

Strategic Environmental Assessment and Habitats Regulations Assessment of the Hampton Lucy Neighbourhood Development Plan

SEA and HRA Screening Document

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LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

Strategic Environmental Assessment and Habitats Regulations Assessment of the Hampton Lucy Neighbourhood Development Plan

SEA and HRA Screening Document

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Acronyms & Abbreviations

A&E	Accident & Emergency
ALC	Agricultural Land Classification
AONB	Area of Outstanding Natural Beauty
BMV	Best and Most Versatile
EIA	Environmental Impact Assessment
EU	European Union
GP	General Practice
HRA	Habitats Regulations Assessment
IRZ	Impact Risk Zone
LGS	Local Geological Site
LWS	Local Wildlife Site
ODPM	Office of the Deputy Prime Minister
NCA	National Character Area
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PP	Policy or Programme
PPG	Planning Practice Guidance
PRoW	Public Right of Way
RPG	Registered Park and Garden
SAC	Special Area of Conservation
SAP	Site Allocation Plan
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SM	Scheduled Monument
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
VB	Village Boundary

1 Introduction

1.1 This report

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

1.1.2 This report screens the draft Hampton Lucy Neighbourhood Development Plan 2011 to 2031³.

1.2 Strategic Environmental Assessment

1.2.1 The basis for Strategic Environmental Assessment legislation is European Directive 2001/42/EC; this has now been brought into UK law. This was originally 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'⁴ and Paragraph 009 of the Planning Practice Guidance (PPG) 'Neighbourhood Planning' section⁵.

1.2.2 Under the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, certain types of plans that set the framework for the consent of future development projects must be subject to an environmental assessment.

1.3 The Hampton Lucy 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 SEA Directive. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=en> [Date Accessed: 14/06/21]

² The Environmental Assessment of Plans and Programmes Regulations 2004. Available at: <http://www.legislation.gov.uk/ukxi/2004/1633/contents/made> [Date Accessed: 14/06/21]

³ Hampton Lucy Parish Council (2021) Hampton Lucy Neighbourhood Plan 2011 – 2031 Pre-Submission Consultation Version (April 2021)

⁴ 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 [Date Accessed: 14/06/21]

⁵ MHCLG (2020) Guidance: Neighbourhood Planning. Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2> [Date Accessed: 14/06/21]

- 1.3.2 On 6th October 2014, Stratford-on-Avon District Council formally approved the boundary of the designated neighbourhood area of Hampton Lucy, which is the same as the parish boundary (see **Figure 1.1**). In 2013, a group of local volunteers formed the Neighbourhood Plan Group to develop the NDP⁶.
- 1.3.3 The NDP⁷ offers a picture of the parish and a vision for the twenty year period between 2011 and 2031. The NDP's vision for 2031 is in context with the objectives and policies of the NDP and is as follows:
- 1.3.4 *“Development in the countryside will be in keeping with its surroundings retaining the rural aspect of its setting. Within the Village boundary development will be sympathetic and in keeping with the varying designs which make up the character of the village. Growth will be sustainable, organic and supply the right housing mix and tenures, to fulfil the identified local housing need, enabling the continuation of a feeling of community and wellbeing.”*
- 1.3.5 The NDP presents a total of 19 planning policies. A summary of the NDP's policies are listed at **Appendix A**. The NDP policies are in context with the following five topics:
- Built Environment;
 - Housing;
 - Natural Environment;
 - Local Community, Health and Wellbeing; and
 - Infrastructure.

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 it. 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.

1.5 Meeting the Basic Conditions

- 1.5.1 Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990⁸ as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

⁶ Hampton Lucy Neighbourhood Plan (2021) Available at: <http://www.hamptonlucyneighbourhoodplan.co.uk/about-us> [Date Accessed: 23/06/21]

⁷ Hampton Lucy Parish Council (2021) Hampton Lucy Neighbourhood Plan 2011 – 2031 Pre-Submission Consultation Version (April 2021)

⁸ Available at: <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted> [Date Accessed: 14/06/21]

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
- d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
- e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations as incorporated into UK law.
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

1.5.2 When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and
- the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.

