

# Strategic Environmental Assessment and Habitats Regulations Assessment of the Bishop's Itchington Neighbourhood Development Plan

## **SEA and HRA Screening Document**

February 2021



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

# Strategic Environmental Assessment and Habitats Regulations Assessment of the Bishop's Itchington Neighbourhood Development Plan

## SEA and HRA Screening Document

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## Acronyms & Abbreviations

<b>ALC</b>	Agricultural Land Classification
<b>AONB</b>	Area of Outstanding Natural Beauty
<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 Public Interest
<b>IRZ</b>	Impact Risk Zone
<b>LWS</b>	Local Wildlife Site
<b>ODPM</b>	Office of the Deputy Prime Minister
<b>NCA</b>	National Character Area
<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 Bishop's Itchington Neighbourhood Development Plan 2011 to 2031 (NDP) should be subject to a Strategic Environmental Assessment (SEA), in accordance with the European Directive 2001/42/EC<sup>1</sup> (SEA Directive) and the Environmental Assessment of Plans and Programmes Regulations 2004<sup>2</sup> (SEA Regulations).

1.1.2 This report screens the Draft of the Bishop's Itchington Neighbourhood Development Plan 2011 to 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'<sup>3</sup> and Paragraph 009 of the Planning Practice Guidance (PPG) 'Neighbourhood Planning' section<sup>4</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.

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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: 12/01/21]

<sup>2</sup> The Environmental Assessment of Plans and Programmes Regulations 2004. Available at: <http://www.legislation.gov.uk/ukxi/2004/1633/contents/made> [Date Accessed: 12/01/21]

<sup>3</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: 12/01/21]

<sup>4</sup> MHCLG (2020) Guidance: Neighbourhood Planning. Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2> [Date Accessed: 12/01/21]

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## 1.3 The Bishop's Itchington Neighbourhood Development Plan

- 1.3.1 The creation of neighbourhood development plans started with the Government's Localism Act 2011. The Act set out a series of measures to shift power away from central government and towards local people. One of the Localism Act's key components is the neighbourhood development plan; a new tier in planning policy which enables local people to shape the development of the community in which they live.
- 1.3.2 On 13<sup>th</sup> January 2014, Stratford-on-Avon District Council formally approved the boundary of the designated neighbourhood area of Bishop's Itchington. The neighbourhood area has since been revised on 1<sup>st</sup> April 2019 to include an additional area to the north, bounded by the B4451 road and the railway line (see **Figure 1.1**) which was formally approved on 2<sup>nd</sup> April 2020. In 2016, a group of local residents formed a steering committee to develop the NDP.
- 1.3.3 The NDP offers a picture of the parish and a vision for the twenty year period between 2011 and 2031. The NDP's core vision is that *"In 2031 Bishop's Itchington will have retained and developed a strong sense of community. This will have been sustained by enabling families to stay close together through all stages of life. New housing and commercial development will have seamlessly integrated with and helped to preserve the peaceful rural environment and the distinct character of the village"*.
- 1.3.4 The NDP must also have appropriate regard to existing policy, including:
- The National Planning Policy Framework (NPPF)<sup>5</sup> and related Planning Practice Guidance advice<sup>6</sup>; and
  - Policies within the Stratford-on-Avon District Core Strategy<sup>7</sup>.
- 1.3.5 The NDP presents a total of ten planning policies. A summary of the NDP's policies are listed at **Appendix A**. The NDP policies are associated with the NDP's five Key Issues<sup>8</sup> as follows:
- Housing and Development;
  - Natural Environment;
  - Built Environment;
  - Local Community; and
  - Traffic and Transport.

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<sup>5</sup> MHCLG (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 12/01/21]

<sup>6</sup> MHCLG (2019) Planning Practice Guidance. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance> [Date Accessed: 12/01/21]

<sup>7</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: 12/01/21]

<sup>8</sup> Bishop's Itchington NDP 2011 – 2031 (pre-submission draft): Page 12

## 1.4 Consultation

1.4.1 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.

1.4.2 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.

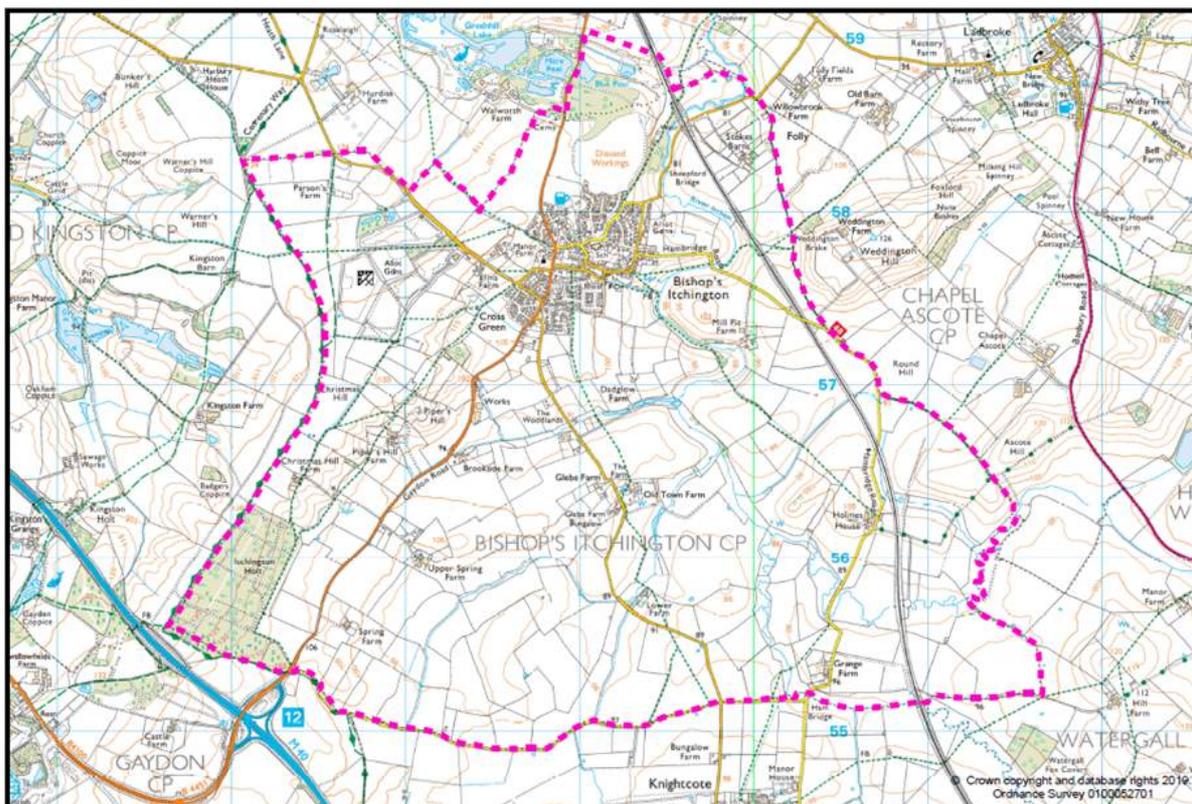


Figure 1.1: Bishop's Itchington Parish Boundary (source: Bishop's Itchington NDP)

