

Strategic Environmental Assessment and Habitats Regulations Assessment of the Bearley Neighbourhood Development Plan

SEA and HRA Screening Document

February 2019



LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

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SEA and HRA Screening Document

LC-477	Document Control Box
Client	Stratford-on-Avon District Council
Report Title	Strategic Environmental Assessment and Habitats Regulations Assessment of the Bearley Neighbourhood Development Plan: SEA and HRA Screening Document
Filename	LC-477_Bearley_SEA_HRA_Screening_8_110219CW.docx
Date	February 2019
Author	LB
Reviewed	CW
Approved	SC

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Contents

1	Introduction.....	1
1.1	This report.....	1
1.2	Strategic Environmental Assessment	1
1.3	The Bearley Neighbourhood Development Plan.....	2
1.4	The Parish of Bearley.....	5
1.5	Relationship with the Core Strategy.....	5
1.6	Assumptions.....	6
2	The Screening Process.....	7
2.1	Strategic Environmental Assessment screening	7
2.2	The screening process	7
2.3	Relevance to the SEA Directive.....	10
2.4	Determination of likely significant effects.....	11
2.5	Biodiversity, flora and fauna.....	12
2.6	Population and human health.....	15
2.7	Transport and accessibility.....	16
2.8	Soil, water and air	17
2.9	Climatic factors.....	19
2.10	Material assets.....	19
2.11	Cultural heritage.....	20
2.12	Landscape.....	21
3	HRA Screening Process.....	23
3.1	Habitats Regulations Assessment screening	23
3.2	Determination of likely significant effects.....	23
4	Conclusions.....	24
4.1	SEA Screening outcome	24
4.2	HRA Screening outcome	24
4.3	Consultation	24
	Appendix A: Bearley NDP Policies.....	25
	Appendix B: Consultation Responses	27

List of Figures

Figure 1.1: Bearley Parish Boundary (source: NDP).....	4
Figure 2.1: Application of the SEA Directive to plans and programmes.....	8
Figure 2.2: ‘Snitterfield and Bearley Bushes’ SSSI and associated IRZs in Bearley Parish (source: Natural England).....	13
Figure 2.3: Bearley Parish Built-Up Area Boundary (BUAB) (source: NDP)	14
Figure 2.4: The risk of surface water flooding extent within Bearley Parish (source: Environment Agency).....	18
Figure 2.5: Bearley landscape sensitivity to housing development (source: White Consultants).....	22

List of Tables

Table 2.1: Establishing whether there is a need for SEA.....	9
Table 2.2: Bearley NDP and the SEA Directive	10

Acronyms

ALC	Agricultural Land Class
BUAB	Built-Up Area Boundary
EIA	Environmental Impact Assessment
EU	European Union
GP	General Practice
HRA	Habitats Regulations Assessment
IROPI	Imperative Reasons of Overriding Interest
IRZ	Impact Risk Zone
ODPM	Office of the Deputy Prime Minister
NDP	Neighbourhood Development Plan
NHS	National Health Service
NPPF	National Planning Policy Framework
PP	Policy or Programme
PPG	Planning Policy Guidance
PRoW	Public Right of Way
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SuDS	Sustainable urban Drainage System

1 Introduction

1.1 This report

1.1.1 This screening report has been prepared to determine whether the Bearley Neighbourhood Development Plan 2011 – 2031 (NDP) should be subject to a Strategic Environmental Assessment (SEA), in accordance with the European Directive 2001/42/EC¹ (SEA Directive) and the Environmental Assessment of Plans and Programmes Regulations 2004² (SEA Regulations).

1.1.2 This report screens the October 2018 Pre-Submission Consultation Version 16 of the Bearley Neighbourhood Development Plan 2011 - 2031.

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'³ and Paragraph 009 of the Planning Practice Guidance (PPG) 'Neighbourhood Planning' section⁴.

1.2.2 Under the requirements of the European 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 Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=en> [Date Accessed: 19/12/18]

² Available at: <http://www.legislation.gov.uk/ukxi/2004/1633/contents/made> [Date Accessed: 19/12/18]

³ Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf [Date Accessed: 19/12/18]

⁴ Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2> [Date Accessed: 19/12/18]

1.3 The Bearley 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 (NDP); 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 09 September 2014, Stratford-on-Avon District Council formally approved the boundary of the designated neighbourhood area of Bearley (see **Figure 1.1**). Stratford-on-Avon District Council also gave approval for Bearley Parish Council to set up a Neighbourhood Planning Committee in 2014, which was reconstituted as a Neighbourhood Plan Steering Group in 2015, to develop a NDP.
- 1.3.3 The NDP offers a picture of the Parish and a vision for the 20 year period between 2011 and 2031. The NDP's core aim is to ensure that all development is sustainable and accords with the preferences of the local community.
- 1.3.4 The Bearley NDP has been developed on behalf of the Parish Council by residential volunteers within the Neighbourhood Plan Steering Group. Evidence gathering and analysis between 2015 and 2016 including public meetings and workshops, liaisons with local businesses and landowners, and a survey for residents, have led to the creation of policies and the existing documentation.

1.3.5 The Plan must also have appropriate regard to existing policy, including:

- The National Planning Policy Framework⁵ and related Planning Practice Guidance advice⁶; and
- Policies within the Stratford-on-Avon District Core Strategy⁷.

1.3.6 A summary of the NDP's policies are listed in Appendix A. These are associated with the NDP's strategic objectives as follows:

- Housing;
- Economy;
- Built Neighbourhood Environment;
- Natural Neighbourhood Environment;
- Infrastructure;
- Amenities, Facilities and Community; and
- Managing Aspirations.

Consultation

1.3.7 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.

1.3.8 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 part of the Development Plan for Stratford-on-Avon District, alongside the Core Strategy.

⁵ Available at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf [Date Accessed: 20/12/18]

⁶ Available at: <https://www.gov.uk/government/collections/planning-practice-guidance> [Date Accessed: 20/12/18]

⁷ Stratford District Council (2016) Stratford-on-Avon Core Strategy 2011 to 2031. Available at: <https://www.stratford.gov.uk/planning-regeneration/core-strategy.cfm> [Date Accessed: 11/12/18]