1.5.3 The NDP must therefore be general conformity with the development plan (Core Strategy⁹) and have appropriate regard to existing policy and guidance, including the National Planning Policy Framework (NPPF)¹⁰ and related Planning Practice Guidance advice¹¹.

⁹ 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: 14/06/21]

¹⁰ MHCLG (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 14/06/21]

¹¹ MHCLG (2019) Planning Practice Guidance. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance> [Date Accessed: 14/06/21]

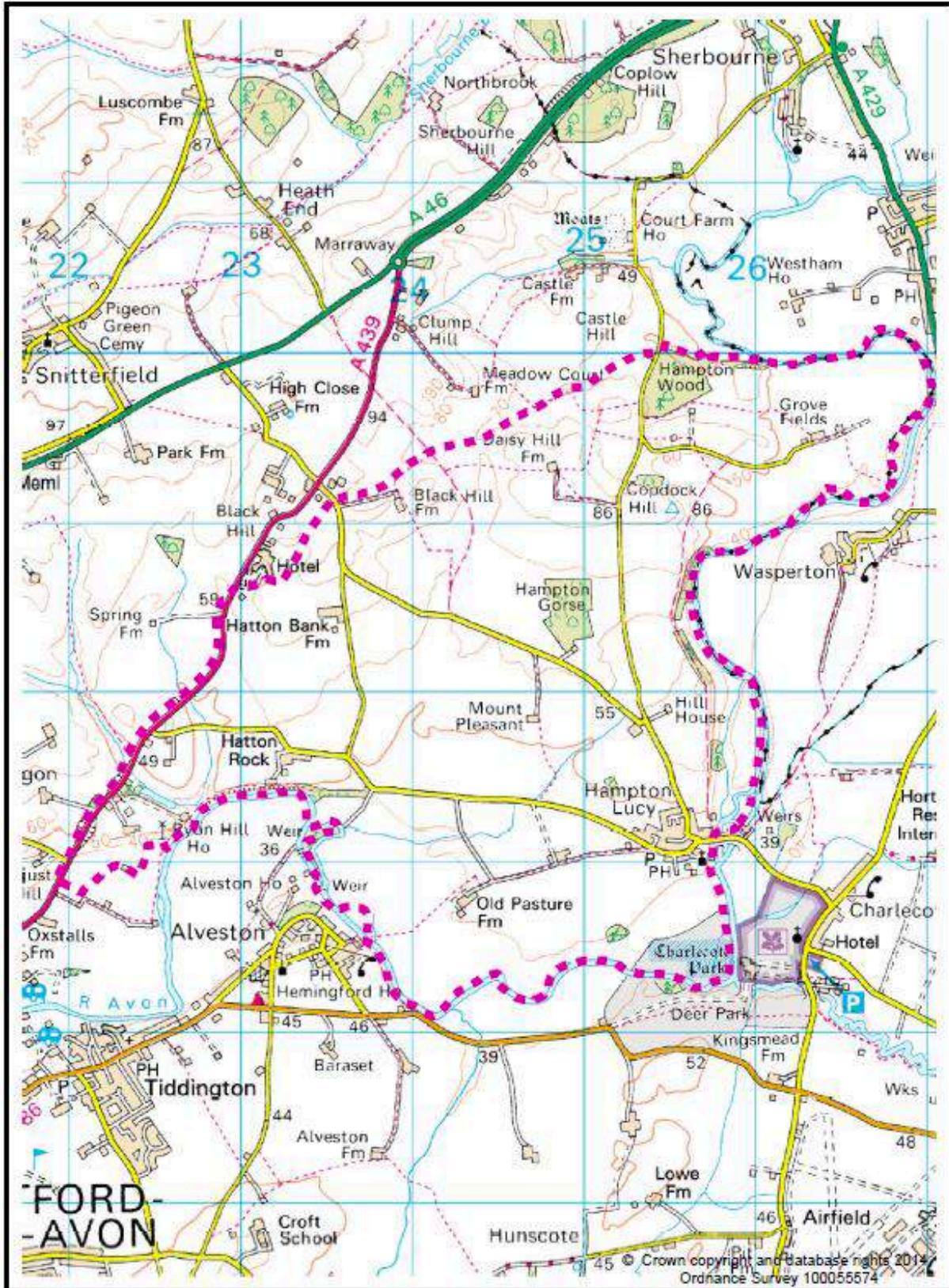


Figure 1.1: Hampton Lucy Parish Boundary (source: Hampton Lucy NDP)