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## 1.5 The Parish of Bishop's Itchington

- 1.5.1 Bishop's Itchington Parish is located to the east of Stratford-on-Avon District, in Warwickshire. The village of Bishop's Itchington lies in the north of the parish, and is located approximately 9.5km south east of Royal Leamington Spa, 12.5km south east of Warwick, 22km south of Coventry, and 18km north of Banbury.
- 1.5.2 The majority of the parish is rural in nature. The B4451 passes through the west of the parish, linking Bishop's Itchington to nearby villages such as Gaydon and Harbury. The M40 Junction 12 is situated just outside the parish boundary, to the south west, providing access to the strategic road network. A major railway line runs along the north eastern border of the parish, between Banbury Station and Leamington Spa Station. In addition, the River Itchen passes through the parish from the south east to the north.
- 1.5.3 The parish has an estimated population of 2,224 as of 2019<sup>9</sup>. Some of the facilities in the parish include a Co-operative general store, Bishop's Itchington Primary School, St Michael's Church and a community centre.

## 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 Bishop's Itchington 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 Bishop's Itchington 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>10</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*".

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<sup>9</sup> Office for national statistics (2019) Parish population estimates. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/adhocs/12324parishpopulationestimatesformid2001tomid2019basedonbestfittingofoutputareastoparishes> [Date Accessed: 13/01/21]

<sup>10</sup> MHCLG (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 12/11/20]



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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 the authority determines 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:

2.2.3 *"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".*

2.2.4 **Figure 2.1** presents a diagram prepared by the Office of the Deputy Prime Minister (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 Bishop's Itchington NDP.

2.2.5 **Table 2.1** uses the questions presented in **Figure 2.1** to establish whether there is a need for SEA for the Bishop's Itchington NDP.

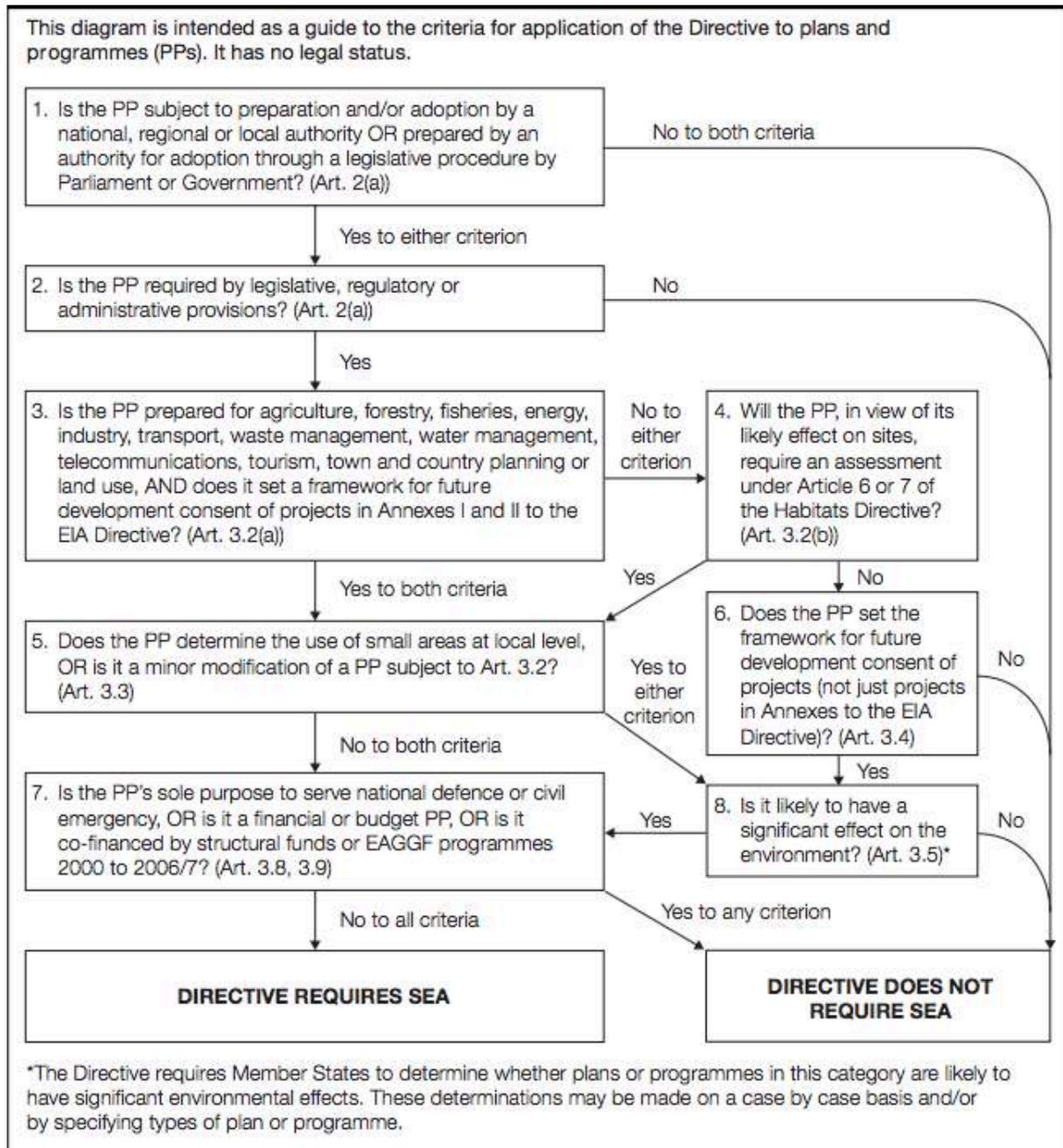


Figure 2.1: Application of the SEA Directive to plans and programmes (source: Office of the Deputy Prime Minister)

**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 Bishop's Itchington Parish.  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	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:** Bishop's Itchington 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 Bishop's Itchington 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 Bishop's Itchington NDP. The NDP contains policies that aim to retain and develop a strong sense of community, for example through conserving the natural environment and promoting use of sustainable transport (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 Bishop's Itchington Neighbourhood 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

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Response
	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: (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** and consultation comments (once received following consultation) will be set out in **Appendix B**.