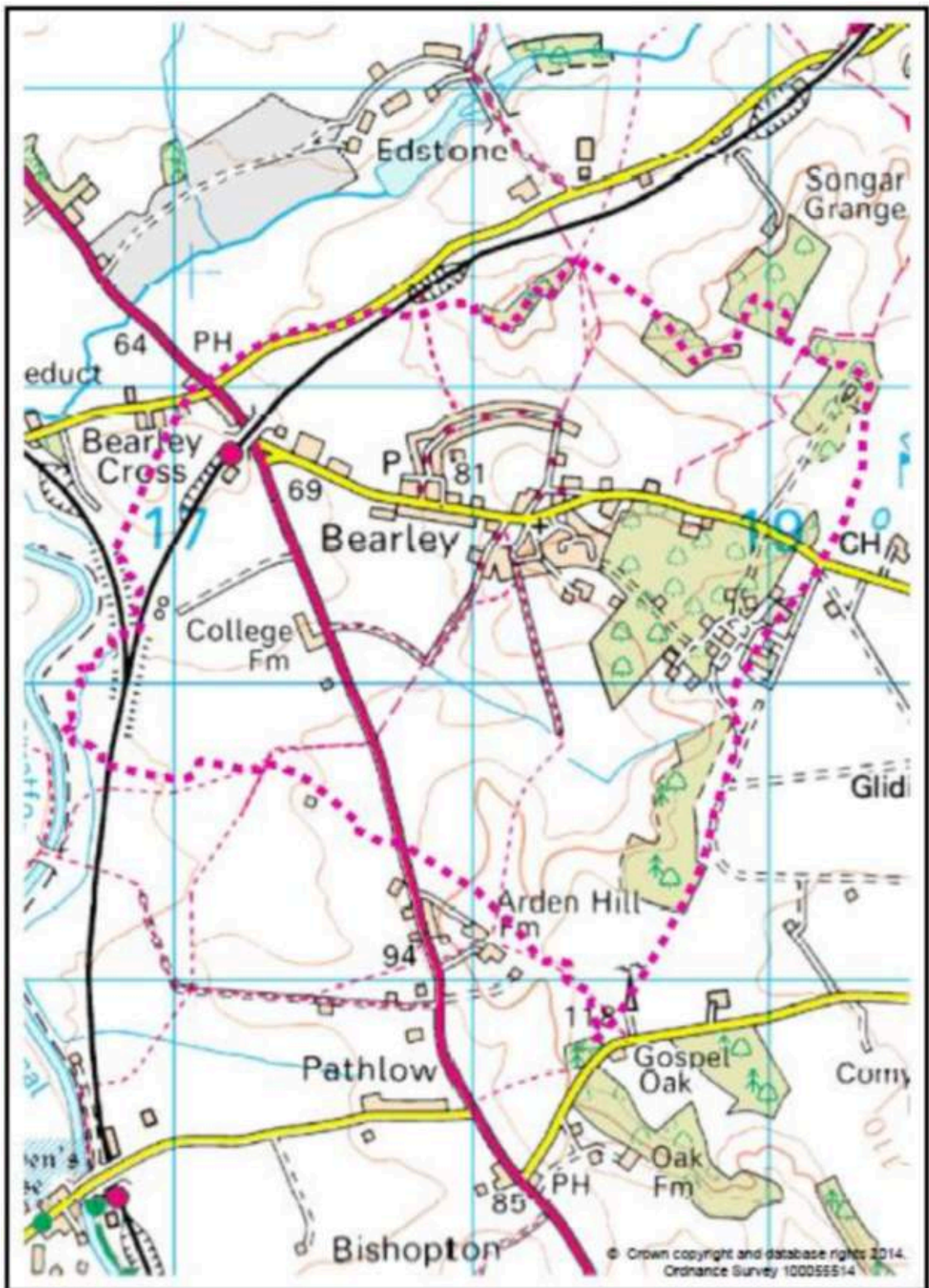


Figure 1.1: Bearley Parish Boundary (source: NDP)

1.4 The Parish of Bearley

- 1.4.1 Bearley is situated in the Stratford-on-Avon District of Warwickshire, and comprises 404ha of rural landscape. The Parish is located approximately 6km north of Stratford-upon-Avon and 8km west of the M40.
- 1.4.2 Bearley is separated from other nearby villages by open green space, giving it a rural setting with long-distance views of the Warwickshire countryside. The eastern border of the village is marked by patches of woodland, part of which forms a section of the 'Snitterfield and Bearley Bushes' Site of Special Scientific Interest (SSSI). The railway line to Warwick runs parallel to the western border of the Parish.
- 1.4.3 Bearley has a population of approximately 700 people. Residents of Bearley benefit from the distinctive rural character, historic heritage and strong sense of community.
- 1.4.4 Public consultation in 2014 showed that residents consider the open green spaces and views of the surrounding countryside as notable assets to the Parish. The historical heritage, including the 12th century church and surrounding 16th century Listed Buildings are also important character features.
- 1.4.5 The local community has access to many social and sporting events held at the Village Hall. Several sports clubs make use of the pitches and open spaces adjacent to the village. Services available within Bearley include a nursing home and church, however for local shops, post office and school facilities, residents must visit other nearby villages such as Snitterfield or Wootton Wawen.

1.5 Relationship with the Core Strategy

- 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 Bearley Parish. As noted above, once adopted, the NDP will form part of the Development Plan for the District, alongside the Core Strategy and other development plan documents and supplementary planning documents.

-
- 1.5.2 The NDP sets out a series of policies that, once made, will be used to guide development and help to determine future planning applications. This important legal position means that it has to have regard to national planning policy and needs to be in ‘general conformity’ with the strategic planning policies set out in the Stratford-on-Avon District Core Strategy 2011-2031.
- 1.5.3 NDPs are smaller in geographic scale than Core Strategies and Local Plans and serve to add further detailed policies and proposals to these documents. The Bearley NDP and the Stratford-on-Avon District Core Strategy will form part of the development plan for the area once the NDP is ‘made’.
- 1.5.4 The Revised NPPF⁸ states that *“Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies”*.

1.6 Assumptions

- 1.6.1 For the purposes of this screening assessment, assumptions have been made as follows.
- 1.6.2 The NDP does not allocate any land for residential development. However the NDP mentions two brownfield sites which may be proposed for development to meet future housing needs.
- 1.6.3 Should the NDP be further developed in the future, a re-screening of any amendments will need to be undertaken for the purposes of the SEA and HRA screening processes.

⁸ Available at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf [Date Accessed: 19/12/18]

2 The Screening Process

2.1 Strategic Environmental Assessment screening

2.1.1 SEA seeks to ensure that environmental considerations are part of the process of preparing certain plans and programmes. The objective of the Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes, with a view to promoting sustainable development. It helps to ensure that, in accordance with the Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.

2.1.2 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.

2.1.3 Within 28 days of its determination, the local planning authority, by virtue of its legal responsibility for NDPs, 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 this instance, the NDP must be in general conformity with the Stratford-on-Avon District 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 **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 can be used to screen the Bearley NDP.

2.2.4 **Table 2.1** uses the questions presented in **Figure 2.1** to establish whether there is a need for SEA for the Bearley NDP.