1.6 The Parish of Hampton Lucy

- 1.6.1 Hampton Lucy Parish is located to the north east of Stratford-on-Avon District, in Warwickshire, and is approximately 5km south west of Warwick, 37km east of Worcester and 25km north west of Banbury. The parish is comprised of the village of Hampton Lucy, the historically significant area of Hatton Rock, farmland and smaller settlement areas scattered throughout the parish.
- 1.6.2 The parish is rural in nature, set within the River Avon valley and overlooking ancient farmland. There are no major roads passing through the parish, although the A439 lies adjacent to the parish in the west. Access into the parish is via a number of minor roads such as 'Stratford Road' which passes west to east through the village of Hampton Lucy and 'Snitterfield Street' which passes north to south, connecting with other minor roads within the parish. There are no railway lines within the parish, with the nearest main line station located within Stratford-upon-Avon, approximately 3km south west of the parish.
- 1.6.3 The parish has an estimated population of 673 as of 2019¹². Some of the facilities in the parish include a public house, Hampton Lucy Primary School, Church of St Peter ad Vincula and a village hall.

1.7 Relationship with the Core Strategy

- 1.7.1 The NDP is a land use plan, prepared for town and country planning purposes. It sets out a framework for future development consents within Hampton Lucy Parish. As noted above, once adopted, the NDP will form part of the Development Plan for the district, alongside the Core Strategy and supplementary planning documents.
- 1.7.2 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 Hampton Lucy NDP and the Stratford-on-Avon District Core Strategy will form part of the development plan for the area once the NDP is 'made'.
- 1.7.3 Paragraph 13 of the NPPF¹³ 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*".
- 1.7.4 The NDP sets out in Policy H1 support for new developments in the parish within the Village Boundary (VB) with development only permitted in the surrounding countryside in exceptional circumstances. The VB is shown in **Figure 1.2**, as proposed within the emerging Site Allocations Plan (SAP) Preferred Options of October 2020¹⁴.

¹² Office for national statistics (2019) Parish population estimates. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/adhocs/12324parishpopulationestimatesformid2001tomid2019basedonbestfittingofoutputareastoparishes> [Date Accessed: 14/06/21]

¹³ MHCLG (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 14/06/21]

¹⁴ Stratford-on-Avon District Council (2020) Site Allocations Plan Regulation 18 Preferred Options Consultation – October 2020. Available at: <https://www.stratford.gov.uk/doc/209801/name/Composite%20version%20v3.pdf> [Date Accessed: 14/06/21]