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## 2.5 Biodiversity, flora and fauna

- 2.5.1 There are no European designated biodiversity sites located within 20km of Bishop's Itchington Parish. The nearest European designated site is 'Ensor's Pool' Special Area of Conservation (SAC), located approximately 32.2km north of Bishop's Itchington Parish. European sites are discussed further in **Chapter 3**.
- 2.5.2 There are two Sites of Special Scientific Interest (SSSI) within the parish. 'Harbury Quarries' SSSI is designated for its geological importance<sup>11</sup>, and is located to the north of the parish. The 'River Itchen' SSSI comprises a stream which has been designated due to its "*significant role in the development of the theory of underfit streams*"<sup>12</sup>, located in the south east of the parish. Other nearby SSSIs include 'Long Itchington & Ufton Woods', 'Ufton Fields', 'Harbury Railway Cutting' and 'Stockton Railway Cutting and Quarry' (see **Figure 2.2**).
- 2.5.3 The majority of the parish is within an Impact Risk Zone (IRZ) which does not indicate residential and non-residential development as a particular threat to surrounding SSSIs. However, a proportion of the parish in the south east, in close proximity to 'River Itchen' SSSI, is situated within IRZs which state that "*any residential development of 50 or more houses outside existing settlements/urban areas*" or "*any residential development of 10 or more houses outside existing settlements/urban areas*" should be consulted on with Natural England.
- 2.5.4 'Itchington Holt' ancient woodland is located within the parish, in the south western corner. Other nearby ancient woodlands include 'Nuns Bushes', approximately 770m to the north east of the parish, and 'Gaydon Coppice', approximately 800m to the south west (see **Figure 2.3**).
- 2.5.5 There are several Local Wildlife Sites (LWSs) in the parish, including 'Bishop's Hill and Bishop's Bowl', 'Jock's Meadow', and 'Manor Farm Pastures' (see **Figure 2.3**). Furthermore, there are several areas of priority habitat within the parish including deciduous woodland in the west of the parish, good quality semi-improved grassland to the north of Bishop's Itchington village, and a large area of lowland meadows to the south east of the parish.
- 2.5.6 NDP Policy BINDP4 seeks to ensure any future development proposals are assessed against their impact on the biodiversity and geodiversity of the area. NDP Policy BINDP1 states that development will only be supported where it "*conserves or enhances existing wildlife habitats and incorporates new native planting and landscaping that creates a net gain in biodiversity*".

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<sup>11</sup> Natural England (1991) Harbury Quarries SSSI. Available at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1003059&SiteName=harbu&countyCode=&responsiblePerson=> [Date Accessed: 13/01/21]

<sup>12</sup> Natural England (1990) River Itchen SSSI. Available at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1005547&SiteName=river%20itchen&countyCode=&responsiblePerson=&SeaArea=&FCAArea=> [Date Accessed: 13/01/21]

2.5.7 Due to the requirements of policies set out above and in the Core Strategy, and as the NDP does not allocate any sites for development, the Bishop's Itchington NDP would not be expected to lead to any likely significant effects on the biodiversity, flora and fauna within the Plan area.

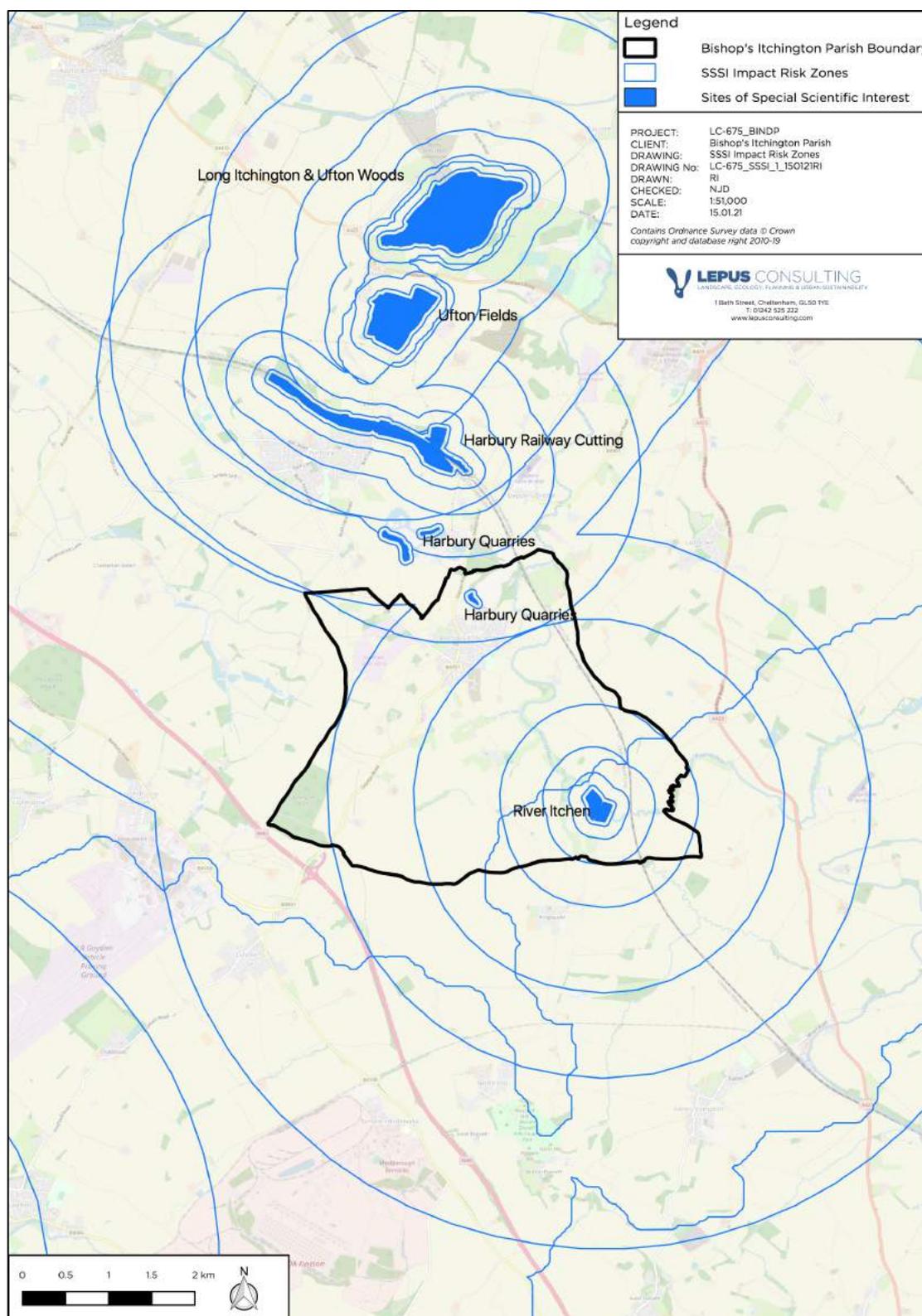
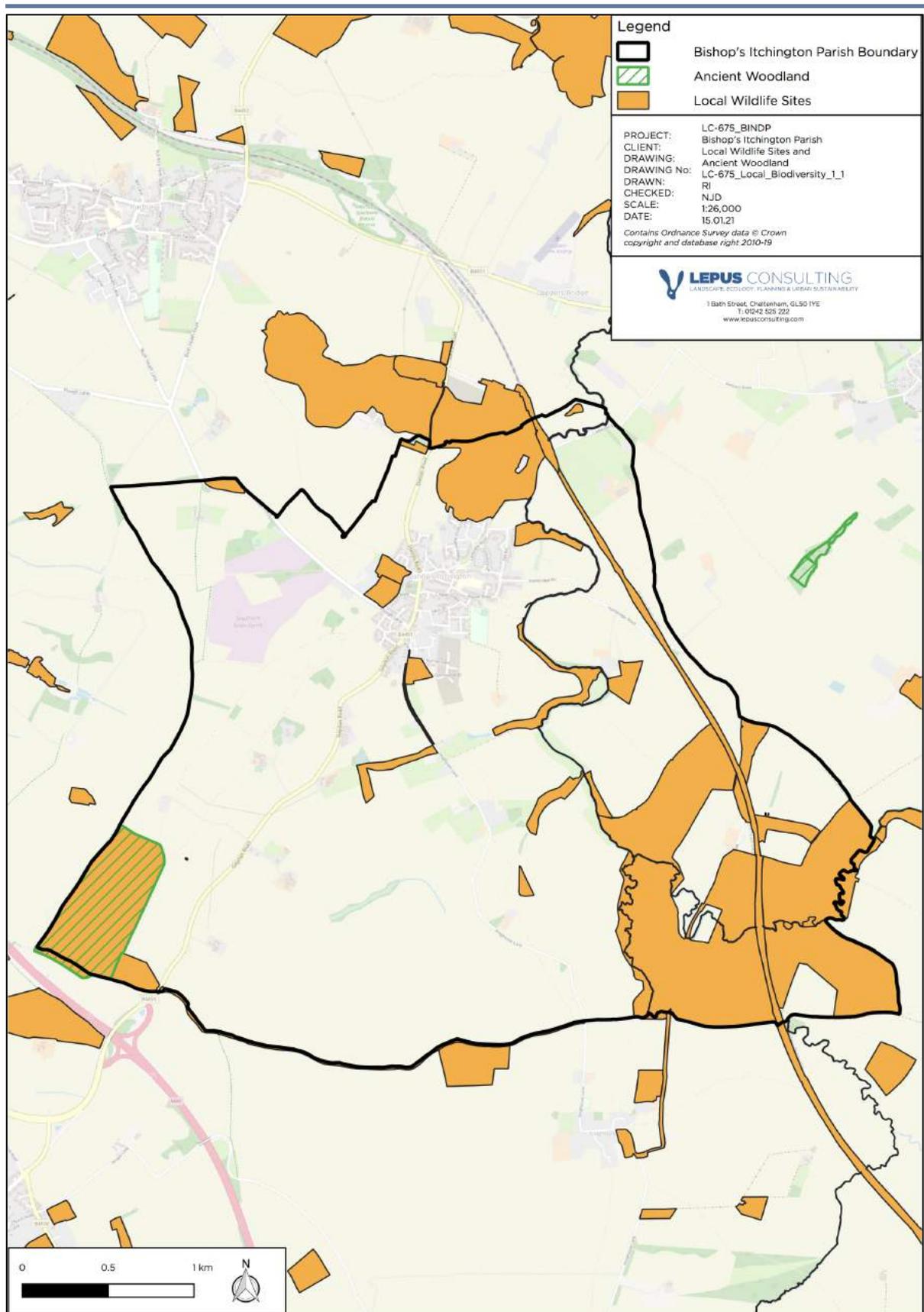