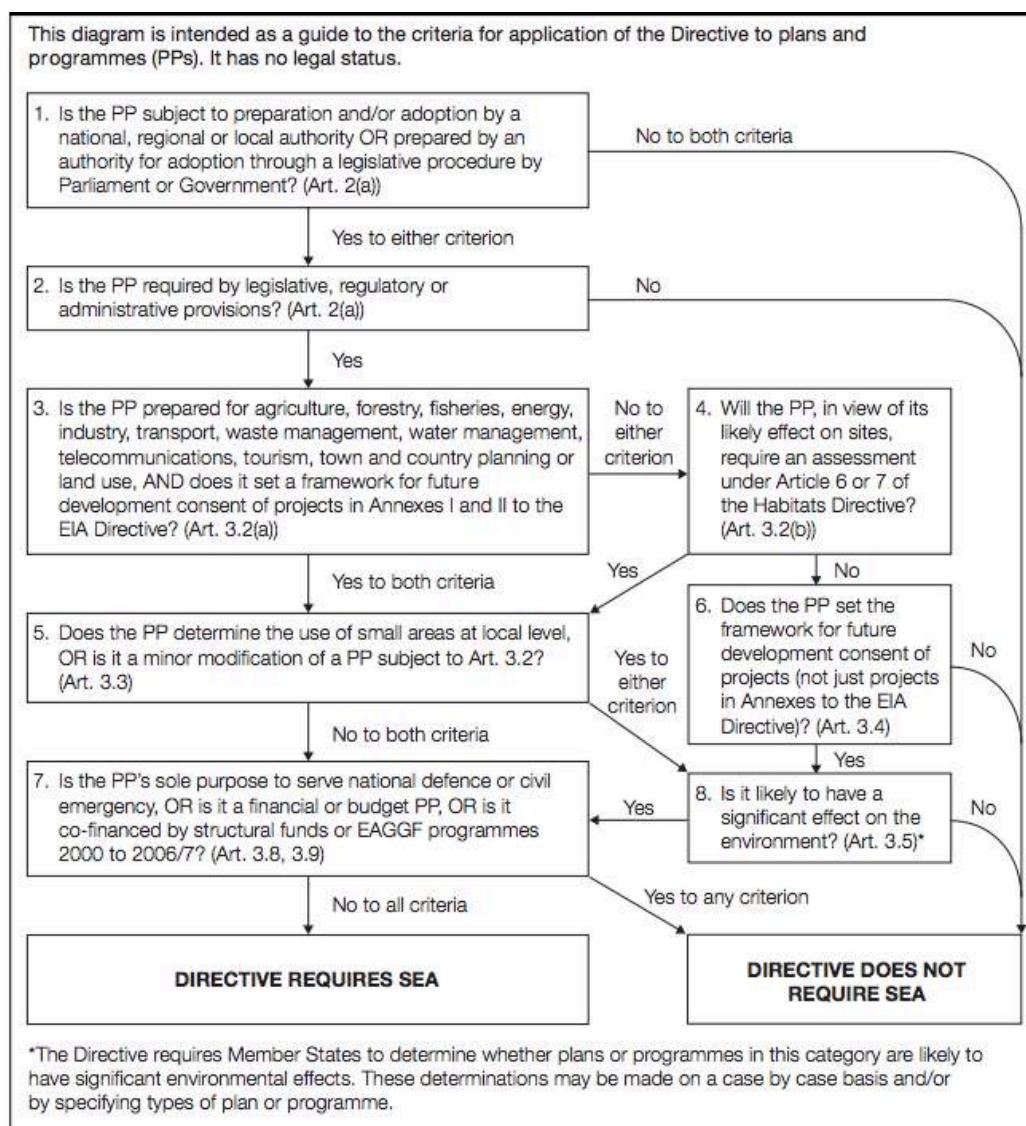


Figure 2.1: Application of the SEA Directive to plans and programmes⁹.

⁹ODPM (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
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))	Yes	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 District.
Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	No	Communities and neighbourhoods have a right to produce an 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 for Stratford-on-Avon District, meaning it should continue to be screened under the SEA Directive.
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))	No	The NDP is a land-use plan and sets the framework for future development consents within the Bearley Neighbourhood Area. However, the NDP is unlikely to set a framework for consent of projects in Annex 1 of the EIA Directive.
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))	No	See Chapter 3 and Chapter 4
Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art 3.4)	Yes	The NDP does set the framework for future development consent of projects.
Is it likely to have a significant effect on the environment? (Art. 3.5)	No	See Section 2.5 - 2.12 and Chapter 4
Is the PP's sole purpose to serve national defence or civil emergency, OR is it a financial budget PP, OR is it co-financed by structural funds or EAGGD programmes 2000 to 2006/7? (Art 3.8, 3.9)	No	Not applicable.

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. **Sections 2.5 – 2.12** consider the likely environmental effects of the plan.

Table 2.2: Bearley 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 purposes and will form a part of the development management framework for Bearley Parish once made.
(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 District Core Strategy 2011 – 2031 and the National Planning Policy Framework. The NDP forms part of the statutory development plan for Stratford-on-Avon District.
(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 to integrate environmental considerations within the Bearley NDP. The NDP contains policies that aim to conserve important aspects of the built and natural environment, as well as retaining and improving the local amenities and historical heritage assets (see Appendix A).
(d) environmental problems relevant to the plan or programme	No environmental issues were identified relevant to the plan.
(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 Bearley 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 not expected to result in any significant environmental effects.

(b) the cumulative nature of the effects	The NDP is not considered to have any cumulative effects and is not thought to contribute to cumulative impacts in combination with the Stratford-on-Avon District 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 risks 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 adverse environmental effects. It is likely that some policies will help preserve and enhance environmental features within the Neighbourhood Area.
(f) the value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> (i) special natural characteristics or cultural heritage (ii) exceeded environmental quality standards or limit values (iii) intensive land-use 	It is considered unlikely that the NDP would adversely impact the special natural characteristics or cultural heritage features within the Neighbourhood Area. The NDP would not be expected to cause exceedances of environmental standards or lead to 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 likely significant effects

2.4.1 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 in the following sections. The NDP policies are set out in **Appendix A**.

2.5 Biodiversity, flora and fauna

- 2.5.1 One section of ‘Snitterfield and Bearley Bushes’ Site of Special Scientific Interest (SSSI) is located within Bearley Parish, close to the eastern boundary (**Figure 2.2**). This SSSI also encompasses ‘Bearley Bushes West’ Ancient Woodland. Further stands of Ancient Woodland are found in the north-eastern and south-eastern corners of the Parish, as well as a section of ‘Songar Wood’ in the north. ‘Millhill Plantation’ is located outside the Parish, but is directly adjacent to the northern boundary.
- 2.5.2 ‘Policy H1’ defines the new Built-Up Area Boundary (BUAB) and specifies that any future development proposals outside of this area will be strictly controlled (see **Figure 2.3**). ‘Policy H2’ states that affordable housing developments located outside the BUAB will only be permitted if no sites are available within this area. However, ‘Snitterfield and Bearley Bushes’ SSSI is located directly adjacent to the BUAB and as such, the BUAB is situated within the Impact Risk Zone (IRZ) of this SSSI. Any development other than householder applications within this IRZ should be consulted on. However, since the NDP does not allocate any sites, at present there is no reason to expect any negative impact on this SSSI.
- 2.5.3 Although it is understood that there are currently no formal site allocations, NDP ‘Policy H3’ states that there are two brownfield sites in particular that are earmarked for future housing development. Both of these sites are located west of the existing residential areas on the edge of the BUAB, separated from the SSSI and Ancient Woodlands by existing developments. As the sites are on brownfield land it is thought to be unlikely that future developments at these locations will cause further harm to any designated biodiversity areas.
- 2.5.4 Several policies presented in the NDP within the ‘Natural Neighbourhood Environment’ section directly refer to the importance of protecting these biodiversity areas including ‘Snitterfield and Bearley Bushes’ SSSI (Policies NNE1, NNE2, NNE3, and NNE6). Furthermore, ‘Policy ECON2’ states that new employment developments must not “*lead to loss of green infrastructure*”. ‘Policy BNE10’ will only support changes of building use providing it does not “*cause harm to nature conservation interests*”. It is therefore expected that these policies will help to ensure the preservation of biodiversity assets in light of any future proposals of development.

