

# Strategic Environmental Assessment and Habitats Regulations Assessment of the Tanworth-in-Arden Neighbourhood Development Plan

## **SEA and HRA Screening Document**

December 2019



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

# Strategic Environmental Assessment and Habitats Regulations Assessment of the Tanworth-in-Arden Neighbourhood Development Plan

## SEA and HRA Screening Document

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## Acronyms

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

# 1 Introduction

## 1.1 This report

1.1.1 This screening report has been prepared to determine whether the Tanworth-in-Arden Neighbourhood Development Plan 2011 – 2031 (NDP) should be subject to a Strategic Environmental Assessment (SEA), in accordance with the European Directive 2001/42/EC (SEA Directive)<sup>1</sup> and the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations)<sup>2</sup>. This report also informs the Habitats Regulations Assessment (HRA) of the NDP in accordance with European Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive)<sup>3</sup> and the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations)<sup>4</sup>.

1.1.2 This report screens the Tanworth Neighbourhood Development Plan 2011 – 2031<sup>5</sup>.

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<sup>1</sup> SEA Directive. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=en> [Date Accessed: 03/09/19]

<sup>2</sup> SEA Regulations. Available at: <http://www.legislation.gov.uk/ukxi/2004/1633/contents/made> [Date Accessed: 03/09/19]

<sup>3</sup> Habitats Directive. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31992L0043&from=EN> [Date Accessed: 03/09/19]

<sup>4</sup> Habitats Regulations. Available at: <http://www.legislation.gov.uk/ukxi/2017/1012/contents/made> [Date Accessed: 03/09/19]

<sup>5</sup> Tanworth in Arden Parish Council (2019) Tanworth Neighbourhood Development Plan 2011 – 2031. Available at: [http://www.tanworth-pc.org.uk/Neighbourhood\\_Development\\_Plan\\_17180.aspx](http://www.tanworth-pc.org.uk/Neighbourhood_Development_Plan_17180.aspx) [Date Accessed: 03/09/19]

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## 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'<sup>6</sup> and the Planning Practice Guidance (PPG) 'Strategic environmental assessment requirements for neighbourhood plans' section<sup>7</sup>.

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.

## 1.3 Habitat Regulations Assessment

1.3.1 Habitats Regulations Assessment (HRA) is the process by which potential effects of a plan or project on the conservation objectives of European sites designated under the Habitats<sup>8</sup> and Birds<sup>9</sup> Directives are assessed. These sites form a system of internationally important sites throughout Europe known collectively as the 'Natura 2000 Network'.

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<sup>6</sup> ODPM (2005) A Practical Guide to Strategic Environmental Assessment Directive. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7657/practicalguidesea.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf) [Date Accessed: 03/09/19]

<sup>7</sup> MHCLG (2019) Planning Practice Guidance: Strategic environmental assessment and sustainability appraisal. Available at: <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#strategic-environmental-assessment-requirements-for-neighbourhood-plans> [Date Accessed: 03/09/19]

<sup>8</sup> Official Journal of the European Communities (1992). Council Directive 92 /43 /EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

<sup>9</sup> Official Journal of the European Communities (2009). Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds.



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- 1.3.2 European sites provide valuable ecological infrastructure for the protection of rare, endangered and/or vulnerable natural habitats and species of exceptional importance within the EU. These sites consist of Special Areas of Conservation (SACs), designated under European Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive), and Special Protection Areas (SPAs), classified under European Directive 2009/147/EC on the conservation of wild birds (the Birds Directive). Additionally, paragraph 176 of the National Planning Policy Framework (NPPF)<sup>10</sup> requires that sites listed under the Ramsar Convention (The Convention on Wetlands of International Importance, especially as Waterfowl Habitat) are to be given the same protection as fully designated European sites.
- 1.3.3 The application of HRA to land-use plans is a requirement of the Conservation of Habitats and Species Regulations 2017, the UK's transposition of European Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive).
- 1.3.4 A Neighbourhood Development Plan provides a framework for deciding applications for project consents and influences decision makers on the outcome of applications for project consents. HRA applies to plans and projects, including all Neighbourhood Development Plans in England and Wales. The Habitats Regulations (paragraph 106) require that "*A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable it to determine whether that assessment is required*".

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<sup>10</sup> MHCLG (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 03/09/19]

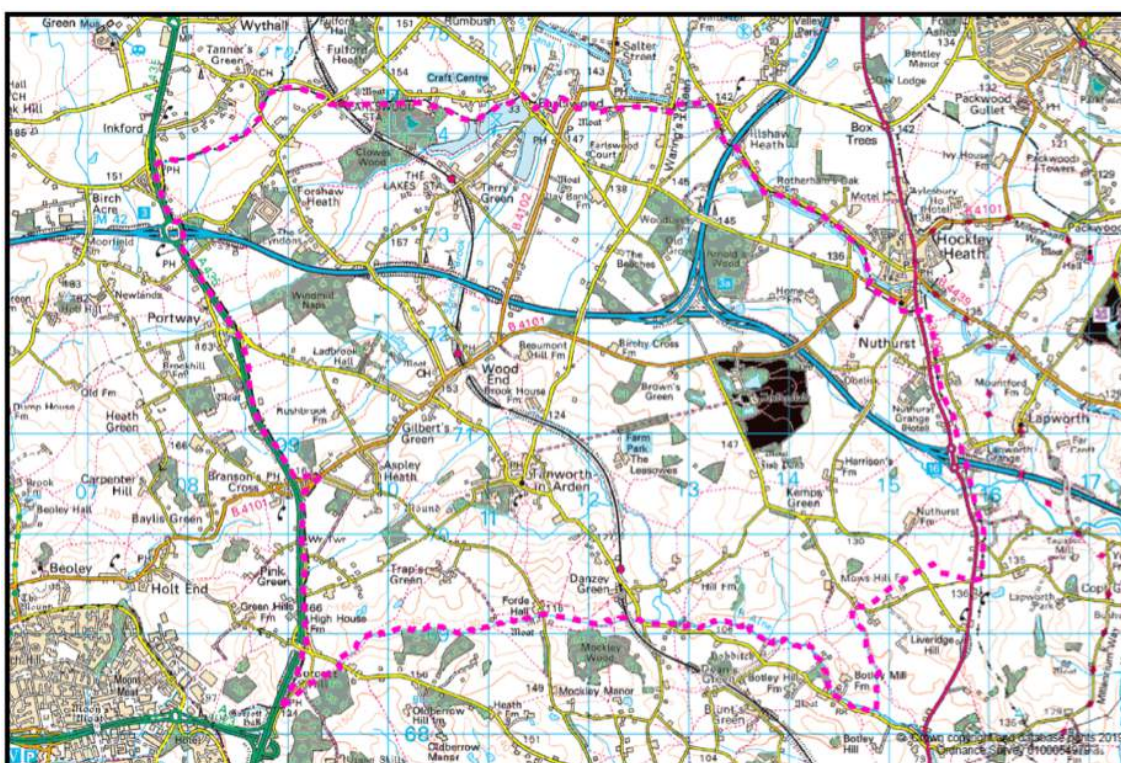
## 1.4 The Tanworth-in-Arden Neighbourhood Development Plan

1.4.1 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.

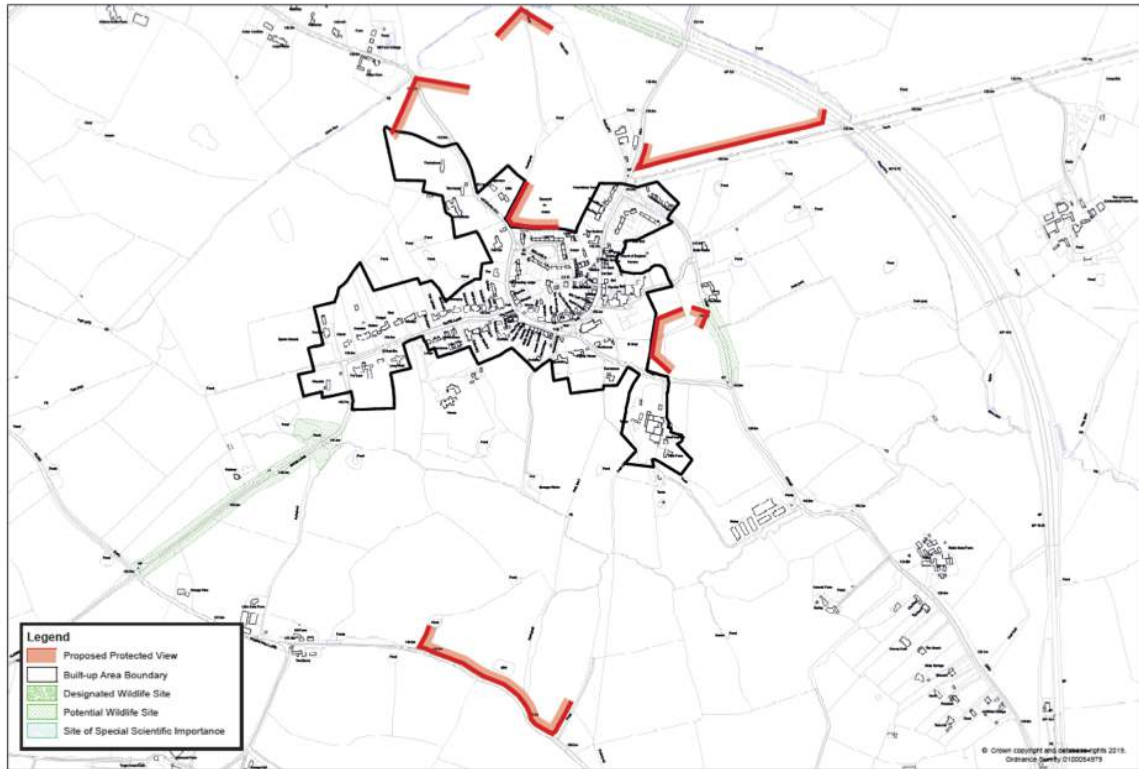
1.4.2 On 6<sup>th</sup> October 2014, Stratford-on-Avon District Council formally approved the boundary of the designated neighbourhood area of Tanworth-in-Arden (see **Figure 1.1**).

1.4.3 The NDP offers a picture of the Parish and a vision for the 20-year period between 2011 and 2031. The key aim of the Plan is to protect the special attributes and facilities of the Parish that residents' value and ensure that any future development is undertaken in a way which enhances the character of the Parish and protects the openness of the Green Belt.

1.4.4 The NDP allocated three Built Up Area Boundaries (BUAB) for the three main settlements within the Parish; Tanworth-in-Arden, Earlswood and Wood End (see **Figures 1.2, 1.3 and 1.4**).

