streamlines and soften hard build edges<sup>8</sup>.

2.11.2 The two safeguarded areas have the potential to result in the loss of relatively small fields with hedgerows, although their location is anticipated to be in-keeping with the existing residential setting and is unlikely to impact on views into the countryside.

2.11.3 Ettington has an extensive PRow network (see **Figure 2.4**). Residential development on the safeguarded land would likely impact on views from more than one footpath. This impact is anticipated to be minor due to the potential scale of development.

2.11.4 A strategic objective of the NDP is to safeguard the natural environment and enrich the landscape. The land-use policies of the NDP are anticipated to help ensure this is the case and that any development in the Parish is in accordance with the County Council's guidelines.

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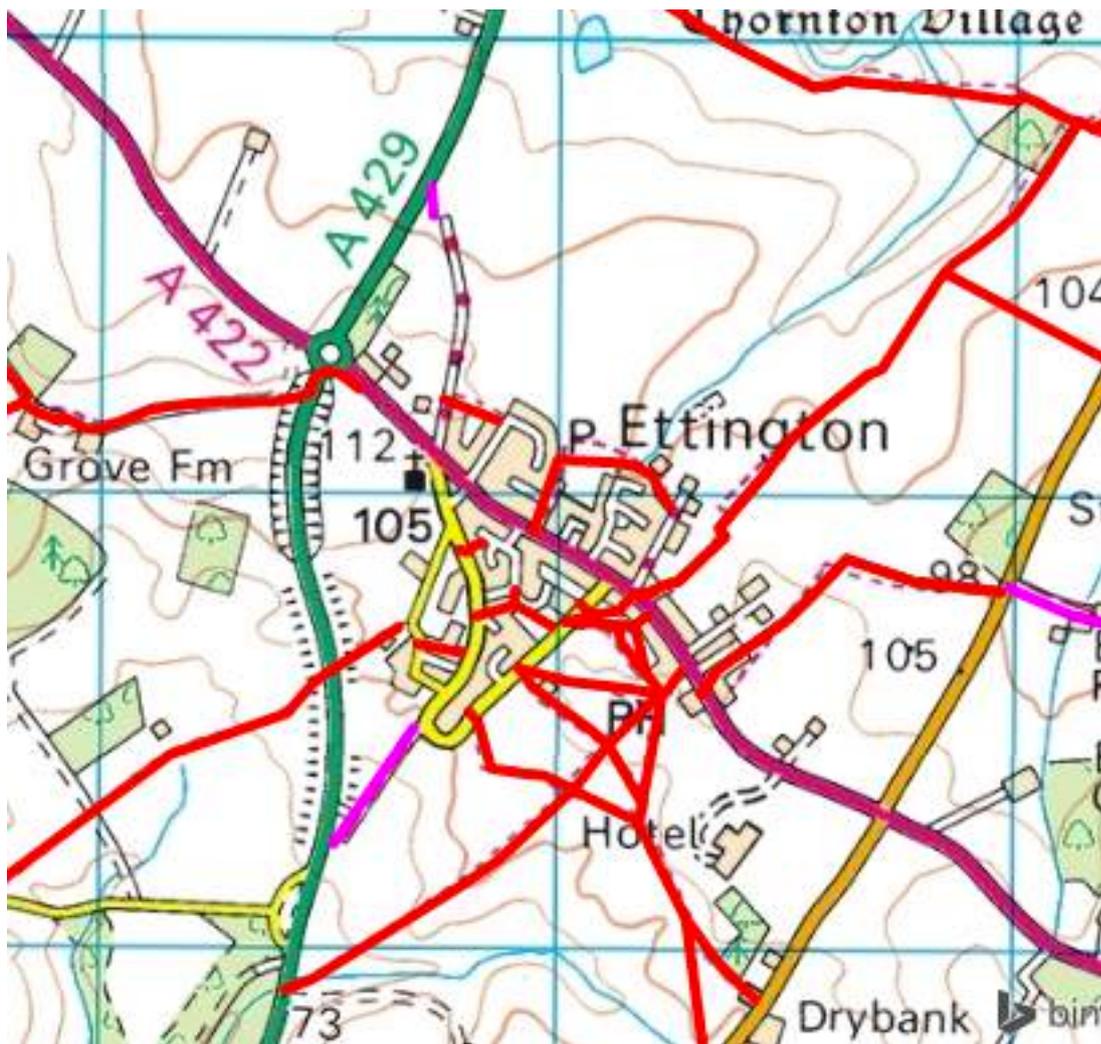
<sup>7</sup> Natural England (2013) NCA Profile: 96 Dunsmore and Feldon. Available online at: <http://publications.naturalengland.org.uk/publication/4878893332824064>