Figure 2.2: The SSSIs and corresponding Impact Risk Zones in and around Bishop's Itchington Parish (source: Natural England)



**Figure 2.3:** Ancient woodland and Local Wildlife Sites in and around Bishop's Itchington Parish (source: Natural England and Stratford-on-Avon District Council)

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## 2.6 Population and human health

- 2.6.1 Bishop's Itchington Primary School is located to the north east of the village. Convenience stores within the parish include Co-operative Food and Bishop's Itchington Newsagents.
- 2.6.2 Community facilities within Bishop's Itchington Parish include St Michael's Church, a community centre, hard courts at the playing field and the memorial hall. Public houses in the parish include The Butcher's Arms and The Greaves Club. Most of these services are located in the village centre.
- 2.6.3 Bishop's Itchington village surgery is located in the village centre, and the nearest leisure centre is Southam Leisure Centre, located approximately 5.3km to the north east of Bishop's Itchington village centre, in Southam. Warwick Hospital, located approximately 13.3km to the north west of Bishop's Itchington, is the closest hospital with an A&E department.
- 2.6.4 A total of four Local Green Spaces have been designated under Policy BINDP7 of the NDP, including allotments and playing fields. The policy seeks to protect these green spaces in the parish from development, for the enjoyment of current and new residents. Access to these spaces would be expected to help encourage active lifestyles and exercise, whilst also having benefits to residents' mental health.
- 2.6.5 Policy BINDP1 provides criteria to ensure and retain the parish's strong sense of community and seeks to *"improve pedestrian facilities and linkages in the Parish"*. BINDP2 aims to promote *"small scale community-led housing schemes"* to meet a need in Bishop's Itchington. These policies would be likely to ensure that future development within the parish is of a suitable mix and tenure to meet the identified needs of local residents.
- 2.6.6 Objective SO7 of the NDP is to *"make the parish a safe and accessible place for residents and encourage a range of sustainable transport opportunities while recognising the need and place for motorised transport"* and SO3 encourages *"the retention of existing employers and to promote new employment opportunities for local people in appropriate locations in order to advance economic development in the Neighbourhood Area"*. These objectives would be expected to improve connectivity and promoting community well-being as well as encourage local economic development, which would be likely to have a positive impact on the population.
- 2.6.7 Overall, the NDP is not expected to lead to any adverse likely significant effects on the local population or human health.

## 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 several bus services which pass through Bishop's Itchington village centre with routes to Leamington Spa, Southam and Banbury. There are no railway stations within the parish. The nearest station to Bishop's Itchington is Leamington Spa Station located approximately 10km to the north west. From here, residents can journey to Stratford-on-Avon, Birmingham, London and Manchester.
- 2.7.3 The B4451 (Gaydon Road) passes through the parish from north to south west. Junction 12 of the M40 is located just outside of the parish, to the south west. From these roads, residents will have good access via the road network to Coventry, Banbury, Warwick, Rugby and nationally.
- 2.7.4 Policy CS.26 of the Stratford-on-Avon Core Strategy states that development should make provision for "*contributions towards local public transport services and support for community transport initiatives*". This would help to ensure that future development in the parish has access to sustainable transport options.
- 2.7.5 Policy BINDP9 of the NDP states that "*new development must protect existing Public Rights of Way and other walking and cycle routes*". Any future development proposals would therefore be expected to encourage walking and cycling over car use.
- 2.7.6 The NDP and Core Strategy policies would be expected to help prevent adverse impacts in regard to transport and accessibility occurring due to future development within Bishop's Itchington. Overall, the NDP is not expected to lead to any likely significant effects on transport or accessibility.