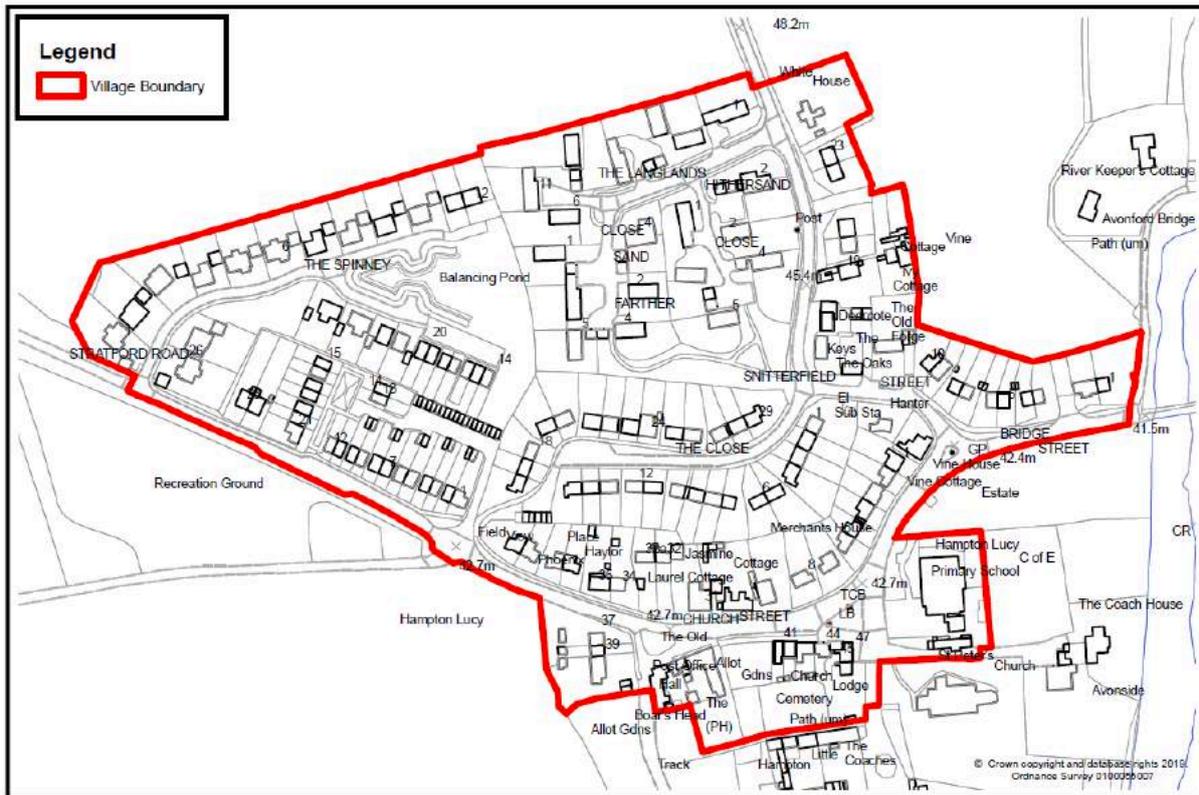


Figure 1.2: Hampton Lucy Village Boundary (source: Hampton Lucy NDP)

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. Its purpose 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 Regulations, 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 is likely to have significant environmental effects using the criteria set out in 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 **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 Hampton Lucy NDP.
- 2.2.2 **Table 2.1** uses the questions presented in **Figure 2.1** to establish whether there is a need for SEA for the Hampton Lucy NDP.