<sup>8</sup> Warwickshire County Council Landscape character and guidelines . Available online at: <https://www.warwickshire.gov.uk/landscapeguidelines>

2.11.5 In particular, the following policies are thought to be likely to help conserve and potentially enhance important landscape features, views and character:

- H5 Housing Design;
- LA1 Protecting and Enhancing Existing Community Assets;
- LA2 Designated Local Green Space;
- LA5 Allotments and Growing Space;
- NE1 Valued Landscapes;
- NE2 Green Infrastructure;
- BE1 Responding to Local Character; and
- IN2 Sustainable Design.

2.11.6 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.



**Figure 2.4:** Local Public Rights of Way in Ettington using OS Data<sup>9</sup>. Red lines indicate footpaths and pink lines indicate bridleways.

<sup>9</sup> Rowmaps (2017) Public Rights of Way maps based on Ordnance Survey data (2017)

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## 2.12 SEA Screening outcome

- 2.12.1 This screening report has explored the potential effects of the proposed Ettington and Fulready 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 Ettington and Fulready Neighbourhood Plan should not be screened into the SEA process.

# 3 HRA Screening

## 3.1 Background and screening

3.1.1 This report has so far constituted an SEA Screening of the Ettington and Fulready NDP. Because Stratford-on-Avon District Council is also the competent authority under the Habitat Regulations<sup>10</sup> it is necessary to also screen the NDP through the Habitat Regulations Assessment (HRA) process.

3.1.2 HRA considers the potential adverse impacts of plans and projects on designated Special Areas of Conservation (SACs), classified Special Protection Areas (SPAs) and listed Ramsar sites. This is in accordance with the Habitats Directive<sup>11</sup> and the Birds Directive<sup>12</sup>. SACs, SPAs and Ramsar sites are collectively known as the Natura 2000 network.

3.1.3 Should a development plan or project be considered likely to have a significant impact on a Natura 2000 site, the HRA proceeds to an Appropriate Assessment. If Likely Significant Effects (LSEs) cannot be adequately avoided, mitigated or compensated, the HRA proceeds to Imperative Reasons of Overriding Interest (IROPI).

## 3.2 HRA Screening conclusion

3.2.1 The nearest Natura 2000 sites to the Parish are located over 26km away. A likely significant effect of the NDP on any Natura 2000 site can therefore be objectively ruled out at this stage.

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<sup>10</sup> The Conservation of Habitats and Species Regulations 2010

<sup>11</sup> EU Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora

<sup>12</sup> EU Council Directive 2009/147/EC on the Conservation of wild birds

## 4 Next steps

### 4.1 Consultation

4.1.1 This report is subject to consultation with the statutory consultees: Environment Agency, Historic England and Natural England. The responses from the statutory consultees will be presented in **Appendix A**.