2.5.5 Overall, it is anticipated that the NDP will help to protect biodiversity, flora and fauna in the Neighbourhood Area. At this stage, a significant adverse impact is not considered likely.

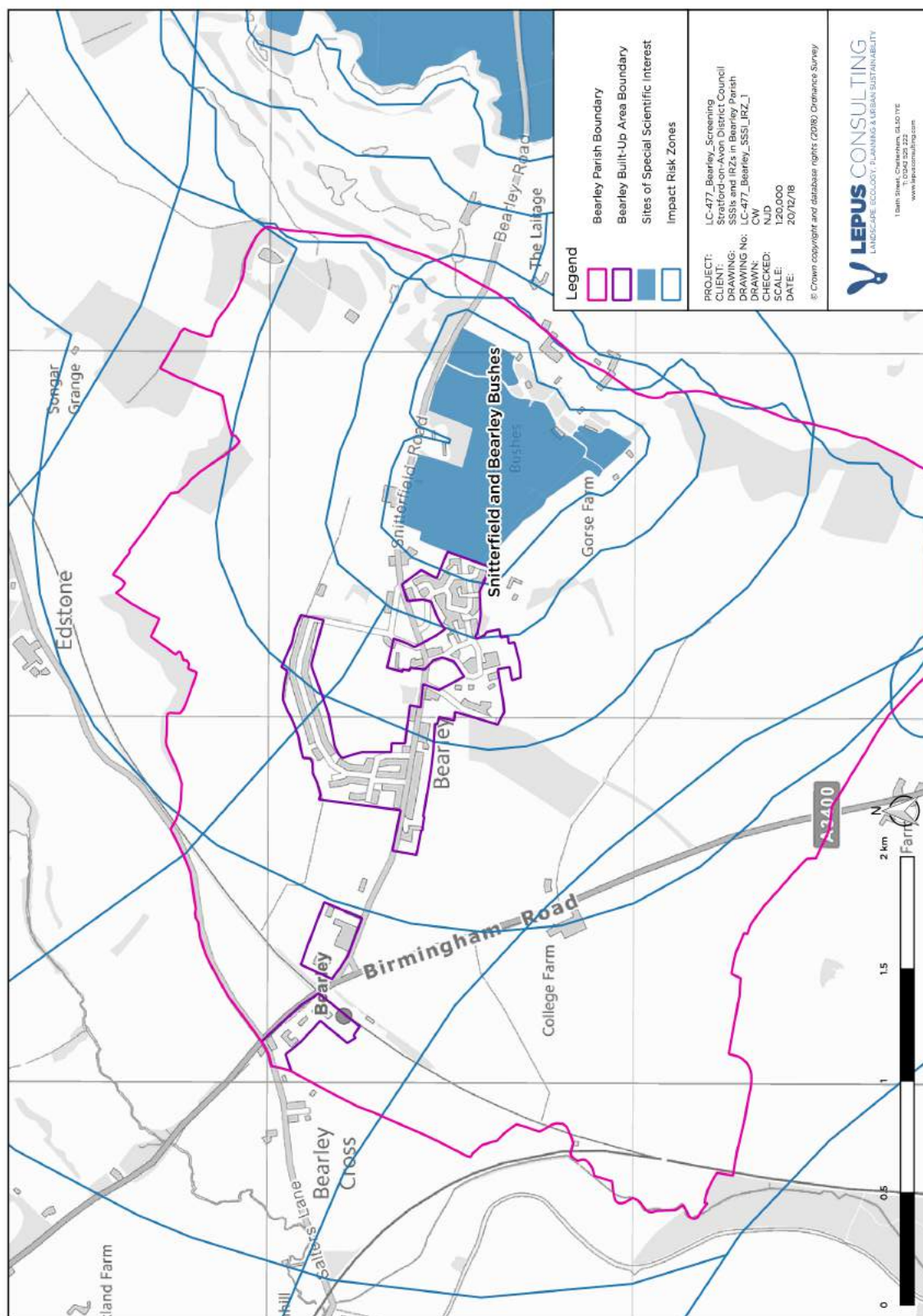


Figure 2.2: ‘Snitterfield and Bearley Bushes’ SSSI and associated IRZs in Bearley Parish (source: Natural England).