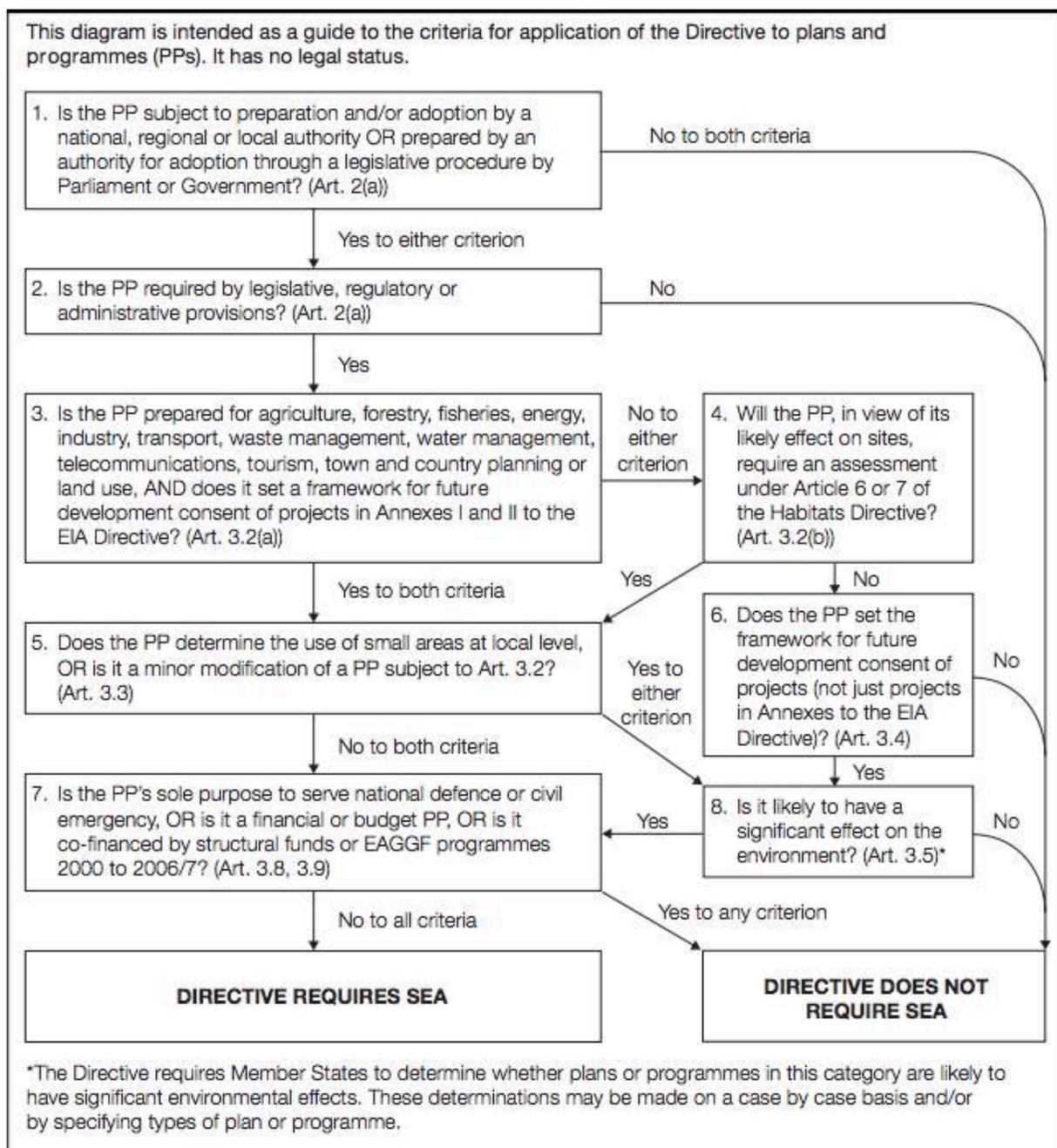


Figure 2.1: Application of the SEA Directive to plans and programmes (source: Office of the Deputy Prime Minister)

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 Hampton Lucy 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 Chapter 3 and Chapter 4
Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art 3.4)	Yes	The NDP does set the framework for future development consent of projects.
Is it likely to have a significant effect on the environment? (Art. 3.5)	No	See Section 2.5 – 2.12 and Chapter 4
Is the PP's sole purpose to serve national defence or civil emergency, OR is it a financial budget PP, OR is it co-financed by structural funds or EAGGD programmes 2000 to 2006/7? (Art 3.8, 3.9)	No	Not applicable.

2.3 Relevance to the SEA Directive

2.3.1 Question 8 within the ODPM guidance (see **Figure 2.1**) refers to whether the NDP would have a significant effect on the environment. The criteria from Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 can be used to consider the relevance of the Plan to the SEA Directive. **Sections 2.5 – 2.12** consider the likely environmental effects of the plan.

Table 2.2: Hampton Lucy 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 Hampton Lucy 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 Hampton Lucy NDP. The NDP contains policies that aim to improve local facilities and allow for sustainable growth, as well as preserving the rural character of the Neighbourhood Area whilst protecting open spaces and the natural environment (see Appendix A).
(d) environmental problems relevant to the plan or programme	No environmental issues were identified relevant to the plan.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	The NDP is a land use plan and sets the framework for future development consents within the Hampton Lucy 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: <ul style="list-style-type: none"> (i) special natural characteristics or cultural heritage (ii) exceeded environmental quality standards or limit values (iii) intensive land-use 	It is considered unlikely that the NDP would adversely impact the special natural characteristics or cultural heritage features within the Neighbourhood Area. The NDP would not be expected to cause exceedances of environmental standards or lead to intensive land use.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status	The NDP is unlikely to result in any adverse impacts on protected landscapes.

2.4 Determination of likely significant effects

2.4.1 A summary of baseline conditions and an assessment of the potential effects of the NDP against each of the topics set out in Annex I (f) of the SEA Directive is presented in the following sections. The NDP policies are set out in **Appendix A** and consultation comments (once received following consultation) will be set out in **Appendix B**.