### 4.2 Conclusion

4.2.1 Following consultation, it is concluded that the Ettington and Fulready NDP is not screened in for SEA or HRA.

# Appendix A: Consultation Responses

Date: 20 September 2017  
Our ref: 224815  
Your ref: LC-326 Ettington & Fulready NDP SEA Screening



Joseph Evans BSc (Hons) MSc CIEEM  
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**BY EMAIL ONLY**

<mailto:joseph.evans@lepusconsulting.com>

Dear Mr Evans

**Planning consultation:** Strategic Environmental Assessment Screening Report of the Ettington & Fulready Neighbourhood Development Plan

Thank you for your consultation on the above dated 31 August 2017 which was received by Natural England on 31 August 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**

Natural England welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) for the Ettington & Fulready Neighbourhood Development Plan. Natural England agrees with the report, our advice is detailed below.

We note that in section 1.4.7. the report identifies the nearest SSSIs to the plan area namely Knavenhill Wood SSSI, Oxhouse Farm SSSI, Loxley Church Meadow SSSI and Lobbington Hall Farm Meadow SSSI and we agree that, subject to the development types identified in the screening report, these SSSIs should not be significantly affected by proposals in the plan area and can be screened out.

However taking into consideration the location of some of the proposed land allocations safeguarded for future housing in relation to the Local Wildlife Sites, Public Rights of Way and agricultural land we agree with section 2.5.2, 2.7.3 and 2.11.6 of Screening outcome that some minor effects on the local biodiversity, public footpath and soils may occur as a result of potential proposals in the NDP.

## Habitats Regulations Assessment Screening

Natural England notes the screening process applied to this Neighbourhood plan. We agree with the Council's conclusion of no likely significant effect upon the named European designated sites:

- [Bredon Hill](#) Special Area of Conservation located approximately 28k away
- [Dixton Wood](#) Special Area of Conservation located approximately 33k away

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 Yana Burlachka on 02082256013. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Yana Burlachka  
Land use planning adviser  
Sustainable Development Team – West Midlands

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

Direct Dial: 0121 625 6887

Our ref: PL00167842

6 September 2017

Dear Mr Evans

**ETTINGTON AND FULREADY 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



Lepus Consulting  
1 Bath Street  
Cheltenham  
GL50 1YE

**Our ref:** UT/2007/101490/SE-  
19/SC1-L01

**Your ref:**

**Date:** 10 October 2017

Dear Sir,

**SEA Screening of the Ettington and Fulready Neighbourhood Development Plan**

Thank you for consulting us on the above plan which we received on 1 September 2017.

We concur that the implementation of the Ettington and Fulready 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 [swwmplanning@environment-agency.gov.uk](mailto:swwmplanning@environment-agency.gov.uk)

# Appendix B: Policies Proposed in the NDP

| Policy Code | Policy Name   | Strategic Objective |
|-------------|---|---------------------|
| H1          | Housing Growth                                      | Housing             |
| H2          | Safeguarded Land                                    |                     |
| H3          | Local Needs Housing                                 |                     |
| H4          | Housing Mix   |                     |
| H5          | Housing Design                                      |                     |
| LE1         | Protecting and Supporting Existing Employment Sites | Local Economy       |
| LE2         | Promoting New Employment Opportunities              |                     |
| LE3         | Home Working  |                     |
| LE4         | Rural Tourism                                       |                     |
| LA1         | Protecting and Enhancing Existing Community Assets  | Local Amenities     |
| LA2         | Designated Local Green Space                        |                     |
| LA3         | Sports and Recreation                               |                     |
| LA4         | Encouraging Safe Walking and Cycling                |                     |
| LA5         | Allotments and Growing Space                        |                     |
| NE1         | Valued Landscapes                                   | Natural Environment |
| NE2         | Green Infrastructure                                |                     |
| BE1         | Responding to Local Character                       | Built Environment   |
| BE2         | Use of Brownfield Land                              |                     |
| BE3         | Designated Heritage Assets                          |                     |
| IN1         | Parking and Highway Safety                          | Infrastructure      |
| IN2         | Sustainable Design                                  |                     |
| IN3         | Drainage and Flooding                               |                     |

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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