## 2.8 Soil, water and air

- 2.8.1 The majority of Bishop's Itchington Parish is situated on ALC Grade 3 land (see **Figure 2.4**). Some areas to the north and south of the parish have been identified as Grade 4 ALC.
- 2.8.2 Policy 'AS.10' of the Stratford-on-Avon Core Strategy seeks to prioritise "*the re-use of brownfield land*", supporting the redevelopment of brownfield land within the identified BUAB (see **Figure 1.2**) in line with the criteria set out in the policy and in NDP Policy BINDP1. This would be expected to help reduce the volume of greenfield land lost due to development and protect 'best and most versatile' land in the parish.
- 2.8.3 The River Itchen passes through the east of the parish. There are large areas of Flood Zone 2 and 3 associated with this river (see **Figure 2.5**). There are also areas of high surface water flood risk associated with the watercourse, as well as significant areas of low, medium and high surface water flood risk across the area, particularly in the south of the parish, and along roads and field boundaries (see **Figure 2.6**).
- 2.8.4 In conformity with Policy 'CS.4' of Stratford-on-Avon's Core Strategy, development proposals must follow guidelines set out by the NPPF in relation to Flood Zone 2 and 3 within the parish in order to address fluvial and pluvial flooding issues. Future development must not exacerbate flood risk in surrounding areas and, where appropriate, should be supported by a site-specific flood risk assessment.

- 
- 2.8.5 Policy BINDP1 of the NDP includes the importance of new developments “*to be as water efficient as possible*” for example by using “*existing watercourses and ditches and sustainable urban drainage systems (SuDS)*” in order to capture rainwater in storm events.
- 2.8.6 Overall, the NDP is not expected to have any significant effects on soil, water or air in the parish area.

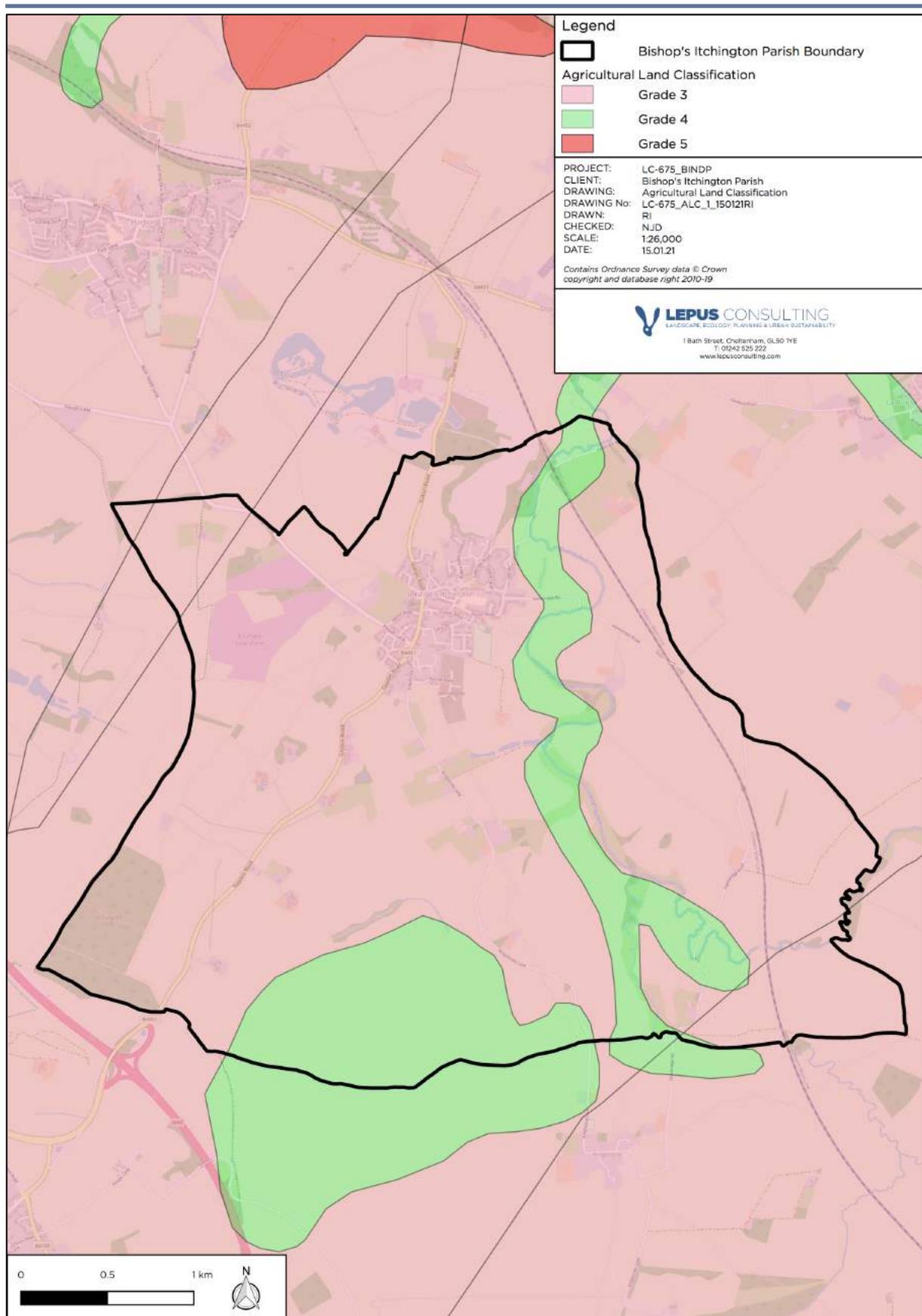


Figure 2.4: Agricultural Land Classification in and around Bishop's Itchington Parish (source: Natural England)