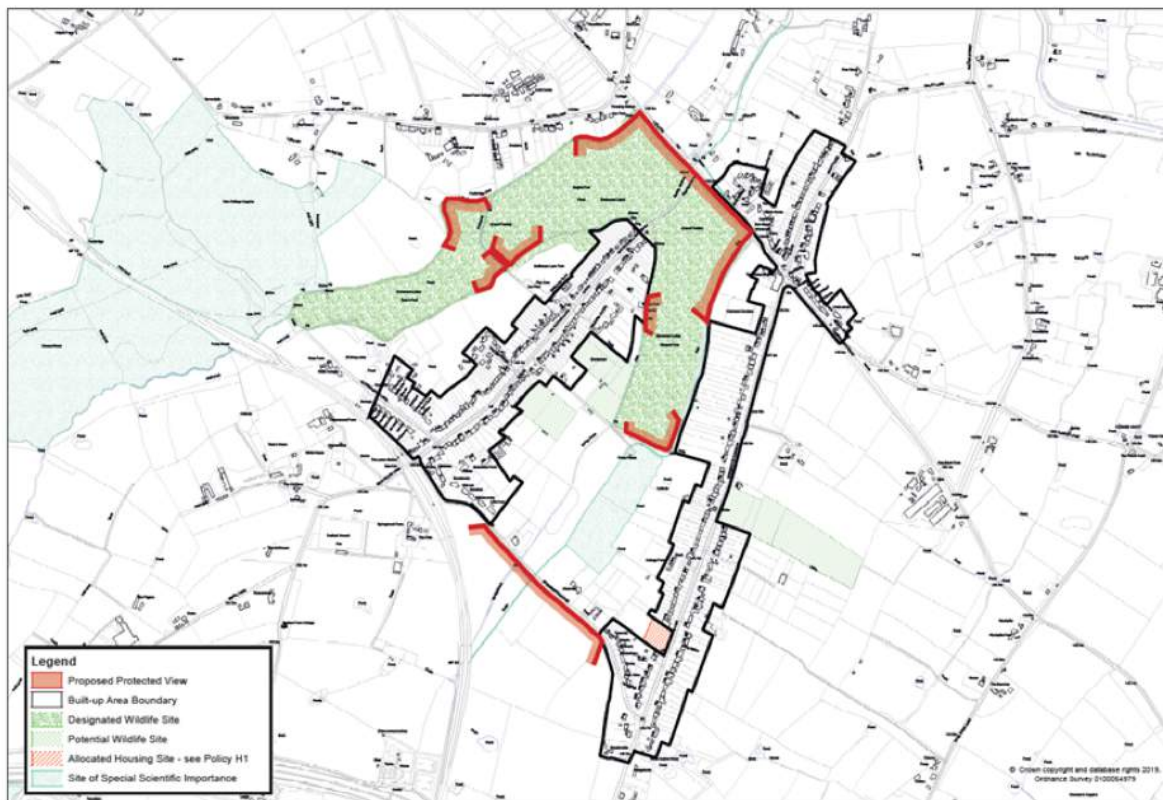


**Figure 1.1:** Tanworth-in-Arden Parish Boundary (source: Tanworth-in-Arden NDP)



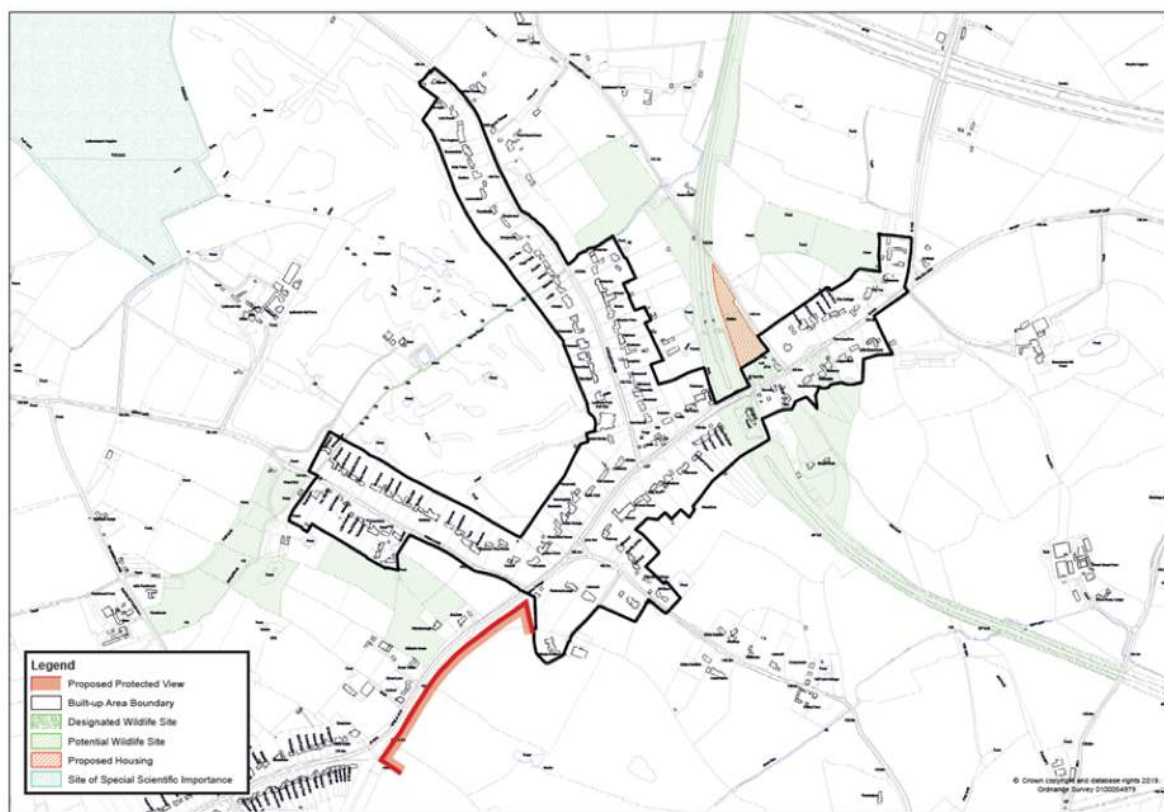
Tanworth-in-Arden - Inset Proposal Map

Figure 1.2: BUAB of Tanworth-in-Arden



Earlswood - Inset Proposals Map

Figure 1.3: BUAB of Earlswood



Wood End - Inset Proposal Map

Figure 1.4: BUAB of Wood End

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

- The National Planning Policy Framework (NPPF)<sup>11</sup> and related Planning Practice Guidance advice<sup>12</sup>; and
- Policies within the Stratford-on-Avon District Core Strategy<sup>13</sup>.

1.4.6 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;
- Infrastructure;
- Built Environment; and
- Natural Environment.

<sup>11</sup> MHCLG (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 03/09/19]

<sup>12</sup> MHCLG (2018) Planning Practice Guidance. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance> [Date Accessed: 03/09/19]

<sup>13</sup> 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: 03/09/19]

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## Consultation

- 1.4.7 The NDP is subject to public consultation, which provides an opportunity for the public and local organisations to comment on the NDP. Statutory consultees will also be invited to comment. After consultation, responses will be taken into account and used to prepare a 'submission draft' of the NDP.
- 1.4.8 The submission version of the NDP is then subject to examination 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, gain statutory status and become part of the Development Plan for Stratford-on-Avon District, alongside the Core Strategy.

## 1.5 The Parish of Tanworth-in-Arden

- 1.5.1 Tanworth-in-Arden is situated in the Stratford-on-Avon District of Warwickshire, and comprises approximately 3,400ha of rural landscape. The Parish is located approximately 8km north east of Redditch, 20.5km south of Birmingham and 22.7km north west of Stratford-upon-Avon. The M42 passes through the Parish.
- 1.5.2 The Parish has an estimated population of 3,100. There are three main settlements within the Parish; Tanworth-in-Arden, Earlswood and Wood End.

## 1.6 Relationship with the Core Strategy

- 1.6.1 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 Tanworth-in-Arden 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.
- 1.6.2 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.

- 
- 1.6.3 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 Tanworth-in-Arden NDP and the Stratford-on-Avon District Core Strategy will form part of the development plan for the area once the NDP is 'made'.
- 1.6.4 Paragraph 13 of the NPPF<sup>14</sup> 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”*.
- 1.6.5 Should the NDP be significantly refined in the future, a re-screening of any significant amendments should be undertaken for the purposes of the SEA and HRA screening processes.

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<sup>14</sup> MHCLG (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 03/09/19]

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## 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 Tanworth-in-Arden 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 Tanworth-in-Arden NDP.

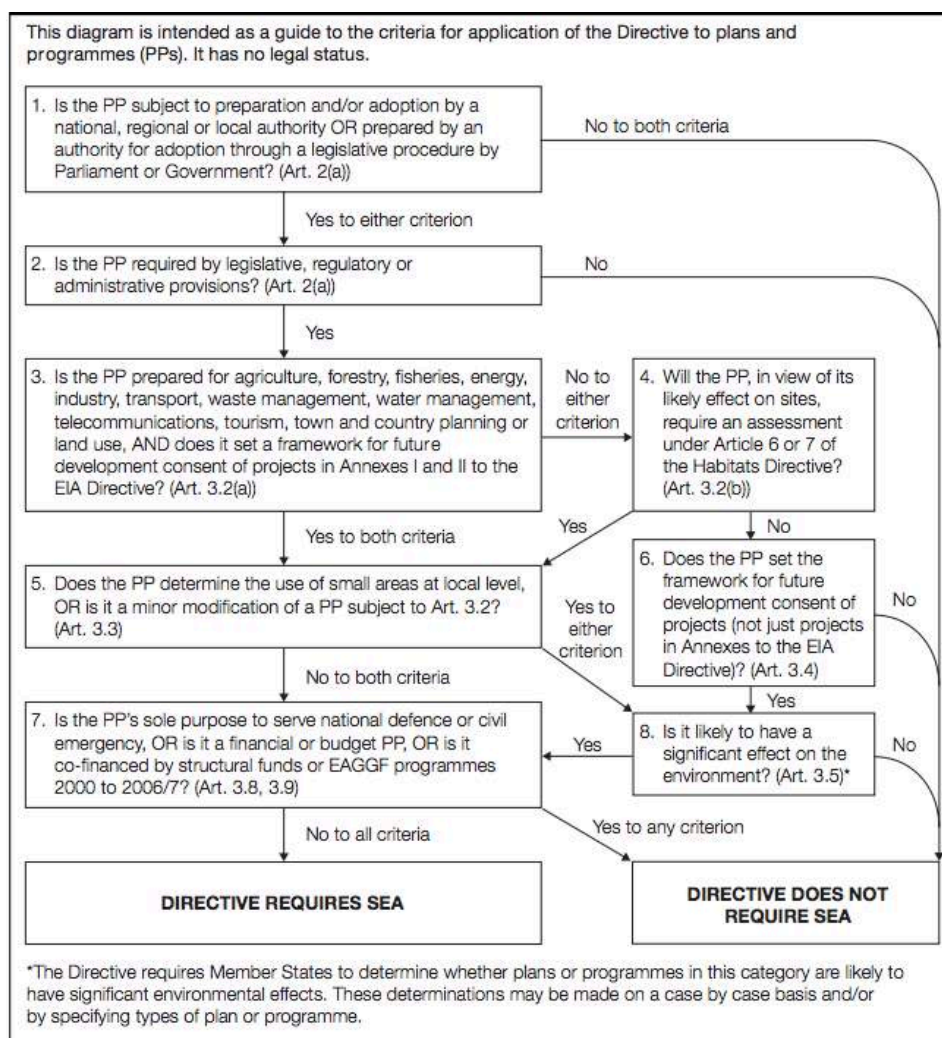


Figure 2.1: Application of the SEA Directive to plans and programmes<sup>15</sup>.

<sup>15</sup> ODPM (2005) A Practical Guide to the Strategic Environmental Assessment Directive. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7657/practicalguidesea.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf) [Date Accessed: 03/09/19]



**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 Tanworth-in-Arden 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 <b>Chapter 3</b> and <b>Chapter 4</b> .
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 <b>Section 2.5 - 2.12</b> and <b>Chapter 4</b> .
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	The NDP is none of the documents listed.