2.5 Biodiversity, flora and fauna

- 2.5.1 The closest European designated biodiversity site to Hampton Lucy Parish is Bredon Hill, a Special Area of Conservation (SAC), located approximately 28km south west of the parish. European sites are discussed further in **Chapter 3**.
- 2.5.2 There are no Sites of Special Scientific Interest (SSSI) within the parish. The nearest are ‘High Close Farm, Snitterfield’ SSSI located approximately 580m to the north west of the parish boundary, ‘Sherbourne Meadows’ SSSI approximately 1.8km to the north and ‘Snitterfield and Bearley Bushes’ SSSI approximately 3.1km to the north west.
- 2.5.3 The whole 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.
- 2.5.4 There are no nationally designated biodiversity sites within the parish. However, there are two stands of ancient woodland within the parish, including ‘Hampton Wood’ in the north east of the parish, as well as an unnamed ancient woodland located in the Hatton Rock area to the south west of the parish as shown on **Figure 2.2**.
- 2.5.5 The ‘Welcombe Hills’ Local Nature Reserve (LNR) is located approximately 660m to the south west of the parish, situated in the outskirts of Stratford-upon-Avon.
- 2.5.6 There are several Local Wildlife Sites (LWSs) in the parish, including ‘Hatton Rock’, ‘Hampton Gorse’ and ‘Charlecote Park’ (see **Figure 2.2**). Furthermore, there are several areas of priority habitat within the parish including deciduous woodland scattered throughout the area, coastal and floodplain grazing marsh in the north and east alongside the River Avon, and a small proportion of good quality semi-improved grassland also to the north of the parish.
- 2.5.7 NDP Policy NE3, dedicated to biodiversity and nature conservation within the parish, aims to ensure that any future development will not be supported unless it provides a net gain in biodiversity and ecological networks, to prevent unacceptable harm to local biodiversity. Additionally, NDP Policy NE5 seeks to only support riverside development alongside the River Avon where activity will “*protect the natural environment of riverbanks and wildlife*”.
- 2.5.8 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 Hampton Lucy NDP would not be expected to lead to any likely significant effects on the biodiversity, flora and fauna within the Plan area.