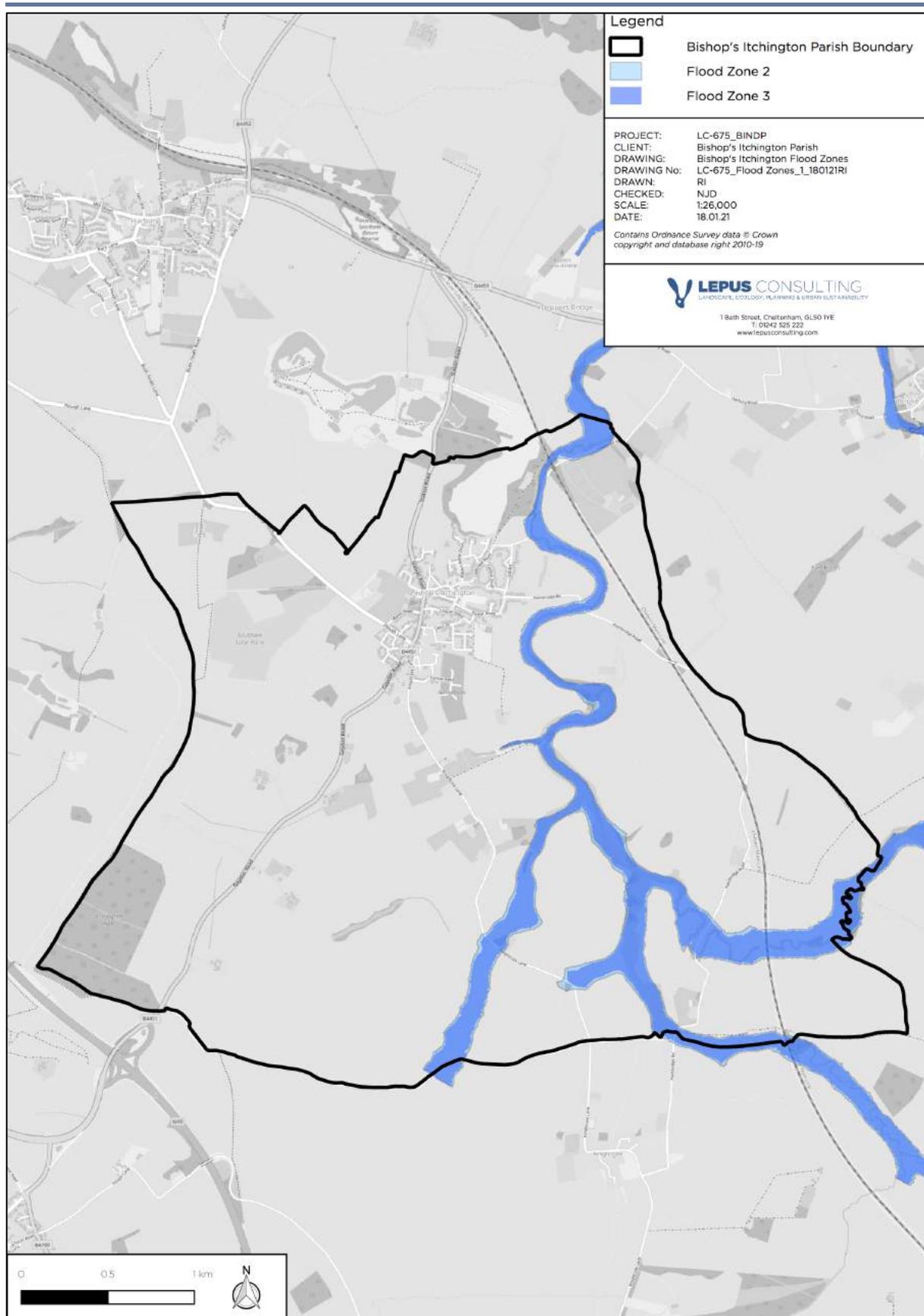


Figure 2.5: Flood Zones in and around Bishop's Itchington Parish (source: Environment Agency)

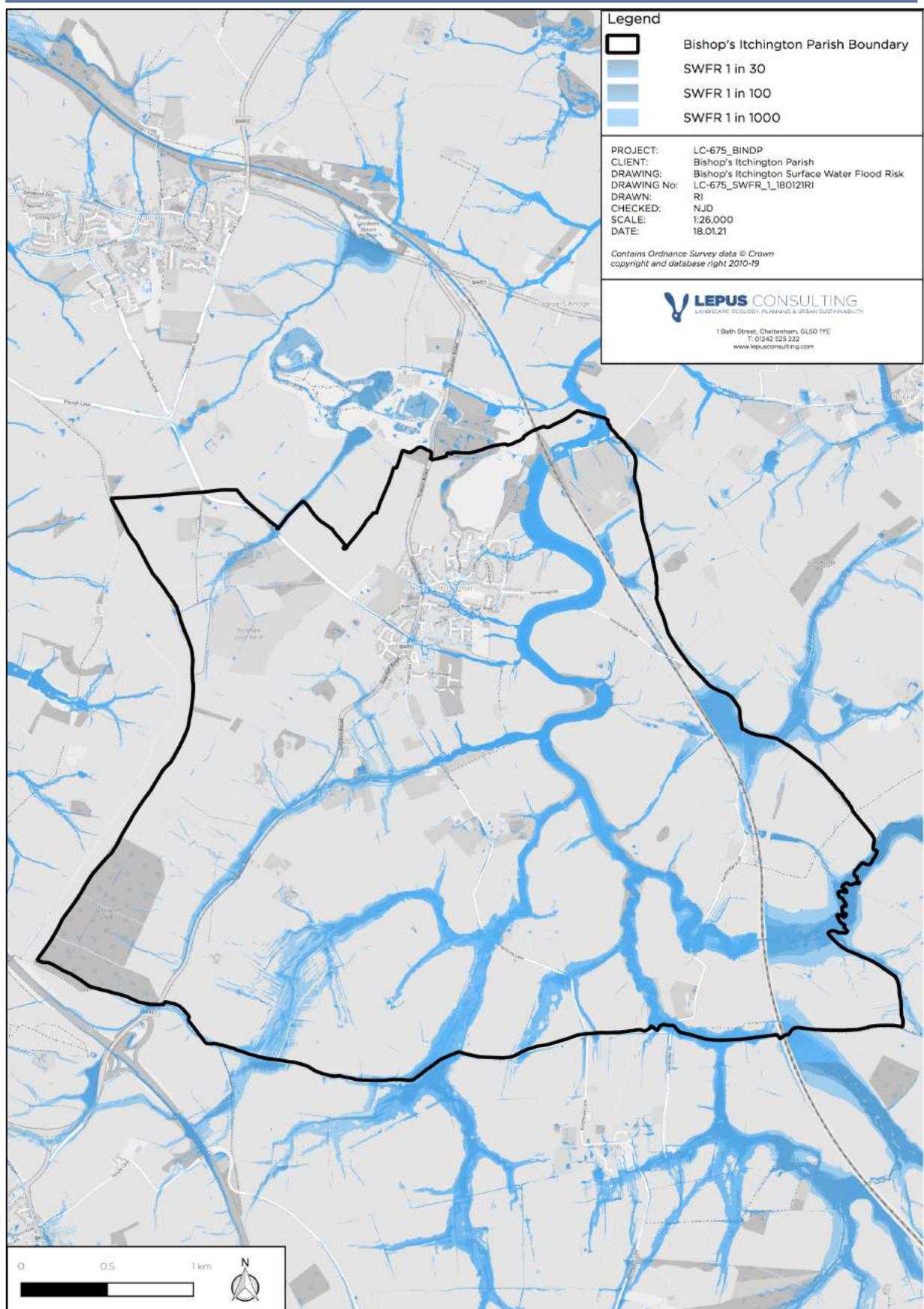


Figure 2.6: The risk of surface water flooding extent within Bishop's Itchington Parish (source: Environment Agency)

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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. 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*".
- 2.9.2 The NDP seeks to support development which would help to reduce carbon emissions and the impacts of climate change. Policy BINDP1 of the NDP states that "*development should seek to minimise resource use, exceed minimum standards for energy efficiency and seek to be carbon neutral, thereby contributing to reducing the effects of climate change*".
- 2.9.3 Policy BINDP9 aims to support new development which protects means of local green travel and Policy BINDP10 seeks to ensure future developments are suitable for the provision of electric car charging points. These measures could potentially help to decrease the number of petrol or diesel powered vehicles on local roads, reducing carbon emissions and improving local air quality.
- 2.9.4 These policies would be likely to have a positive impact on the parish's commitment to combat climate change. Overall, the NDP is not expected to lead to any likely significant effects on climate change.