## 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:** *Tanworth-in-Arden 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 Tanworth-in-Arden 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 Tanworth-in-Arden 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 <b>Appendix A</b> ).
(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 Tanworth-in-Arden 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 magnitude and spatial extent of the effects outlined in (a) are not thought to extend further than the Plan area.
(f) the value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> <li>(i) special natural characteristics or cultural heritage</li> <li>(ii) exceeded environmental quality standards or limit values</li> <li>(iii) intensive land-use</li> </ul>	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**.

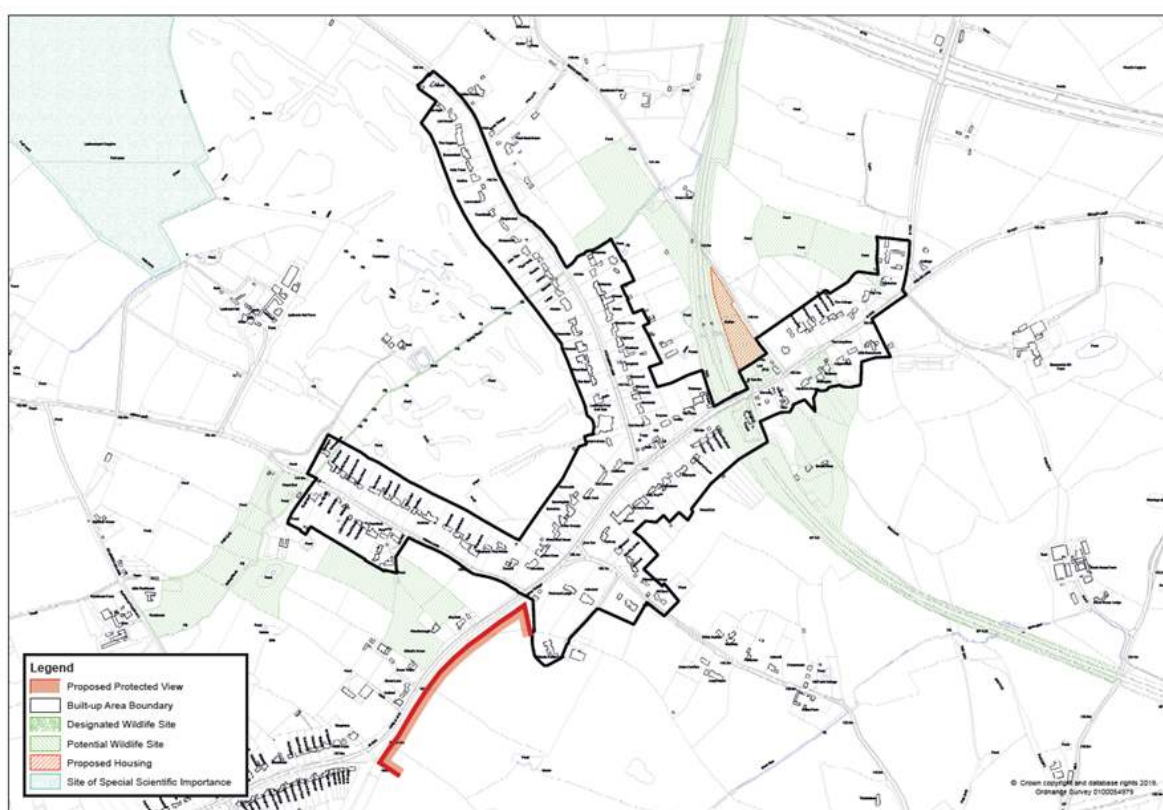
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## 2.5 Biodiversity, flora and fauna

- 2.5.1 There are no European designated sites located within 20km of Tanworth-in-Arden Parish. The nearest European designated site is 'Fens Pools' SAC, which is located approximately 35.3km north west of the Parish. This is discussed further in **Chapter 3**.
- 2.5.2 There are three SSSIs located within the Parish; 'Windmill Naps Wood', 'Clowes Wood and New Fallings Coppice' and 'River Blythe' (see **Figure 2.2**). A small section of the 'River Blythe' SSSI is located within the BUAB of Earlswood. The proposed development under Policy H1 is located approximately 180m south of this SSSI, within an SSSI Impact Risk Zone (IRZ) which states that *"any residential development of 50 or more houses outside existing settlements/urban areas"* should be consulted on with Natural England. The proposed development under Policy H2 is located approximately 1km south east of 'Windmill Naps Wood' SSSI, within an IRZ which states that *"any residential development of 100 or more houses outside existing settlements/urban areas"* should be consulted on with Natural England. As the proposed development under Policy H1 is proposed for between six and eight dwellings, and the proposed development under Policy H2 is proposed for ten dwellings or less, it would be unlikely that the proposed development in the NDP would impact nearby SSSIs.
- 2.5.3 There are several stands of ancient woodland located within the Parish (see **Figure 2.3**). The two development proposals under Policies H1 and H2 are located over 500m from nearby stands of ancient woodland. Due to this distance, and as both development proposals are located adjacent to surrounding built-form, the proposed development at these two sites would be unlikely to impact surrounding stands of ancient woodland.
- 2.5.4 There are numerous Local Wildlife Sites (LWSs) located within Tanworth-in-Arden Parish (see **Figure 2.4**). The proposed development under Policy H2 coincides with the 'Railway' potential LWS. In addition, there are numerous areas of priority habitat located across the Parish. This includes deciduous woodland, good quality semi-improved grasslands and lowland meadows. The proposed development under Policy H2 coincides with a stand of deciduous woodland priority habitat.

2.5.5 NDP Policy NE2 aims to prevent development proposals that could potentially result in adverse impacts on surrounding SSSIs, and states that development proposals which could potentially adversely impact a LWS or LNR would only be permitted “where the benefits clearly outweigh the impact or where it is possible to secure an equivalent habitat elsewhere”.

2.5.6 An Ecological Appraisal<sup>16</sup> was undertaken in 2016 for land which is coincident with the proposed housing allocation identified as part of Policy H2. This land is shown in the Inset Proposal Map below; the map has been reproduced from the draft NDP.



Wood End - Inset Proposal Map

<sup>16</sup> ecolocation (2016) Ecological Appraisal of Land at Wood End, Tanworth in Arden, Warwickshire.

- 2.5.7 This report identified land of medium ecological value but does not define 'medium ecological value'. It also identified a number of European Protected Species that could potentially be using the site including bats and great crested newts. A further Reptile Survey<sup>17</sup> and Great Crested Newt Assessment<sup>18</sup> concluded that no reptiles were located on site at the time of survey, and were more likely to use other habitats, but that there was some potential for great crested newts to hibernate within the young woodland to the north of the site. There was also evidence of badgers using the site.
- 2.5.8 A review of these reports indicates that the proposed development site has some ecological value, and any allocation of this site for housing in the NDP should be clear about the necessary biodiversity net gain requirements and associated further survey work which will be necessary to ensure compliance with wildlife legislation.
- 2.5.9 In terms of the SEA, this development location is not strategic. In taking a proportionate approach, and in particular considering the strategic implications of the plan for biodiversity under Annex 1f of the SEA Directive, there is unlikely to be a significant long term, irreversible effect on biodiversity.

### Policy wording

#### Policy NE 2 Protection of Local Wildlife Sites

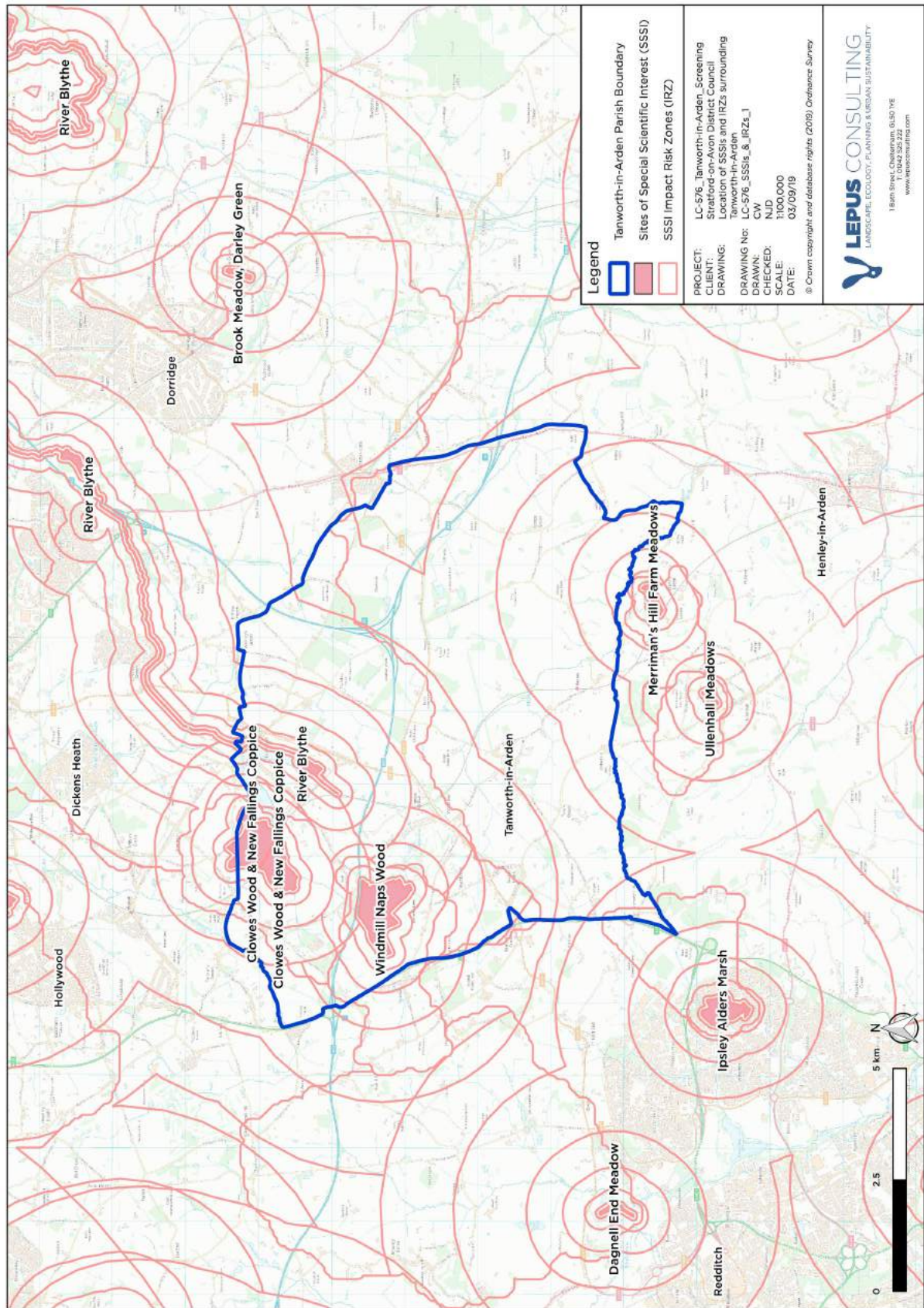
The SSSIs and Wildlife sites shown on figures 2, 3 and 4 should be subject to the protection of Policy CS6, which means that:

- 1) Development adversely affecting an SSSI, directly or indirectly, will only be permitted in exceptional circumstances.
- 2) Development adversely affecting a Local Site (designated Local Wildlife Sites and Local Nature Reserves) will only be permitted where the benefits clearly outweigh the impact or where it is possible to secure an equivalent habitat elsewhere.
- 3) Sites not yet formally designated, but which are believed to make a positive contribution to biodiversity, will be safeguarded subject to an appropriate assessment and mitigating actions.