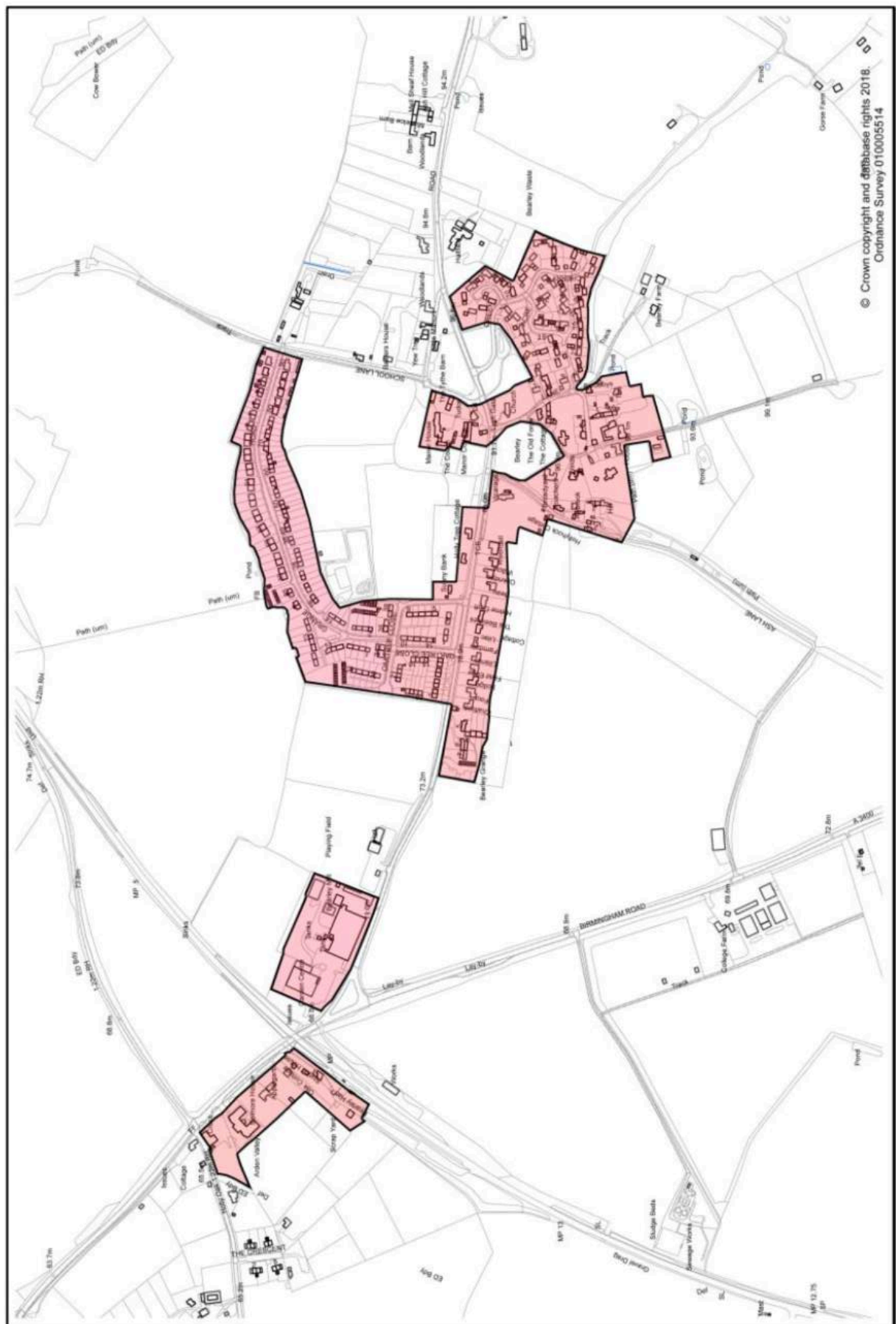


Figure 2.3: Bearley Parish Built-Up Area Boundary (BUAB) (source: NDP)

2.6 Population and human health

- 2.6.1 There are no health facilities located within Bearley. The nearest GP surgery is Arden Medical Centre in Henley-in-Arden, located approximately 5km north of the Parish. Further GP and NHS Hospital services can be found in Stratford-upon-Avon, located approximately 6km to the south.
- 2.6.2 As mentioned in **section 1.4**, Bearley is limited in terms of facilities. The Parish contains a church, 'Millenium Hall' Village Hall, and the Sports and Social Club which are popular for community events. Additionally, a wide range of sports, leisure and social clubs are on offer within the Parish.
- 2.6.3 'Policy AFC1' and 'Policy AFC3' recognise the important role that these existing facilities play in the Parish, and state that only proposals which enhance or improve these will be supported. Therefore, these policies will help to ensure that these important community assets are maintained, protected, and improved where possible.
- 2.6.4 Residents of Bearley have excellent access to a diverse range of natural habitats and the open countryside surrounding the Parish, including the designated biodiversity sites mentioned in **section 2.5**. Additionally, there are five designated Local Green Spaces located within the residential areas. 'Policy NNE4' should help to ensure that these areas are protected and maintained in light of any future developments, preserving the open and green qualities that characterise the Parish.
- 2.6.5 Within Bearley there is a high reliance on car usage, with the majority of dwellings owning two or more vehicles. 'Policy BNE7' states that new developments must provide adequate off-road parking. 'Policy IN3' also notes that any future development must not exacerbate the "*existing on-street parking problems*". These policies should therefore help to ensure that local congestion is minimised, and as such will not lead to negative impacts on human health associated with traffic emissions.
- 2.6.6 'Policy ECON2' aims to "*provide new employment opportunities*" for residents, in order to enhance the local economy. This policy may help to ensure provision of new jobs for residents, and opportunities for growth of local businesses.

2.6.7 It is anticipated that polices within the NDP will not result in any negative impacts to the existing community assets located within the Parish. Since at present there are no new developments proposed that would lead to an increase in the number of residents, there is not expected to be any impact on human health in the Parish.

2.7 Transport and accessibility

2.7.1 Whilst not an Annex 1(f) topic in itself, transport and accessibility interacts with a number of the topics such as population and human health, material assets and climatic factors.

2.7.2 There are two bus stops located in Bearley, offering regular services. Bearley Railway Station provides train services from Stratford-upon-Avon to Leamington Spa and London. There is also a 'UBUS Community Transport Service' available for residents who may be unable to access these rail or bus services, for example the elderly.

2.7.3 There are no schools located within the Parish boundary. Nearby primary and secondary schools, for example those in Stratford-upon-Avon, can be accessed by bus.

2.7.4 In terms of pedestrian accessibility within the Parish, 'Policy AFC2' aims to give support to development that would "*demonstrate a positive contribution towards pavements, footpaths, walking and cycling routes*". 'Policy IN3' notes that maintaining and improving pedestrian and cycle access to highways is of particular importance. Together with 'Policy BNE7' mentioned in **section 2.6** with reference to off-road parking provision, these policies should help to improve safe access to facilities in light of future development.

2.7.5 The two brownfield sites currently earmarked for future development are located within close proximity to the rail and bus services, particularly the 'Countrywide Garden Centre' site. This means that if future developments were proposed at these sites, new residents would be expected to have good access to public transport in order to visit shopping centres or other services in nearby villages. Therefore, if these sites are proposed for development, or any others within the BUAB, it would be unlikely to have any negative impact on transport and accessibility within the Parish.

2.8 Soil, water and air

- 2.8.1 The entirety of the Bearley BUAB is situated on Agricultural Land Class (ALC) Grade 3 soil, which, in line with the Precautionary Principle¹⁰, has been assumed to be Grade 3a (high quality agricultural land). 'Policy BNE8' in the NDP states that "*development of the best and most versatile agricultural land will be restricted*". As mentioned in **section 2.5**, 'Policy H3' notes brownfield land as a priority for future development. Therefore these policies should help to focus future development on previously developed land located within the BUAB, and as such help to ensure no ecologically or agriculturally important soil is lost.
- 2.8.2 The A3400 major trunk road passes through the Parish from north-west to south. This is situated in close proximity to existing residential areas, and adjacent to the 'Countrywide' brownfield site which is a potential location for future housing development. As such, some areas may be exposed to traffic emissions associated with this road, as well as the adjacent Bearley Railway Station. Although there are no recorded air quality issues identified in the NDP, it is recommended that a policy could be included to address the impact that traffic associated with developments may have on air pollution and emissions, in order to help ensure the safeguarding of the Parish's air quality for the future.
- 2.8.3 Although the Parish is situated entirely within Flood Zone 1, placing residents away from areas at high risk of flooding, some areas within the BUAB are identified as being at risk of pluvial (surface water) flooding (see **Figure 2.4**). 'Policy BNE1' states that future development proposals must "*not increase the risk of flooding, including that from surface water within the village or exacerbate foul drainage capacity problems*". Furthermore 'Policy IN1' and 'Policy IN2' state that any new development should incorporate Sustainable Drainage Systems (SuDS) to help control surface water run-off and not exacerbate the risk of pluvial flooding.
- 2.8.4 Overall, it is considered unlikely that there would be any significant adverse impacts on soil, air or water resources of the Neighbourhood Area as a result of the NDP. Although there are areas within the BUAB at risk of pluvial flooding, the policies outlined above will help to combat this issue in light of any future development.