## 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 There are a range of local shops and businesses within the parish, including Bishop's Fryer (fish and chip shop), Bishop's Itchington Newsagents, Co-operative Food and Emily Jayne's hairdressing. NDP objective SO3 strives to improve material assets and aims to "*encourage the retention of existing employers and to promote new employment opportunities for local people in appropriate locations in order to advance economic development in the Neighbourhood Area*". Residents are expected to have good access to a range of employment opportunities.
- 2.10.3 Policy BINDP5 of the NDP seeks "*to protect and enhance community facilities*". Additionally, Policy BINDP3 supports new development for homeworking where it does not "*lead to a significant adverse impact with regard to residential amenity or car parking*". These would be likely to have a positive impact on the local economy, encouraging residents to shop locally, providing local job opportunities and acknowledging the relevance and importance of homeworking to residents.

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2.10.4 It is considered unlikely that the NDP would have significant adverse impacts on material assets within Bishop's Itchington Parish.

## 2.11 Cultural heritage

2.11.1 There is one Grade II\* Listed Building, 'The Cottage', located in the north of the village (see **Figure 2.7**). There are four Grade II Listed Buildings; 'Rambler's Cottage', 'Church of St Michael', 'Holmes House' and 'Old Town Farmhouse'. There are no other designated heritage assets within the parish.

2.11.2 Policy BINDP1 seeks to "*reinforce local distinctiveness*" in new developments and BINDP4 of the NDP seeks to ensure development proposals "*maintain the distinctive character of the neighbourhood area*" and "*take account of designated and non-designated heritage assets*". This would help to ensure that future development within the parish is considerate of heritage features, including the Listed Buildings and their settings.

2.11.3 Overall, the NDP is not expected to lead to any likely significant effects on cultural heritage.

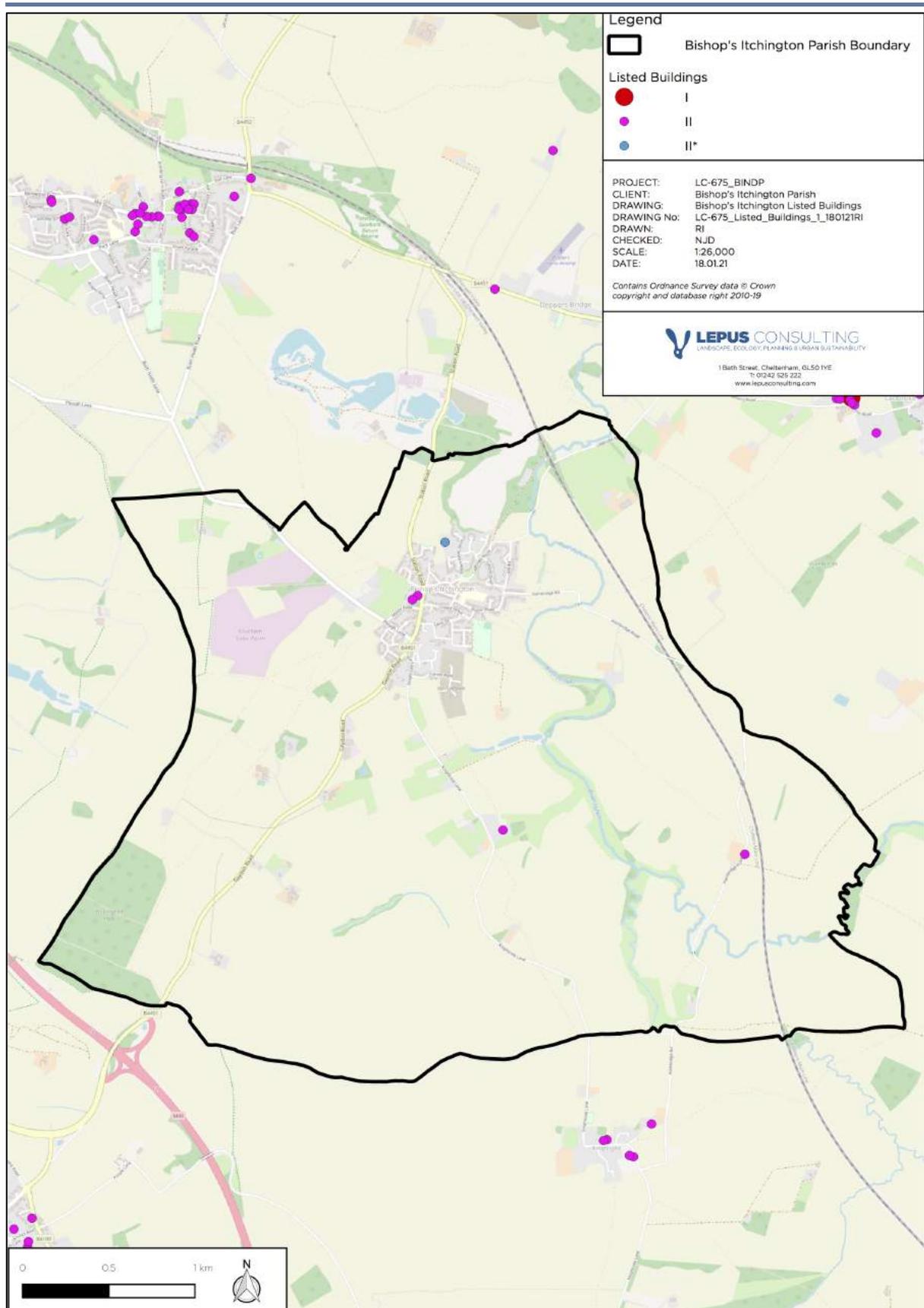


Figure 2.7: Listed Buildings located in and around Bishop's Itchington Parish (source: Historic England)

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## 2.12 Landscape

- 2.12.1 A large proportion of Bishop's Itchington is located within the 'Dunsmore and Feldon' National Character Area (NCA)<sup>13</sup>. A key characteristic of this landscape includes *"the sense of a predominantly quiet, rural landscape heightened by its close proximity to several urban area, with a gently undulating landscape of low hills, heathland plateaux and clay vales separated by the occasional upstanding escarpment"*. A small section to the south east is located in the 'Northamptonshire Uplands' NCA<sup>14</sup>. A key characteristic of this NCA is the *"gently rolling, limestone hills and valleys capped by ironstone-bearing sandstone and clay Lias, with many long, low ridgelines"*.
- 2.12.2 The Cotswolds Area of Outstanding Natural Beauty (AONB) is located approximately 6km to the south of the parish. There is also a Country Park, Burton Dassett, situated approximately 2.6km to the south of Bishop's Itchington Parish.
- 2.12.3 Policy BINDP4 of the NDP, 'Landscape Character', seeks to ensure development proposals *"maintain the distinctive character of the neighbourhood area"*. Furthermore, Policy BINDP1 would be expected to ensure future development within the parish is of high quality, and reinforces local distinctiveness. These policies would be likely to protect valued landscapes within the parish, including five special views identified within Policy BIND4, from inappropriate development.
- 2.12.4 Overall, the NDP is not expected to lead to any likely significant effects on landscape.