<sup>17</sup> ecolocation (2016) Reptile Survey Report of Land at Wood End, Tanworth in Arden, Warwickshire.

<sup>18</sup> ecolocation (2016) Great Crested Newt Assessment of Land at Wood End, Tanworth in Arden, Warwickshire.

- 
- 2.5.10 The policy wording presented in NE2 part 3 relates to the proposed housing site, since the site is coincident with a potential LWS. It is suggested that this wording is revised and updated as follows: *“Sites not yet formally designated, but which are believed to make a positive contribution to biodiversity, will be safeguarded”*. ~~subject to an appropriate assessment and mitigating actions’~~
- 2.5.11 A new policy could be drawn up specifically for the housing allocation, which presents details as to the expectations that might be required of any developer of the site.
- 2.5.12 Such a policy proforma could include details of the aspiration for biodiversity net gain at the location and requirement for the site to contribute as fully as possible to the local ecological network, together with the requirement to ensure compliance with wildlife legislation.



**Figure 2.2:** The SSSIs and corresponding Impact Risk Zones in and around Tanworth-in-Arden Parish (source: Natural England).



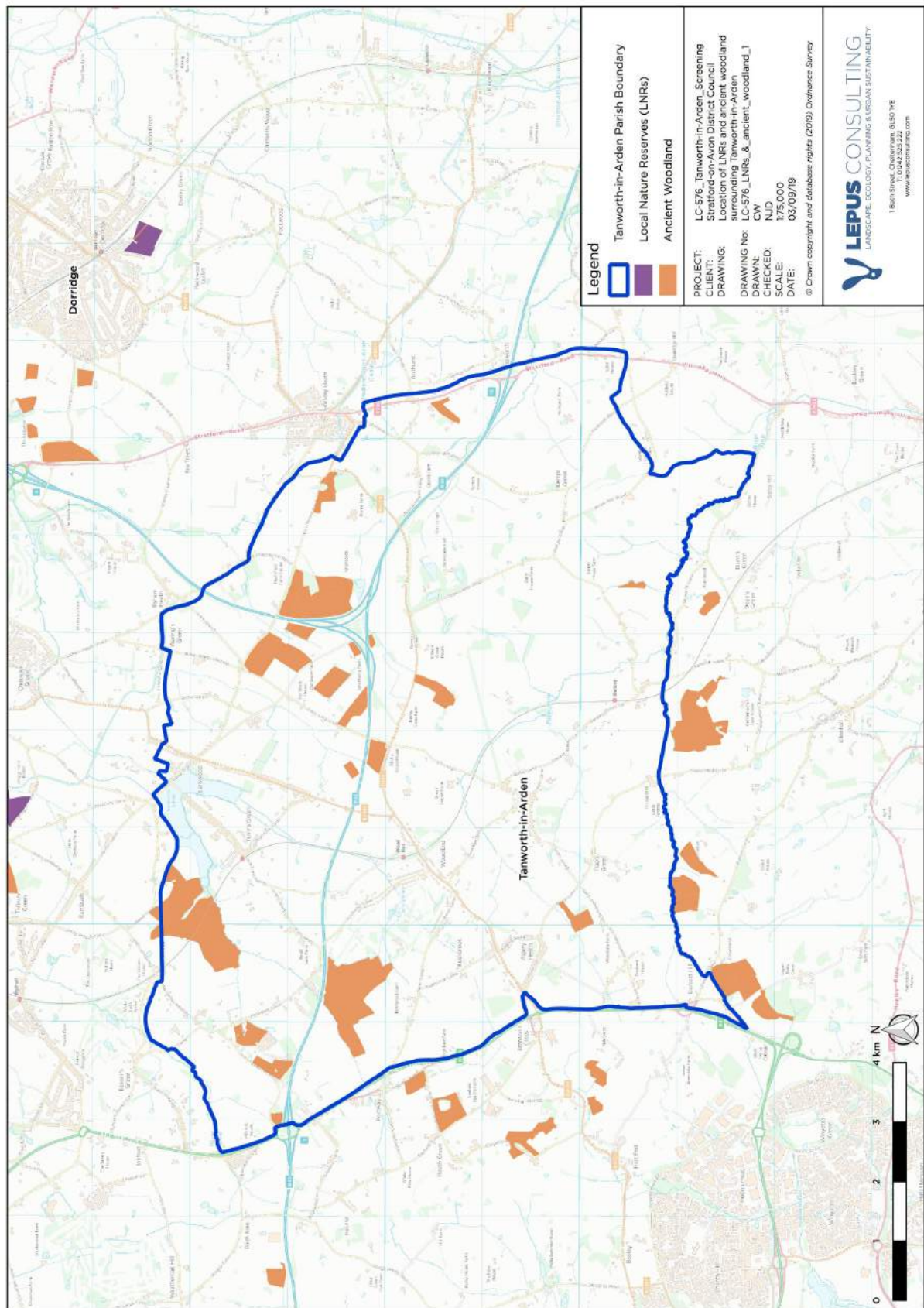


Figure 2.3: Local Nature Reserves (LNRs) and ancient woodland surrounding Tanworth-in-Arden (source: Natural England)

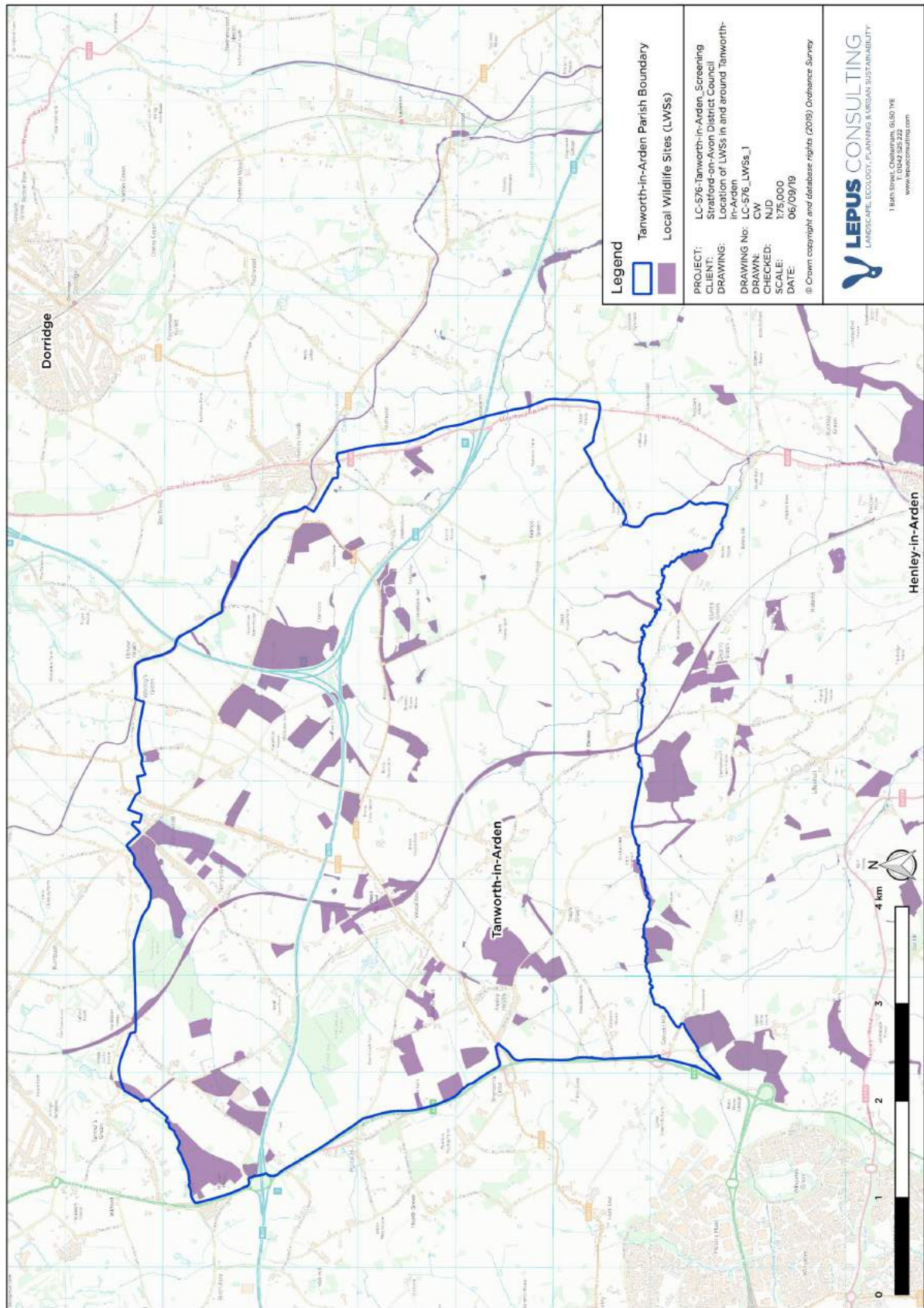


Figure 2.4: Local Wildlife Sites (LWSs) surrounding Tanworth-in-Arden (source: Natural England)

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## 2.6 Population and human health

- 2.6.1 The Tanworth-in-Arden Medical Practice is located in Wood End. The proposed development under Policy H2 is located approximately 100m north of this medical centre. The proposed development under Policy H1 is located approximately 1.4km north of this medical centre. The nearest NHS hospital with an A&E department is the Alexandra Hospital, located in Redditch. Both of the proposed development sites within the NDP are located within 10km of this hospital.
- 2.6.2 Local services within the Parish include Tanworth-in-Arden Primary School, several public houses and village halls, and other small businesses including a hairdresser, dentists, flooring supplies and mechanics. The single convenience store, the Co-op Food, is located to the north of the Parish in Earlswood. However, not all residents are located within walking distance to this store.
- 2.6.3 Policy E1 of the NDP aims to support the small-scale expansion or redevelopment of existing businesses. Policy E2 only permits the change of use or redevelopment of land providing local services in accordance with the criteria of the policy. Policy E4 seeks to support small-scale expansion and redevelopment in relation to local tourism in accordance with the criteria set out in the policy. These three policies would be expected to help retain existing services within the Parish but would be unlikely to encourage the development of new local services, such as a post office or additional convenience store.
- 2.6.4 Policy E3 of the NDP indicates that small-scale adaptation of homes to facilitate home working would be supported. This policy could potentially help to provide local employment opportunities for residents.
- 2.6.5 The nearest leisure centres to the Parish are St John's Leisure Centre in Solihull and Abbey Stadium Sports Centre in Redditch. As a rural Parish, there are numerous public footpaths which would be expected to provide residents with excellent access to the surrounding countryside and a diverse range of natural habitats. In addition, Policy NE3 of the NDP aims to ensure the protection and potential enhancement of five Local Green Spaces. This policy would help to ensure that future developments within the Neighbourhood Area do not negatively impact the open spaces available for residents.