¹⁰ Judgment of 7 September 2004 in case C-127/02 (Waddenzee, paragraph 45).

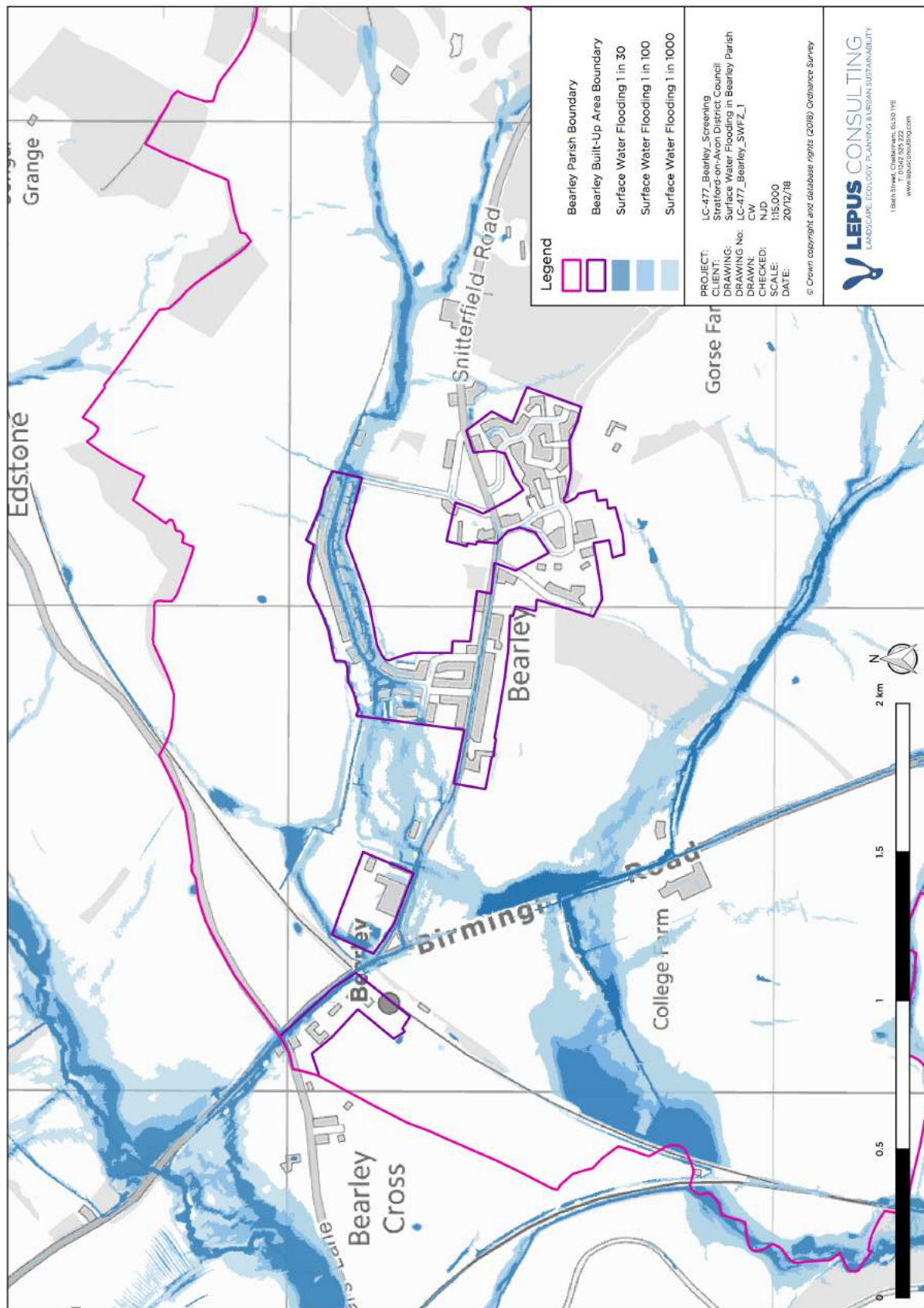


Figure 2.4: The risk of surface water flooding extent within Bearley Parish (source: Environment Agency).

2.9 Climatic factors

- 2.9.1 In conformity with the Core Strategy 'Policy CS.2', development proposals must demonstrate climate change mitigation and adaptation measures, including designs that reduce carbon emissions and promote renewable energy schemes.
- 2.9.2 NDP 'Policy NE7' states that "*development proposals relating to the production of renewable energy will be supported*". This would help to ensure that any future developments aid reductions in Bearley's greenhouse gas emissions. 'Policy IN1' states that "*energy efficiency measures*" must be incorporated in the design of new developments.
- 2.9.3 As detailed in **section 2.7**, there is a large reliance on personal car use in Bearley. Any future developments, including those located at the two earmarked sites identified in the NDP, could lead to increases in greenhouse gas emissions associated with a greater number of vehicles in the Parish. As suggested in **section 2.8**, although there are no developments proposed at present, the addition of a policy with the aim of combatting traffic related pollution is recommended to help ensure sustainable development in future.
- 2.9.4 Overall, at present it is considered unlikely that there would be any significant adverse impacts on climate change as a result of the NDP.

2.10 Material assets

- 2.10.1 The material assets topic considers social, physical and environmental infrastructure. This sub-section should be read alongside 'Population and human health', which details 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.
- 2.10.2 'Policy ECON1' aims to help protect and support existing employment sites in the Parish. 'Policy IN1' states that any new developments should be provided with connection to a fibre optic network. This may provide benefits to residents choosing to work from home, as well as local businesses.

2.10.3 'Policy AFC1' aims to ensure the protection and improvement of Bearley's community infrastructure, and Policies 'ECON2', 'NNE4' and 'IN2' include measures to help ensure the preservation of green infrastructure.

2.10.4 It is considered unlikely that the NDP would have significant adverse impacts on material assets within the Neighbourhood Area.

2.11 Cultural heritage

2.11.1 There are 13 Grade II Listed Buildings in the Parish, all of which are located within Bearley Conservation Area, making up the historic core of the village. The NDP notes that there are 19 further locations that are designated as heritage assets including ridge and furrow fields and 'Bearley Mill'.

2.11.2 'Policy BNE1' and 'Policy BNE2' seek to preserve these Listed Buildings and their setting, by helping to ensure that "*development which fails to preserve or enhance the character or appearance of the Conservation Area will not be supported*". These policies will also help to ensure that any development located in close proximity to the further 19 heritage assets, which are not necessarily located within the Conservation Area, will be "*strictly controlled*" in order to preserve the historic heritage of the whole Parish.