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<sup>13</sup> Natural England (2014) National Character Area profile: 96. Dunsmore and Feldon. Available at: <http://publications.naturalengland.org.uk/publication/4878893332824064> [Date Accessed: 13/11/20]

<sup>14</sup> Natural England (2014) National Character Area profile: 95. Northamptonshire Uplands. Available at: <http://publications.naturalengland.org.uk/publication/5007752023769088#:~:text=The%20Northamptonshire%20Uplands%20National%20Character.with%20many%20long%2C%20low%20ridgelines> [Date Accessed: 13/11/20]

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## 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>15</sup>.
- 3.1.2 HRA considers the potential adverse impacts of plans and projects on designated Special Areas of Conservation (SACs), classified Special Protection Areas (SPAs) and listed Ramsar sites. This is in accordance with the Habitats Directive<sup>16</sup> and the Birds Directive<sup>17</sup>. SACs, SPAs and Ramsar sites are collectively known as the Natura 2000 network.
- 3.1.3 Should a development, plan or project be considered likely to have a significant impact on a Natura 2000 site, the HRA proceeds to an Appropriate Assessment. If likely significant effects 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 Bishop Itchington's Parish is 'Ensor's Pool' SAC, which is located approximately 32.2km away. Due to this distance and the fact that no impact pathways have been identified to European sites, in addition to the nature of the policies contained within the Core Strategy, 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 be objectively ruled out at this stage.

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<sup>15</sup> Conservation of Habitats and Species Regulations 2017. Available at: <http://www.legislation.gov.uk/uksi/2017/1012/regulation/105/made> [Date Accessed: 16/11/20]

<sup>16</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/?uri=celex%3A31992L0043> [Date Accessed: 16/11/20]

<sup>17</sup> EU Council Directive 2009/147/EC on the Conservation of wild birds. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32009L0147> [Date Accessed: 16/11/20]

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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 Bishop's Itchington 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 Bishop's Itchington 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 Bishop's Itchington NDP with a view to determining whether a habitats regulations assessment is required.

4.2.2 It is recommended that the Bishop's Itchington NDP should **not** be screened into the HRA process.

### 4.3 Consultation

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

# Appendix A: Bishop's Itchington NDP Policies

Policy	Policy Name
<b>Housing and Development</b>	
Policy BINDP1	New Development within Bishop's Itchington
Policy BINDP2	Local Needs Housing
Policy BINDP3	Local Economy
<b>Natural and Built Heritage</b>	
Policy BINDP4	Landscape Character
<b>Local Community</b>	
Policy BINDP5	Protecting and Enhancing Community Facilities
Policy BINDP6	Sports Facilities
Policy BINDP7	Local Green Space
Policy BINDP8	Other Open Spaces
<b>Traffic and Transport</b>	
Policy BINDP9	Maintenance of Existing Footpaths/Bridleways as Cycling Routes
Policy BINDP10	Electric Vehicle (EV) Charging Infrastructure for New Homes

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# Appendix B: Consultation Responses

██████████  
Lepus Consulting Ltd  
1 Bath Street  
Cheltenham  
GL50 1YE

**Our ref:** UT/2007/101490/SE-  
36/DS1-L01  
**Your ref:**  
**Date:** 15 February 2021

Dear Madam

### **SEA and HRA Screening Bishop's Itchington Neighbourhood Development Plan**

Thank you for referring the above SEA and HRA Screening document for comment which was received on 21 January 2021.

As requested we have reviewed the Screening Assessment prepared in support of the Bishop's Itchington Neighbourhood Development Plan (NDP). Having reviewed the proposals we do not consider there to be significant environmental impacts. Therefore, we concur with the conclusions of the report and do not require an SEA or HRA to be undertaken in support of the Bishop's Itchington NDP. 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 river Itchen and associated tributaries within the NDP boundary. There are significant areas of floodplain most of which is Flood Zone 3 (high probability). Any proposals and policies that are considered during the NDP process should take this into account.

The NDP should propose local policies to safeguard land at risk from fluvial flooding and the provision of sustainable management of surface water. The local policies should seek to enhance the policies in Stratford-on-Avon District Council's Core Strategy 2011 to 2031, in particular Policy CS.4 Water Environment and Flood Risk.

All proposals for new development must demonstrate that existing flood risk will not be increased elsewhere (downstream), ideally by managing surface water on site and limiting runoff to the greenfield rate or better. The use of sustainable drainage systems and permeable surfaces will be encouraged where appropriate.

Consideration should also be given to the impact of new development on both existing and future flood risk. Where appropriate, development should include measures that mitigate and adapt to climate change.

In line with National Planning Policy we would wish to see all new development,

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..

directed away from those areas at highest flood risk, i.e. towards Flood Zone 1. All new development, including infill development and small scale development, should incorporate sustainable drainage systems (SuDS) to reduce flood risk and manage surface water to ensure that runoff does not increase the risk of flooding elsewhere.

In addition to the comments above, we note the Water Framework Directive (WFD) and objectives from the Severn River Basin Management Plan have not been included as part of the NDP. There is a requirement for all waterbodies to meet 'Good Ecological Status or Potential' by 2027. The NDP should support the WFD to secure water quality improvements where possible.

We recommend that Warwickshire County Council as the Lead Local Flood Authority (LLFA) are consulted on this Plan. The LLFA are responsible for managing flood risk from local sources including ordinary watercourses, groundwater and surface water.

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

Yours faithfully

[REDACTED]  
**Senior Planning Advisor**

[REDACTED]  
[REDACTED]

Date: 23 February 2021  
Our ref: 343974  
Your ref: Bishop's Itchington SEA and HRA Screening



[REDACTED]  
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Cheltenham  
GL50 1YE

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

**BY EMAIL ONLY**

T [REDACTED]

Dear [REDACTED]

### **Bishop's Itchington Neighbourhood Development Plan – SEA & HRA Screening**

Thank you for your consultation on the above dated 8<sup>th</sup> February 2021 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**

Natural England considers that, based on the material supplied with the consultation, in so far as our strategic environmental interests are concerned, significant environmental effects resulting from the neighbourhood plan are unlikely. We therefore agree with the conclusion of the SEA screening report that a Strategic Environmental Assessment would not be required.

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

#### **Habitats Regulations Assessment Screening**

Natural England welcomes the consideration given to the Habitats Regulations. We agree with the conclusion of the report of no likely significant effect upon 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



[REDACTED]  
Lepus Consulting

Direct Dial: [REDACTED]

Our ref: PL00738862  
23 February 2021

Dear [REDACTED]

**BISHOPS ITCHINGTON 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/>

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

Yours sincerely,

[REDACTED]

[REDACTED]  
Historic Places Advisor  
[REDACTED]



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

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Ecological Services

Green Infrastructure

Landscape and Visual Impact Assessment

Landscape Character Assessment

Habitats Regulations Assessment

Strategic Environmental Assessment

Sustainability Appraisal



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