- 2.6.6 The Parish is heavily car dependent, with residents having “*a significantly higher than the normal car ownership*”. Policy I2 of the NDP aims to ensure future developments are designed to facilitate sufficient road capacity. However, higher volumes of vehicles in the Parish would be expected to result in increased volumes of greenhouse gas emissions, which would be likely to have adverse impacts on human health. It is recommended that the NDP seeks to consider the impact of transport related emissions and includes policies aiming to reduce these emissions.
- 2.6.7 The proposed development under Policy H2 is located adjacent to the railway line linking Birmingham to Stratford-upon-Avon. New residents at this site could potentially be exposed to increased levels of noise pollution and vibrations associated with this railway line.
- 2.6.8 The NDP identifies two sites for potential development, with a maximum total of 18 dwellings. The proposed development at these two locations would not be expected to have a significant impact on local population and health.

## **2.7 Transport and accessibility**

- 2.7.1 Whilst not an Annex 1(f) topic in itself, transport and accessibility interact with a number of the topics such as population and human health, material assets and climatic factors.
- 2.7.2 The Parish has limited access to bus services, with infrequent services operating from Tanworth-in-Arden to Redditch and Solihull. There are three railway stations located within the Parish. The proposed development under Policies H1 and H2 would be likely to situate new residents in areas with good access to railway services, with both Wood End and The Lakes Railway Stations located within 2km of the sites. These stations provide regular services to Birmingham Snow Hill, Kidderminster and Stratford-upon-Avon Stations.
- 2.7.3 The M42 passes through the Parish, with the A3400 bordering the Parish to the east, and the A435 bordering the Parish to the west. The development proposals under Policies H1 and H2 are located in areas with good access to the surrounding road network and are located less than 3.5km from Junction 3 of the M42.

- 2.7.4 Policies I1 and I2 of the NDP aim to ensure improvements in road safety and the management of traffic increases in the Parish. This would be expected to help ensure that the increased number of vehicles in the Parish from future development does not adversely impact the existing road network.
- 2.7.5 Although there is a primary school within the Parish, the nearest secondary school is Woodrush High School, located approximately 2.5km north of Earlswood. It is likely that children travelling to this school would have to travel approximately 34-minutes from Wood End Railway Station or approximately 48-minutes from The Lakes Railway Station via West Midlands Trains in order to reach this school.
- 2.7.6 New residents located at the two sites proposed under Policies H1 and H2 could potentially have somewhat limited access to some local services. However, due to the small quantity of development proposed, it is considered unlikely that there will be any significant negative impact on transport and accessibility within the Parish as a result of the NDP.

## 2.8 Soil, water and air

- 2.8.1 The majority of Tanworth-in-Arden Parish is located on ALC Grade 3 land (see **Figure 2.5**). The north west of the Parish is located on ALC Grade 4 land. The proposed development under Policies H1 and H2 are located on ALC Grade 4 land which is considered to be poor-quality agricultural land. Therefore, the proposed development at these two sites would help to prevent the loss of some of the local area's best and most versatile (BMV) land.
- 2.8.2 Policy H3 of the NDP seeks to ensure that future development within the Parish is directed towards the defined BUABs of Tanworth-in-Arden, Earlswood and Wood End. The BUABs of Tanworth-in-Arden and Wood End are located on Grade 3 ALC land and therefore, development in some of these areas could potentially result in a loss of BMV land. Policy H4 of the NDP supports the redevelopment of previously developed land, which is classed as an efficient use of land. This could potentially help to prevent the loss of BMV land.

2.8.3 Both of the developments proposed under Policies H1 and H2 are located over 200m from the M42 and surrounding main roads. Therefore, new residents at these sites would not be expected to be exposed to higher levels of air and noise pollution associated with these roads. Policies I1 and I2 of the NDP aim to improve road safety and ensure the management of traffic increases in the Parish.

2.8.4 There are areas of Flood Zones 2 and 3, as well as areas identified at high risk of surface water flooding, located within Earlswood, Wood End, and to a lesser extent in Tanworth-in-Arden village (see **Figures 2.6** and **2.7**). The proposed development under Policies H1 and H2 are not located in identified areas of surface water flood risk. The proposed development under Policy H1 is wholly located within Flood Zone 1. A small proportion of the proposed development under Policy H2 is located within Flood Zone 3. As such, it is recommended that a site-specific Flood Risk Assessment is prepared and demonstrates that future development would be located only in Flood Zone 1. 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.

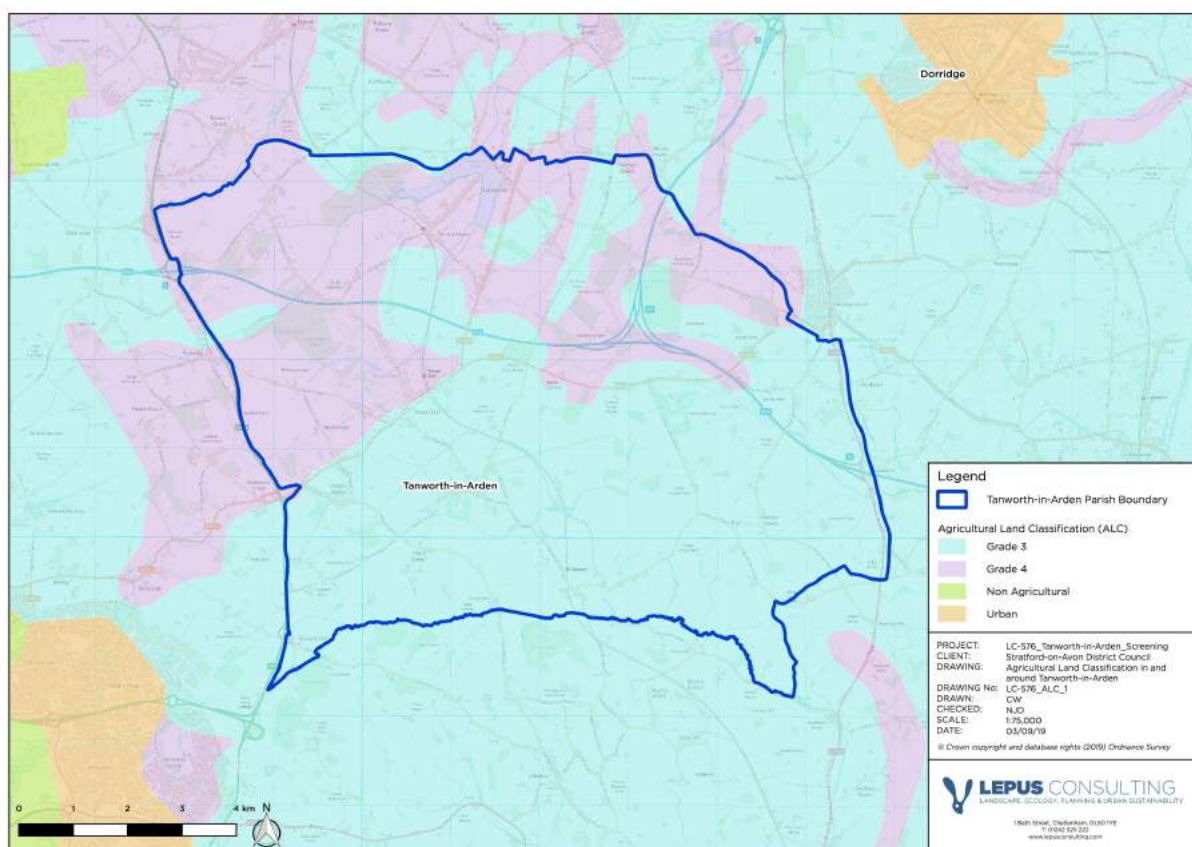


Figure 2.5: Agricultural Land Classification of Tanworth-in-Arden (source: Natural England)

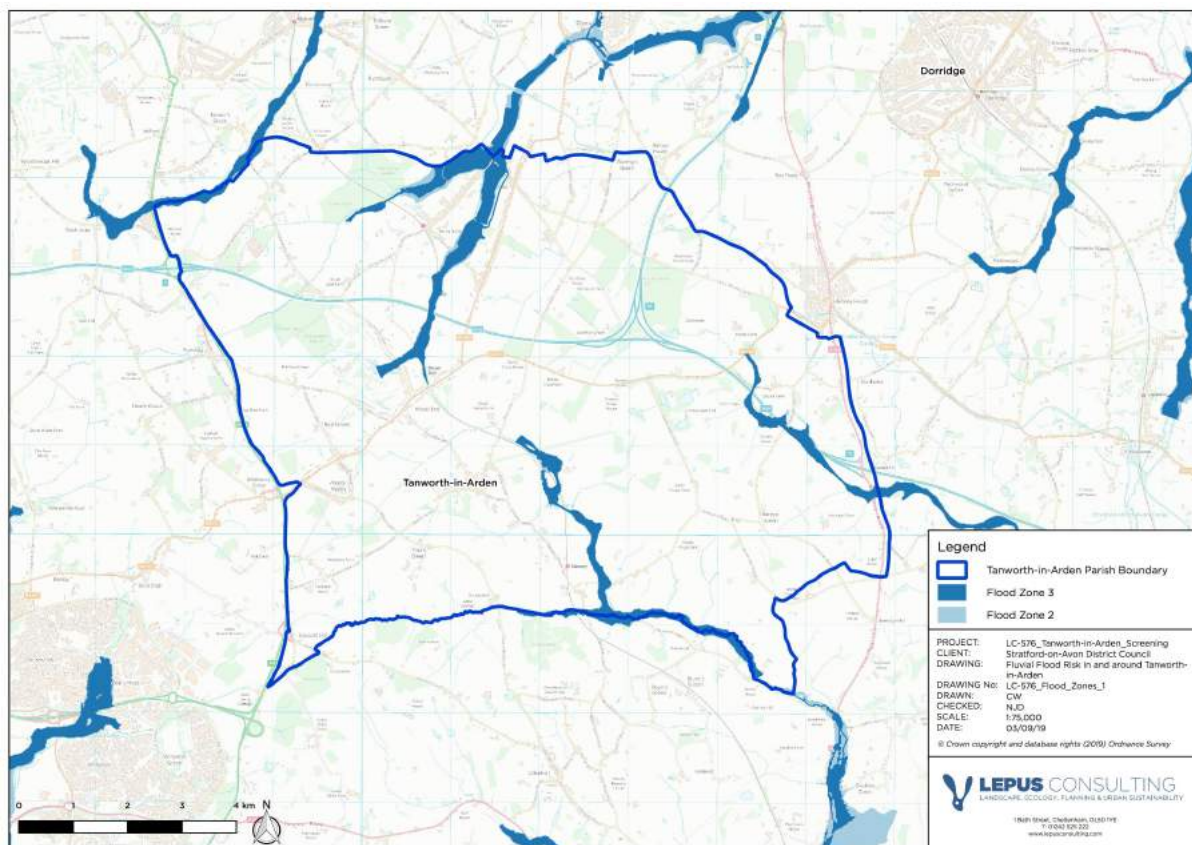


Figure 2.6: Flood Zones in and around Tanworth-in-Arden Parish (source: Environment Agency).