2.11.3 'Policy H3' and 'Policy H4' state that any future developments must enhance the existing historical character on brownfield land and garden land, respectively. 'Policy BNE4' details criteria that any new developments should adhere to in order to retain the traditional character of the Parish. This includes the use of local building materials and inclusion of open space between dwellings to retain views. 'Policy BNE6' notes the importance of limiting the introduction of lighting in order to preserve the rural character, and 'Policy BNE12' specifies that development of "*highly visible*" structures will only be permitted if they have no adverse impact on the landscape character.

2.11.4 As a result of these policies, in combination with 'Policy CS.8' of the Core Strategy, which emphasises the protection of the District's historic environment, it is considered unlikely that future development would adversely impact the setting of these Listed Buildings or other heritage assets. Neither of the earmarked sites are located in close proximity to any heritage asset.

2.12 Landscape

- 2.12.1 According to a Special Landscape Areas Study¹¹ for Stratford-on-Avon District, Bearley is located within the ‘Arden’ Special Landscape Area. Furthermore, a Landscape Sensitivity Study¹² has determined a section of the BUAB to be of ‘high’ sensitivity to housing development (‘Be04’ in **Figure 2.5**). This is located within the Conservation Area, however ‘Policy BNE2’ (see **section 2.11**) should help to ensure its continued preservation. The ‘Countrywide’ site that has been noted as a potential location for future development is classified as being of ‘medium’ sensitivity to housing (‘Be08’ in **Figure 2.5**). The study recommends that any development here is “*subject to a development/ design brief to ensure that the Snitterfield Road frontage and eastern edge are carefully considered*”. Any future development proposals of located here, or elsewhere in the BUAB, should consider these recommendations.
- 2.12.2 Additionally, as mentioned in **section 2.11**, several policies in the NDP aim to preserve the Neighbourhood Area character. These policies should help to ensure that any future developments will be in keeping with the current character and openness of the Parish, and not alter views.
- 2.12.3 As expected for a rural Parish, residents of Bearley enjoy good access to the surrounding open countryside. There is an extensive Public Right of Way (PRoW) network linking up with various informal footpaths and bridleways. ‘Policy AFC2’ in the NDP, alongside ‘Policy CS.9’ in the Core Strategy, should help to ensure that this network is protected and enhanced where possible, and future proposals that may adversely affect these will not be supported.
- 2.12.4 The NDP does not propose sites for development, and the two brownfield sites earmarked for development would not be expected to alter views from the PRoW network, as they are amongst existing built-up areas. A significant impact on the local landscape can therefore be ruled out at this stage.

¹¹ White Consultants (2012) Stratford-on-Avon District Special Landscape Area Study. Available at: <https://www.stratford.gov.uk/doc/205823/name/ED4112%20Special%20Landscape%20Areas%20Study%20June%202012.pdf> [Date Accessed: 11/12/18]

¹² White Consultants (2012) Stratford-on-Avon District. Landscape Sensitivity Assessment for Villages (Volume 1). Available at: <https://democracy.stratford.gov.uk/documents/s18889/Vol%201%20Stratford%20villages%20landscape%20sensitivity%20reduced%2029061.pdf> [Date Accessed: 19/12/18]

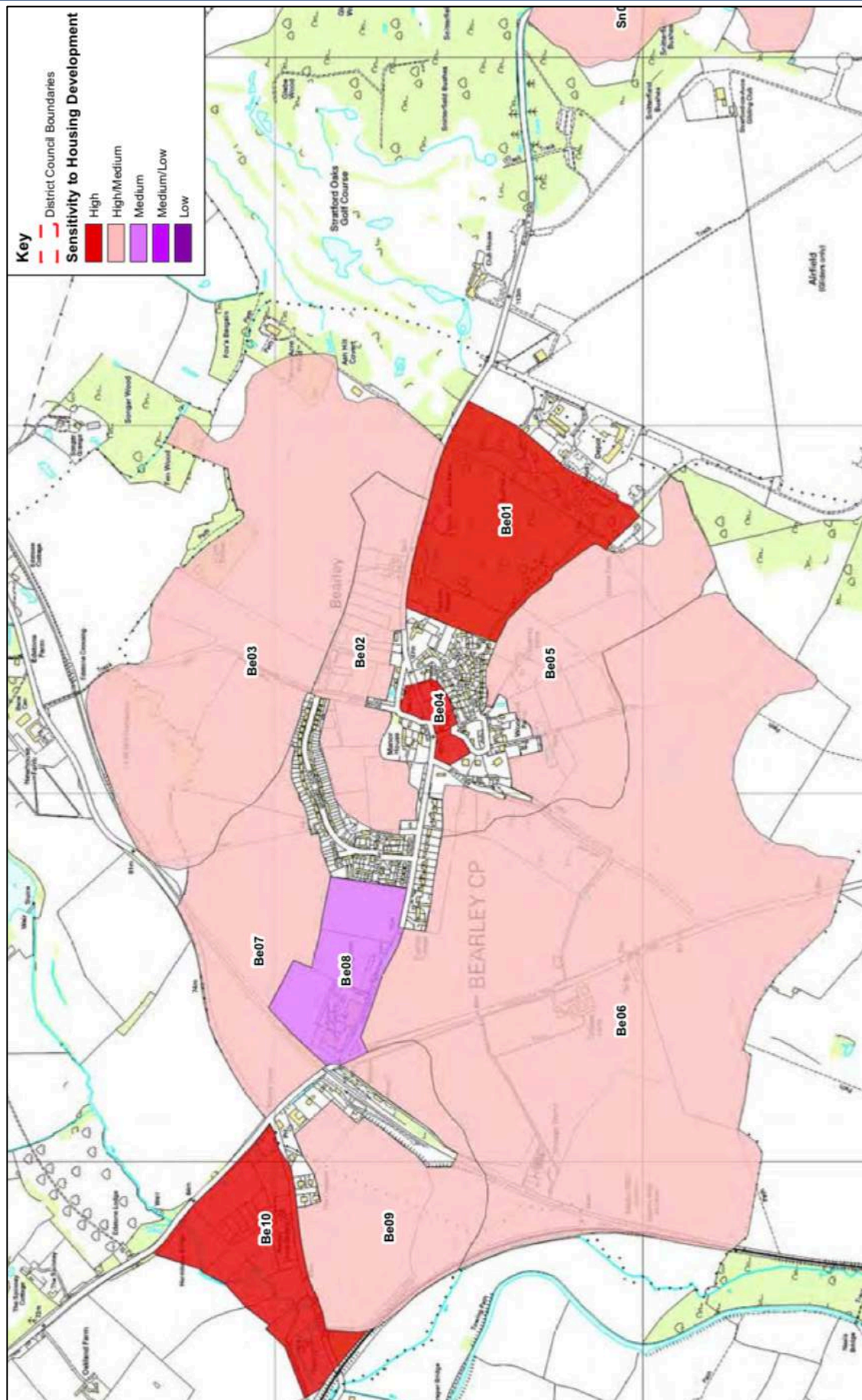


Figure 2.5: Bearley landscape sensitivity to housing development (source: White Consultants)

3 HRA Screening Process

3.1 Habitats Regulations Assessment screening

3.1.1 HRA screening is a requirement of Regulation 105 of the Conservation of Habitats and Species Regulations 2017¹³.

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 Directive¹⁴ and the Birds Directive¹⁵. 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 cannot be avoided, mitigated or compensated to the extent that the conservation status of the EU site will not be undermined, the HRA proceeds to Imperative Reasons of Overriding Interest (IROPI).