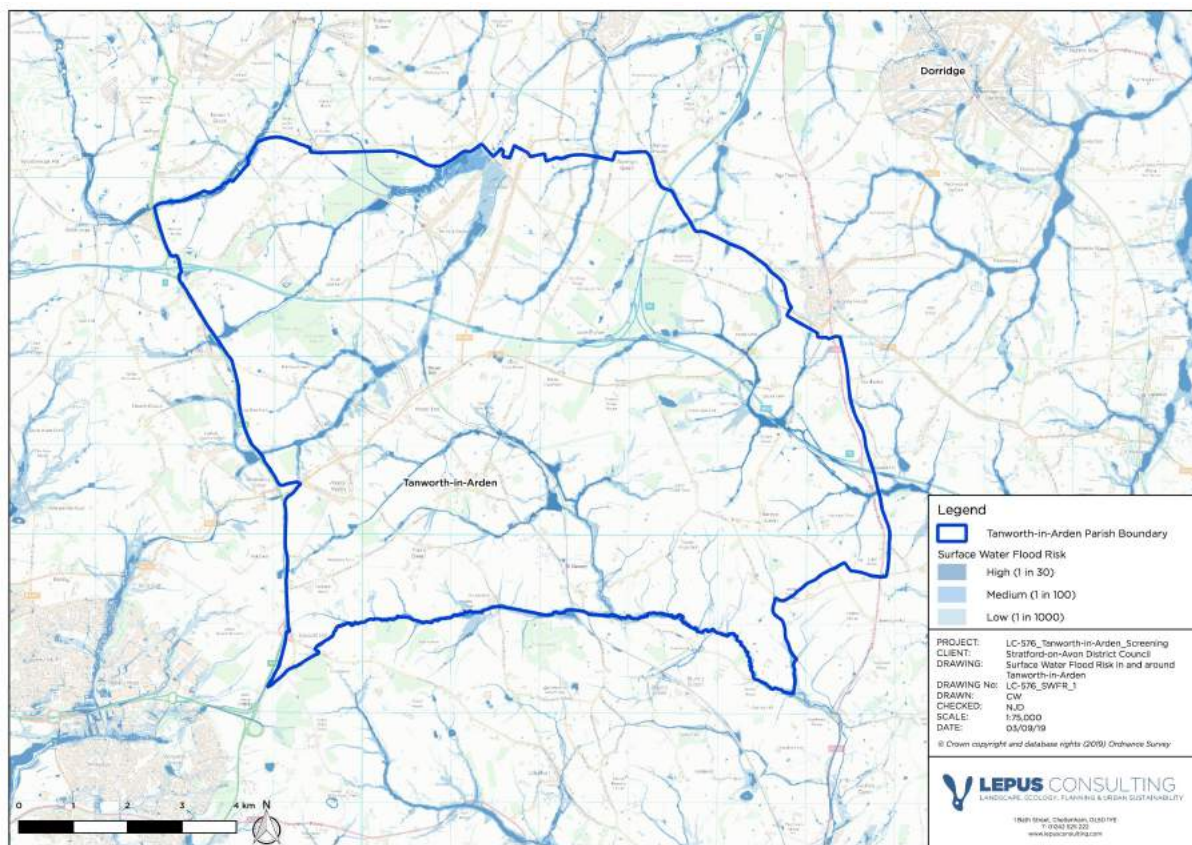


Figure 2.7: The risk of surface water flooding extent within Tanworth-in-Arden Parish (source: Environment Agency).

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## 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 'Policy CS.3' of the Core Strategy states that "*small-scale community led initiatives for renewable and low carbon energy will be encouraged by the Council*". It is suggested that the Tanworth-in-Arden Parish Council consider including references to renewable or low carbon energy within the NDP, to help ensure measures are taken to reduce greenhouse gas emissions and minimise the Parish's effect on climate change.
- 2.9.3 Residents within Tanworth-in-Arden would be likely to have limited access to sustainable transport options, and as such residents are reliant on car travel for access to many services, facilities and employment (see **section 2.7**).
- 2.9.4 Due to the small-scale of development proposed within the NDP under Policies H1 and H2 totalling a maximum of 18 dwellings, a negligible impact on climate change would be expected at this stage of assessment.

## 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 14 of the NDP aims to support the delivery of improved telecommunications and broadband services throughout the Parish. This may provide benefits for residents choosing to work from home, as well as local businesses.



- 2.10.3 Policies E1 and E3 of the NDP would be likely to help improve local employment opportunities, by encouraging home working and the expansion of existing businesses. These policies could potentially help reduce the number of residents commuting out-of-Parish for employment and therefore, would be likely to reduce the number of private car journeys. Policies E2 and E4 would also be expected to have positive impacts on the local economy, by helping to prevent the loss of existing local services and encouraging local tourism.
- 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 99 Listed Buildings located within Tanworth-in-Arden Parish: one Grade I Listed Building, two Grade II\* Listed Buildings and 96 Grade II Listed Buildings (see **Figure 2.8**). There are two Scheduled Monuments located within the Parish; 'Moated site and fishpond at Salter Street Farm' to the north of the Parish and 'Hob Ditch Earthworks' to the south. The Tanworth-in-Arden Conservation Area covers the majority of the Tanworth-in-Arden village (see **Figure 2.9**).
- 2.11.2 Policy BE3 of the NDP seeks to ensure that *"development proposals which would lead to substantial harm to, or the loss of, a designated heritage asset in the Parish will only be permitted where substantial public benefits outweigh that harm or loss"*. This policy would be expected to help protect historic assets in and around the Parish.
- 2.11.3 The proposed development in accordance with Policies H1 and H2 would not be expected to impact any of the historic assets located within the Parish. Overall, a significant adverse impact on the local historic environment would not be expected.

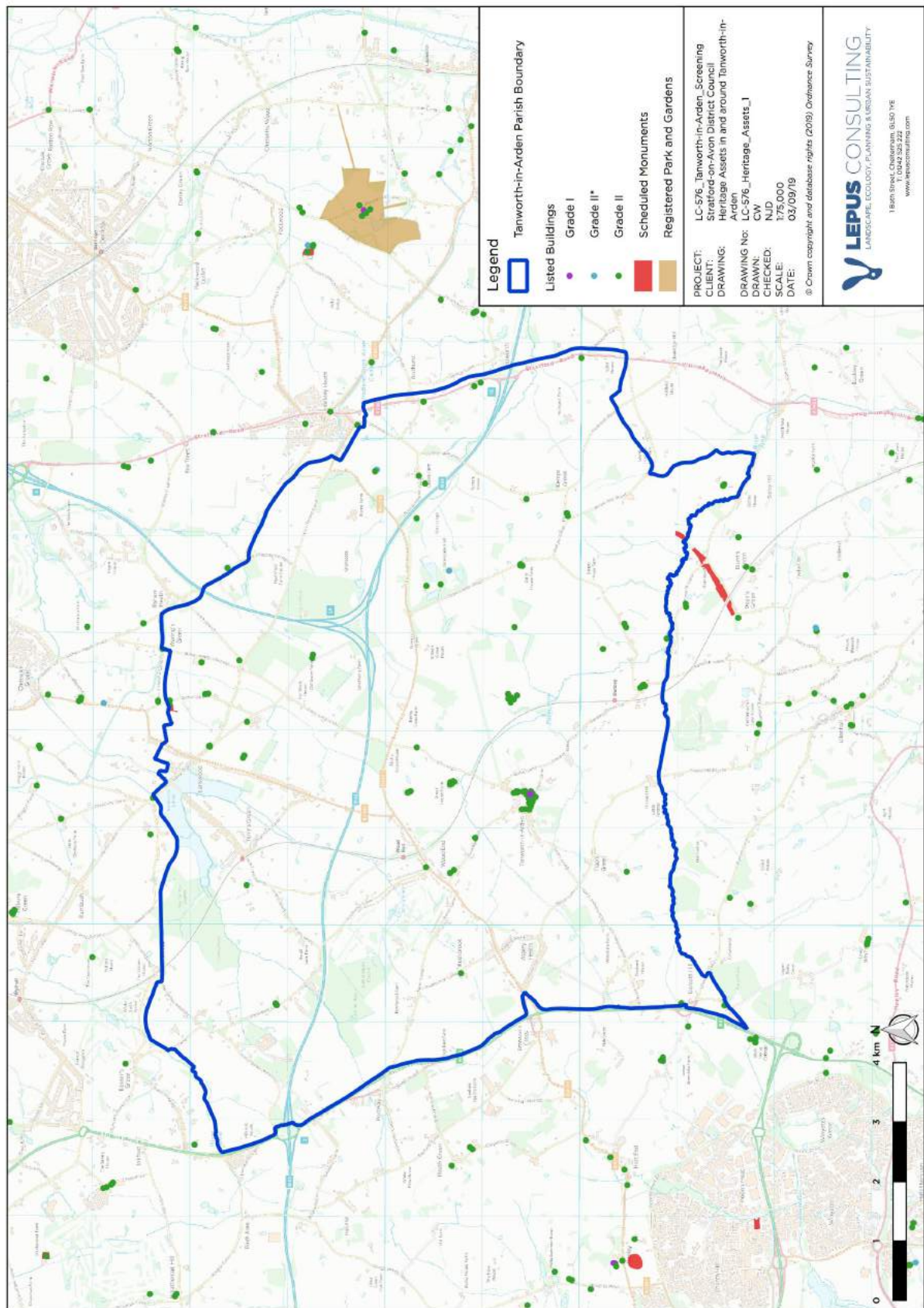


Figure 2.8: Heritage assets located in and around Tanworth-in-Arden Parish (source: Historic England).

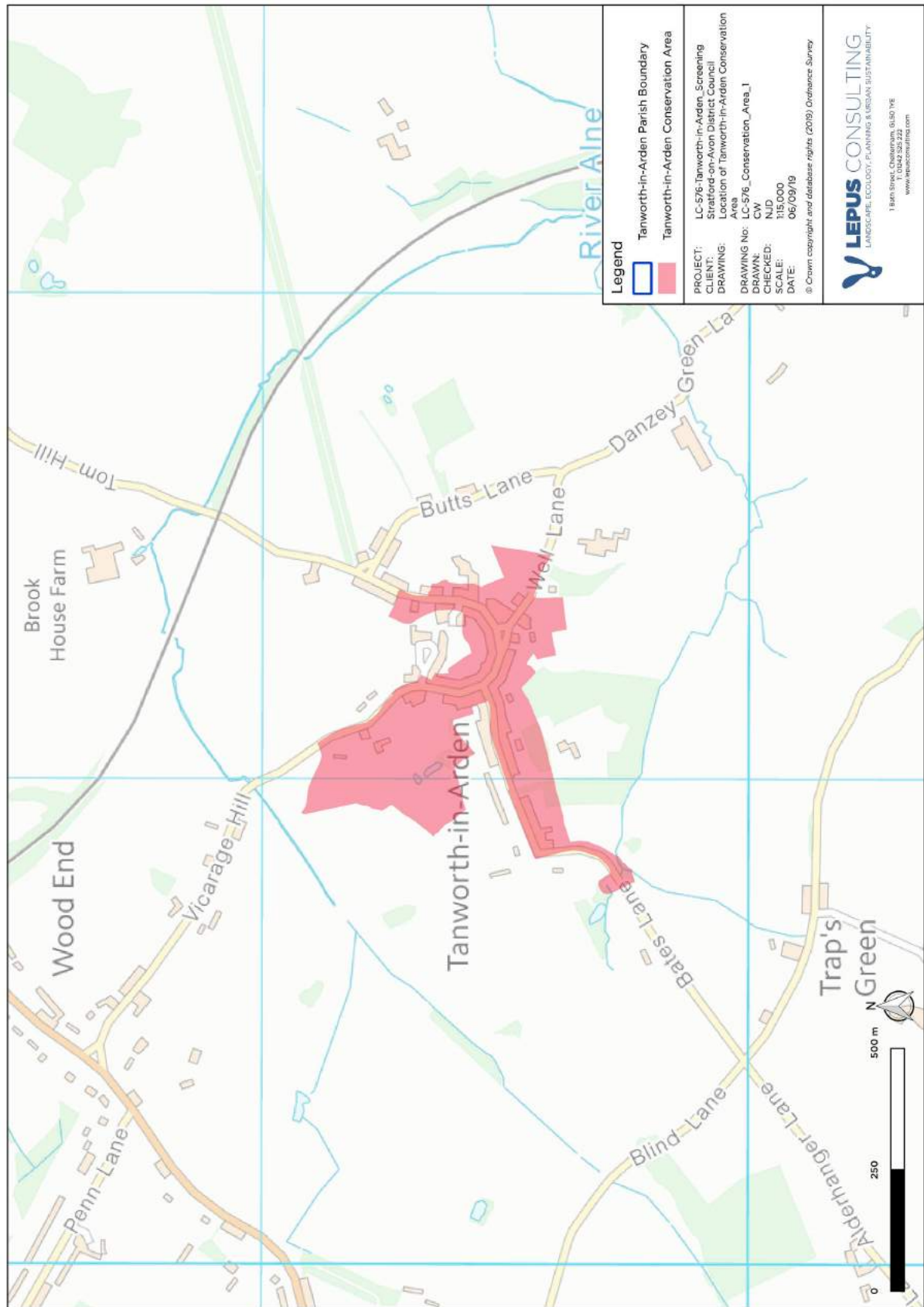


Figure 2.9: Tanworth-in-Arden Conservation Area (source: Stratford-on-Avon District Council)

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## 2.12 Landscape

- 2.12.1 The Parish is located within the National Character Area (NCA) 'Arden'<sup>19</sup>. A key characteristic of this landscape includes *"well-wooded farmland landscape with rolling landform"*. There are no AONB's or National Parks located in close proximity to the Parish. The nearest Country Park is 'Arrow', located approximately 2.5km south west of Tanworth-in-Arden Parish (see **Figure 2.10**). Any future development within the Tanworth-in-Arden Parish would not be expected to adversely impact nationally designated landscapes or Country Parks.
- 2.12.2 As expected for a rural Parish, residents of Tanworth-in-Arden have good access to the surrounding open countryside. There is an extensive Public Right of Way (PRoW) network linking the Parish to nearby settlements.
- 2.12.3 A Landscape Sensitivity Study has determined the sensitivity of land to housing development around Tanworth-in-Arden village<sup>20</sup> and Earlswood<sup>21</sup> (see **Figures 2.11** and **2.12**). The proposed development under Policy H1 is located in E03, a broad area identified as 'high/medium' sensitivity. According to the study, within area 'E03', there *"may be a small opportunity on Earlswood Common road for up to three houses"*. The proposed development under Policy H1 occupies a small area located between existing housing development on Earlswood Common Road and is proposed for the development of between six to eight dwellings. Although greater than the number of dwellings suggested within the Landscape Sensitivity Study, the development of up to eight dwellings would be unlikely to result in a significant adverse impact on the local landscape and the key sensitive characteristics identified in the study.

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<sup>19</sup> Natural England (2014) National Character Area profile: 97. Arden. Available at: <http://publications.naturalengland.org.uk/publication/1819400?category=587130> [Date Accessed: 06/09/19]

<sup>20</sup> White Consultants (2012) Landscape Sensitivity Assessment of Local Service Villages (Snitterfield - Tysoe). Available at: <https://www.stratford.gov.uk/doc/205845/name/Landscape%20Sensitivity%20Assessment%20LSVs%20Snitterfield%20Tysoe.pdf> [Date Accessed: 03/09/19]

<sup>21</sup> White Consultants (2012) Landscape Sensitivity Assessment of Local Service Villages (Claverdon - Fenny Compton). Available at: <https://www.stratford.gov.uk/doc/205840/name/Landscape%20Sensitivity%20Assessment%20LSVs%20Claverdon%20Fenny%20Compton.pdf> [Date Accessed: 03/09/19]

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- 2.12.4 The proposed development under Policy H2 is located in an area which has not been assessed for its landscape sensitivity and therefore, it is uncertain if the proposed development at this location would impact the local landscape. In the absence of this information, the NDP team has taken a precautionary approach to landscape and supplied policies to protect landscape quality (Policies NE1 and BE1).
- 2.12.5 Policy NE1 of the NDP aims to ensure that development proposals must be appropriate to, and integrate with, the local landscape character, and where appropriate, enhance local landscape features. The policy also states that development proposals must ensure that valued landscapes identified in the NDP are maintained and safeguarded. The proposed development at the two locations in accordance with Policies H1 and H2 would not be expected to result in adverse impacts on the important vistas identified in the NDP (see **Figures 1.2, 1.3 and 1.4**).
- 2.12.6 Policy BE1 of the NDP states that development within the Parish must be compliant with the Historical Character and Landscape Statements. The Landscape Statement for Earlswood states that *“linear development along the B4102 (Earlswood Common and Shut Lane) consists of tightly packed ribbon development arranged in a series of narrow and deep plots lying perpendicular to the roadside. Development lies mostly on the western side of the road”*. The proposed development under Policy HE1 would be in accordance with this description. The Landscape Statement for Wood End states that *“the small residential settlement consists of ribbon developments running along the road and each of the lanes”*. The proposed development under Policy H2 would be likely to be in accordance with this description.
- 2.12.7 As the proposed development under Policies H1 and H2 would be likely to be in-keeping with the surroundings, and due to the small scale of development proposed, adverse impacts on the local landscape would not be expected.

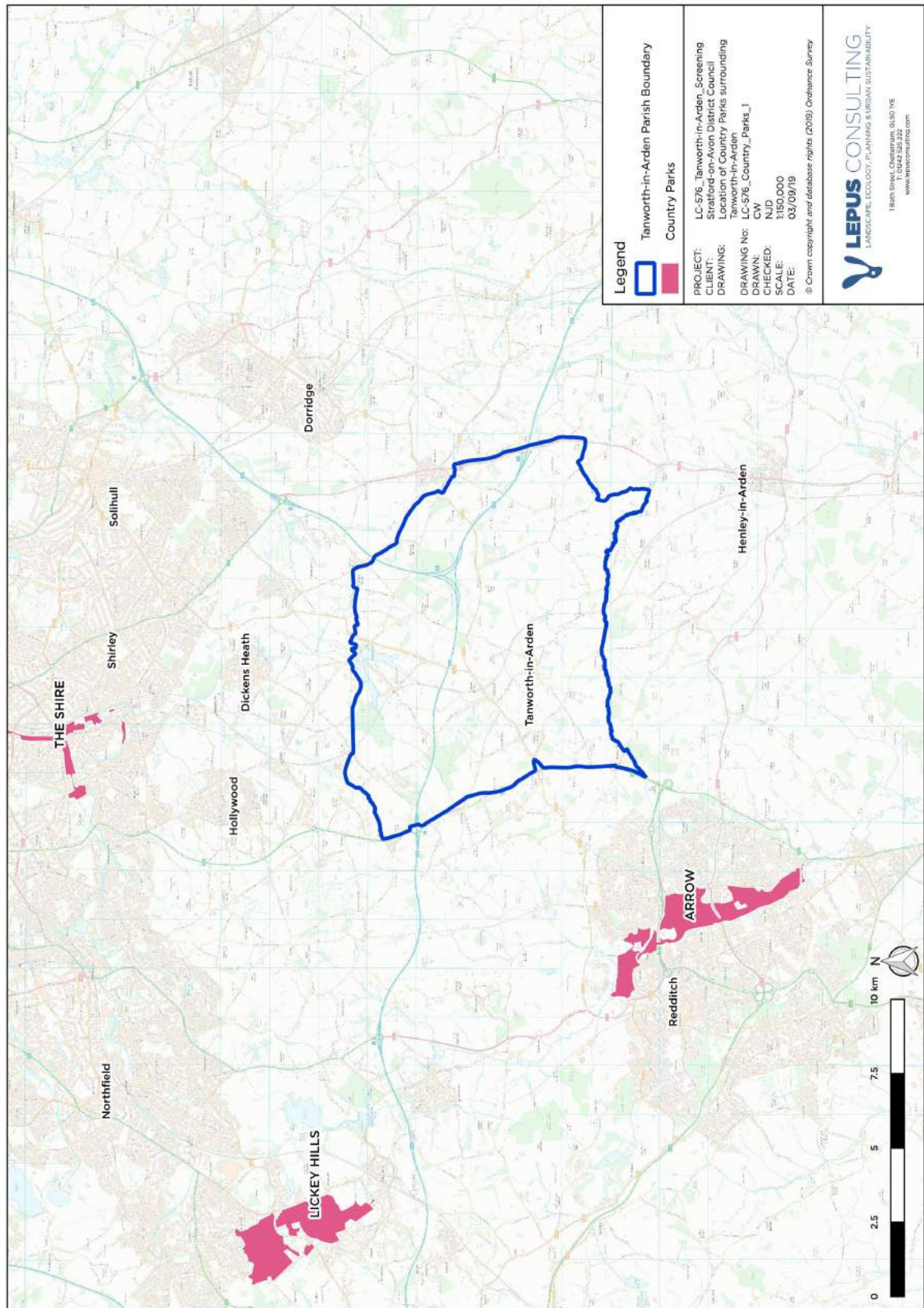


Figure 2.10: Country Parks surrounding Tanworth-in-Arden (source: Natural England)

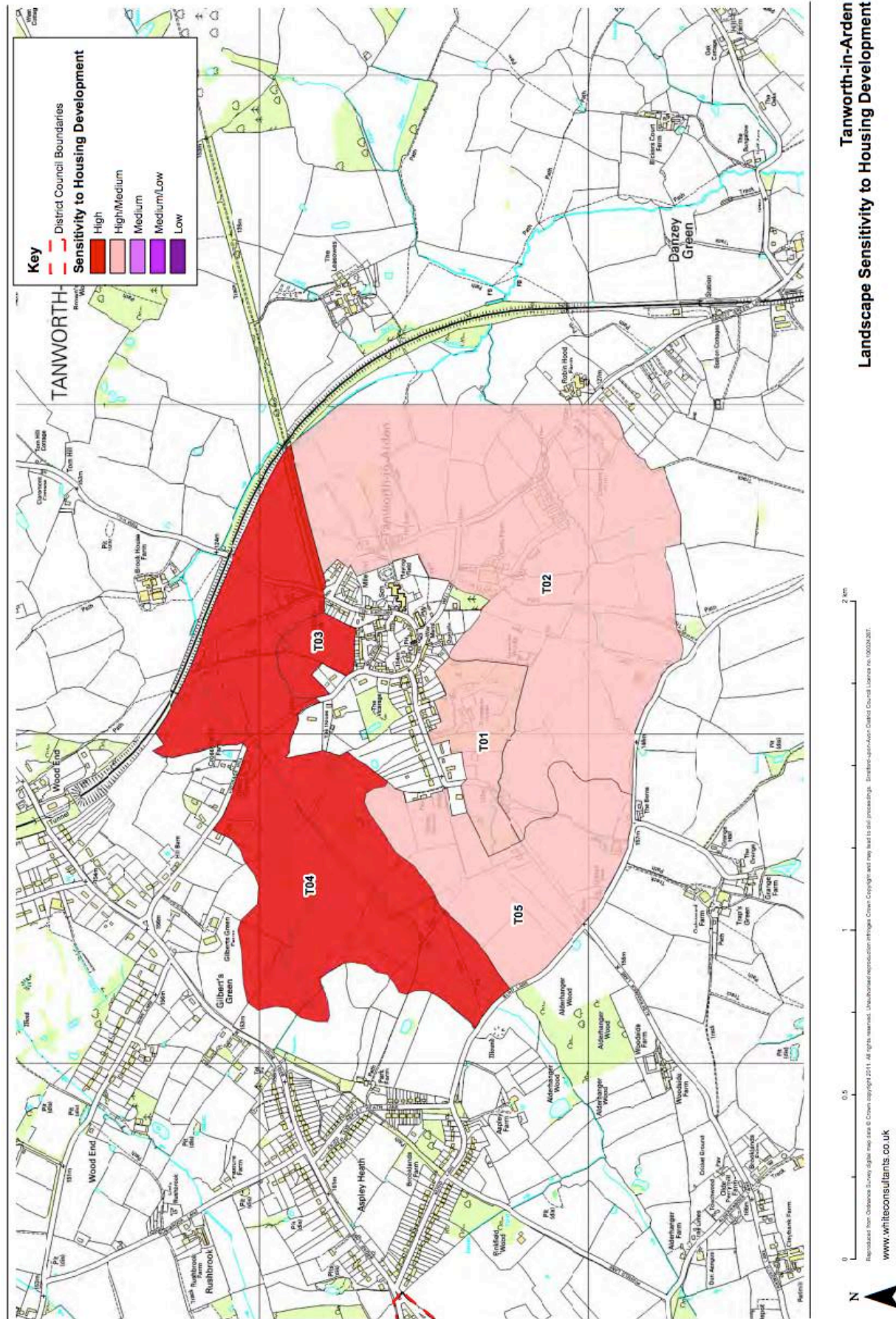


Figure 2.11: Tanworth-in-Arden landscape sensitivity to housing development (source: White Consultants)