3.2 Determination of likely significant effects

3.2.1 The nearest Natura 2000 site to Bearley Parish is 'Bredon Hill' SAC, which is located approximately 45km away. Due to this distance and the nature of the policies contained within the NDP, there is unlikely to be any impact on this SAC. Based on the available information, a significant impact of the NDP on any Natura 2000 site can therefore objectively be ruled out at this stage.

¹³ Conservation of Habitats and Species Regulations 2017. Available at: <http://www.legislation.gov.uk/ukxi/2017/1012/regulation/105/made> [Date Accessed: 19/12/18]

¹⁴ EU Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora

¹⁵ EU Council Directive 2009/147/EC on the Conservation of wild birds

4 Conclusions

4.1 SEA Screening outcome

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

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

4.1.3 It is recommended that the Bearley NDP should **not** be screened into the SEA process.

4.2 HRA Screening outcome

4.2.1 This screening report has explored the potential effects of the proposed Bearley NDP with a view to determining whether a habitats regulations assessment is required.

4.2.2 It is recommended that the Bearley NDP should **not** be screened into the HRA process.

4.3 Consultation

4.3.1 This report has been subject to consultations with Natural England, Environment Agency and Historic England. Their comments are presented in **Appendix B**.

Appendix A: Bearley NDP Policies

Policy Number	Policy Name
Housing	
Housing Policy 1	Village Boundary
Housing Policy 2	Affordable Housing
Housing Policy 3	Use of Brownfield Land
Housing Policy 4	Use of Garden Land
Housing Policy 5	Market Housing Mix
Economy	
Economy Policy 1	Protecting and Supporting Existing Employment Sites
Economy Policy 2	Promoting New Employment Opportunities
Built Neighbourhood Environment	
Built Neighbourhood Environment Policy 1	Responding to Local Rural Character
Built Neighbourhood Environment Policy 2	Preservation of Heritage Assets
Built Neighbourhood Environment Policy 3	Effective and Efficient Use of Land
Built Neighbourhood Environment Policy 4	Neighbourhood Design Guidelines
Built Neighbourhood Environment Policy 5	Designing Out Crime
Built Neighbourhood Environment Policy 6	Lighting
Built Neighbourhood Environment Policy 7	Parking and Access
Built Neighbourhood Environment Policy 8	Agricultural Land
Built Neighbourhood Environment Policy 9	Replacement Dwellings
Built Neighbourhood Environment Policy 10	Reuse or Change of Use of Buildings
Built Neighbourhood Environment Policy 11	Empty Homes and Spaces
Built Neighbourhood Environment Policy 12	Skyline Protection
Natural Neighbourhood Environment	
Natural Neighbourhood Environment Policy 1	Protection of Site of Special Scientific Interest or the Local Nature Reserve
Natural Neighbourhood Environment Policy 2	Protection of Natural Features and Other Areas of Rich Biodiversity
Natural Neighbourhood Environment Policy 3	Biodiversity and Protection of Individual Species
Natural Neighbourhood Environment Policy 4	Designated Local Green Spaces

Natural Neighbourhood Environment Policy 5	Valued Landscapes, Vistas and Skylines
Natural Neighbourhood Environment Policy 6	Ecological Surveys
Natural Neighbourhood Environment Policy 7	Renewable Energy
Infrastructure	
Infrastructure Policy 1	Infrastructure Criteria
Infrastructure Policy 2	Drainage and Flooding
Infrastructure Policy 3	Highway Safety
Infrastructure Policy 4	Learning and Education
Amenities, Facilities and Community	
Amenities, Facilities and Community Policy 1	Protecting and Enhancing Existing Community Facilities
Amenities, Facilities and Community Policy 2	Encouraging Safe Walking and Cycling
Amenities, Facilities and Community Policy 3	Sports and Recreation
Managing Aspirations	
Managing Aspirations Policy 1	Managing Aspirations
Managing Aspirations Policy 2	Ensuring Enduring Continuity of Community Spirit and Capability of the Community to Be in Ownership of Its Governance

Appendix B: Consultation Responses



Historic England

WEST MIDLANDS OFFICE

Ms Catherine Wright

Direct Dial: 0121 625 6887

Lepus Consulting Ltd.

1 Bath Street

Our ref: PL00528363

Cheltenham

GL50 1YE

10 January 2019

Dear Ms Wright

**BEAUDESERT AND HENLEY-IN-ARDEN; BEARLEY; NAPTON-ON-THE-HILL;
AND CLIFFORD CHAMBERS AND MILCOTE NEIGHBOURHOOD PLANS- SEA
AND HRA SCREENING**

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

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. Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.

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://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>](https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/)

I trust the above comments will be of help in taking forward the neighbourhood plan.



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6870
HistoricEngland.org.uk





Historic England

WEST MIDLANDS OFFICE

Yours sincerely,

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

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Date: 11 January 2019
Our ref: 269471
Your ref: Bearley SEA and HRA Screening



Catherine Wright
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BY EMAIL ONLY

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T 0300 060 3900

Dear Ms Wright,

SEA and HRA Screening of Bearley's Neighbourhood Development Plan

Thank you for your consultation on the above dated 7th January 2019 which was received by Natural England on the same day.

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 'significant effects on the environment are considered to be unlikely to occur'.

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](#).

Habitats Regulations Assessment Screening

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

- Bredon Hill Special Area of Conservation (SAC) - located approximately 45km 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 new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Victoria Kirkham
Consultations Team

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

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

Your ref:

Date: 11 February 2019

Dear Sir/Madam

BEARLEY NEIGHBOURHOOD PLAN

SEA AND HRA SCREENING REPORT

Thank you for referring the above screening report for comment. We apologise for the delay in responding, and hope that you are still able to take into account our advice.

The Environment Agency concurs with the findings of the report in that a HRA and SEA is not required as no new allocations are proposed, and reserve sites are brownfield in their nature and do not lie within the mapped floodplain.

Yours faithfully

Miss Jane Field
Planning Specialist

Direct dial 020 3025 3006

Direct fax 01543 444161

Direct e-mail swwmplanning@environment-agency.gov.uk

Ecological Services

Green Infrastructure

Landscape and Visual Impact Assessment

Landscape Character Assessment

Habitats Regulations Assessment

Strategic Environmental Assessment

Sustainability Appraisal



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