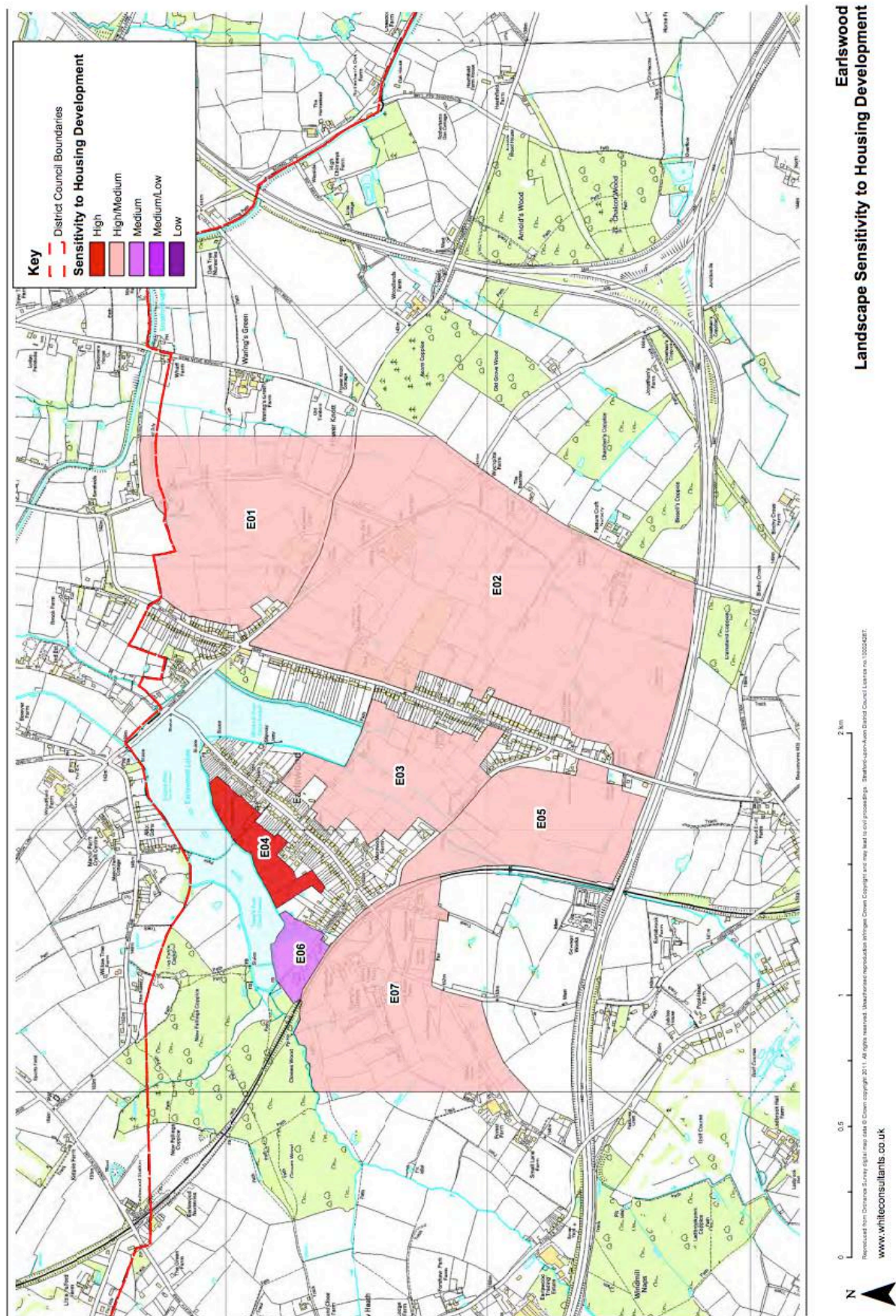


Figure 2.12: Earlswood landscape sensitivity to housing development (source: White Consultants)



## 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 2017<sup>22</sup>. 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>23</sup> and the Birds Directive<sup>24</sup>. SACs, SPAs and Ramsar sites are collectively known as the Natura 2000 network.

3.1.2 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 Tanworth-in-Arden Parish is 'Fen Pools' SAC, which is located approximately 21.3km north west of the Parish. 'Lyppard Grange Ponds' SAC is located approximately 24.5km south west of the Parish. Due to this distance and the nature of the policies contained within the NDP, there is unlikely to be any impact on these SACs. Based on the available information, a significant impact of the NDP on any Natura 2000 site can, therefore, be objectively ruled out at this stage. This decision has been taken in accordance with 'The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018'<sup>25</sup>.

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<sup>22</sup> Conservation of Habitats and Species Regulations 2017. Available at: <http://www.legislation.gov.uk/ukxi/2017/1012/regulation/105/made> [Date Accessed: 03/09/19]

<sup>23</sup> EU Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31992L0043&from=EN> [Date Accessed: 03/09/19]

<sup>24</sup> EU Council Directive 2009/147/EC on the Conservation of wild birds. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32009L0147&from=EN> [Date Accessed: 03/09/19]

<sup>25</sup> Available at: <http://www.legislation.gov.uk/ukxi/2018/1307/contents/made>

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## 4 Conclusions

### 4.1 SEA Screening outcome

4.1.1 This screening report has explored the potential effects of the proposed Tanworth-in-Arden 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 Tanworth-in-Arden 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 Tanworth-in-Arden NDP with a view to determining whether a habitats regulations assessment is required.

4.2.2 It is recommended that the Tanworth-in-Arden 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 have been incorporated into this report and are presented in full in **Appendix B**.

# Appendix A: Tanworth-in-Arden NDP Policies

Policy/ Aspirations	Policy Name
<b>Housing</b>	
Policy H1	Meeting Local Housing Needs (1)
Policy H2	Meeting Local Housing Needs (2)
Policy H3	Village Boundaries
Policy H4	Brownfield Sites
Policy H5	Use of Garden Land
Policy H6	Management of change in the housing stock
<b>Economy</b>	
Policy E1	Existing Business
Policy E2	Loss of local services
Policy E3	Home working
Policy E4	Sustainable local tourism and leisure
<b>Infrastructure</b>	
Policy I1	Road Improvements
Policy I2	Managing increasing traffic flows on predominantly rural roads
Policy I3	Local railway stations
Policy I4	Improving broadband and mobile telephone service
<b>Built Environment</b>	
Policy BE1	Neighbourhood Design Guidelines
Policy BE2	Car Parking
Policy BE3	Preservation of the Historic Environment
<b>Natural Environment</b>	
Policy NE1	Landscape and Views
Policy NE2	Protection of Local Wildlife Sites
Policy NE3	Local Green Spaces

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# Appendix B: Consultation Responses



Historic England

[REDACTED]  
Lepus Consulting Ltd.  
1 Bath Street  
Cheltenham  
GL50 1YE

Direct Dial: 0121 625 6887

Our ref: PL00630874

1 November 2019

Dear [REDACTED]

**TANWORTH-IN-ARDEN NEIGHBOURHOOD PLAN- 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 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.

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.

Yours sincerely,

[REDACTED]

Historic Places Advisor

[REDACTED]

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888  
HistoricEngland.org.uk



Date: 21 November 2019  
Our ref: 301187  
Your ref: Tanworth-in-Arden NDP



[REDACTED]  
Lepus Consulting Ltd  
1 Bath Street  
Cheltenham  
GL50 1YE

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

**BY EMAIL ONLY**

T 0300 060 3900

Dear [REDACTED]

### **SEA and HRA Screening of Tanworth-in-Arden's Neighbourhood Development Plan**

Thank you for your consultation on the above dated 23<sup>rd</sup> October 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 that significant effects on the environment are considered to be unlikely to occur as a result of the Tanworth-in-Arden Neighbourhood Development Plan.

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 welcomes the consideration given to the Habitats Regulations. We agree with the conclusion of the report that there are no likely significant effects on European sites, and therefore advise that further Habitats Regulations Assessment is not required

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](mailto:consultations@naturalengland.org.uk).

Yours sincerely

[REDACTED]  
Consultations Team

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Lepus Consulting  
Ltd  
1 Bath Street  
Cheltenham  
GL50 1YE

**Our ref:** UT/2007/101490/SE-  
33/SC1-L02  
**Your ref:**  
**Date:** 06 December 2019

Dear Madam

### **Tanworth-in-Arden Neighbourhood Development Plan SEA/HRA Screening Opinion**

Thank you for your email which was received on 29 October 2019. We apologise for the delay in our response and hope the following comments will be taken into account.

As requested we have reviewed the Screening Assessment prepared in support of the Tanworth-in-Arden Neighbourhood Development Plan (NDP). Having reviewed the proposals we do not consider there to be significant environmental impacts as a result of this plan, therefore, we concur with the conclusions of the report and do not require an SEA or HRA to be undertaken in support of the plan. We advise however the consultation is undertaken with Natural England amongst other statutory bodies prior to making the final decision.

We note the presence of floodplain from the Spring Brook, River Blythe, River Alne and ordinary watercourses, and historical landfill sites within the Neighbourhood Plan boundary which should be considered when drafting policies for the NDP. As Flood Zone 3 falls slightly within the proposed allocation for Policy H2, we strongly advise the policy specifies a Flood Risk Assessment accompanies any forthcoming proposal that demonstrates that all built development is in Flood Zone 1.

If you have any queries contact me on the details below.

Yours faithfully

[REDACTED]

Environment Agency  
9, Sentinel House Wellington Crescent, Fradley Park, Lichfield, WS13 8RR.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
Cont/d..

**Senior Planning Advisor**

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Direct e-mail [REDACTED]



Ecological Services

Green Infrastructure

Landscape and Visual Impact Assessment

Landscape Character Assessment

Habitats Regulations Assessment

Strategic Environmental Assessment

Sustainability Appraisal



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