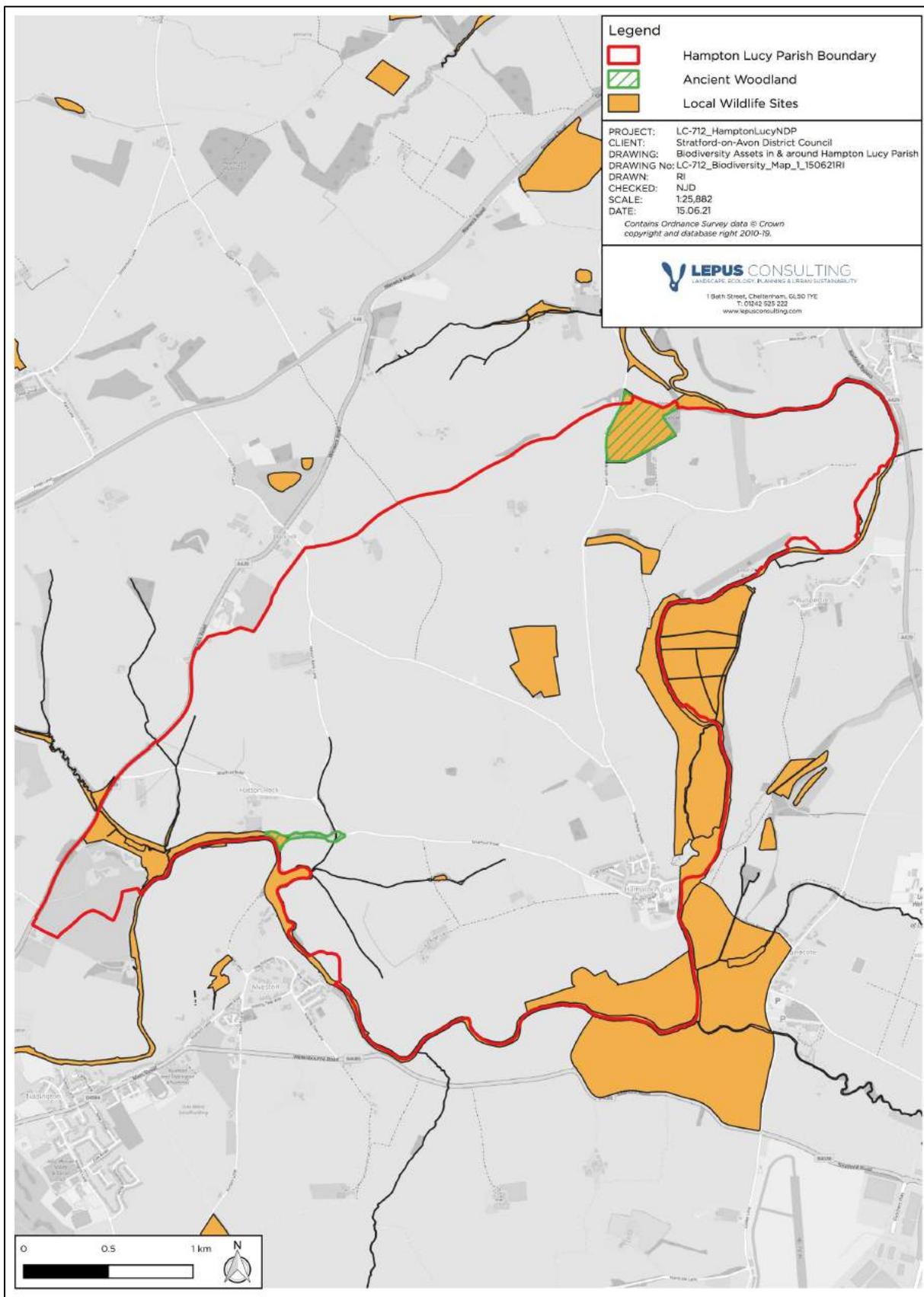


Figure 2.2: Biodiversity assets in and around Hampton Lucy Parish (source: Natural England and Stratford-on-Avon District Council)

2.6 Population and human health

- 2.6.1 There are few facilities and services within Hampton Lucy Parish, with the nearest supermarket being Sainsburys in Wellesbourne, located approximately 1.8km south east of the parish. One school, Hampton Lucy C of E Primary School, is located in the centre of the village.
- 2.6.2 Community facilities within the parish include St Peter ad Vincula Church, a community centre, King George V Playing Field and allotments. There is one public house in the parish, The Boars Head. All of these services are located within Hampton Lucy village.
- 2.6.3 There are no GP surgeries within the parish, and the nearest leisure centre is Stratford Leisure Centre, located in Stratford-upon-Avon approximately 2.1km south west of the parish. The nearest hospital with an A&E department is Warwick Hospital, located approximately 6km to the north east of the parish.
- 2.6.4 A total of 13 Local Green Spaces have been designated under Policy NE1 of the NDP, including allotments and recreational areas. The policy seeks to protect these green spaces in the parish from development that would “*harm the openness and special character*”, and ensure that these green spaces are conserved for the enjoyment of current and future 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 H2 outlines design principles which will be supported by the NDP, including guidance for the provision of housing which reflects local character, ensuring development is of suitable layout, density and scale. This policy could help to ensure that future development within the parish is of a suitable mix and tenure to meet the identified needs of local residents, in line with the NDP’s vision statement.
- 2.6.6 Policy LCHW3 of the NDP relates to the footpaths, cycleways and bridleways of the parish. The policy seeks to ensure that future development must “*demonstrate how walking and cycling opportunities have been prioritised and connection made to existing routes*”. This policy would therefore be expected to improve connectivity and sustainable travel, encourage physical activity and promote community well-being. As such, this would be likely to have a positive impact on the local population.
- 2.6.7 Policy LCHW4 of the NDP summarises the principles to be met in order for new employment opportunities to be promoted within the parish, stating that opportunities will be supported providing that they do not have “*a detrimental impact on residential amenity or on the rural landscape or heritage assets*”, for example. Therefore, this policy would ensure that new employment opportunities are supported where local interests are taken into account which could lead to a positive impact on economic development within the parish.
- 2.6.8 Overall, the NDP is not expected to likely lead to any adverse 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 no bus services running within the Hampton Lucy parish itself, however, the nearest bus services to areas such as Stratford-upon-Avon and Warwick are located nearby in Charlecote which can be accessed by pedestrians from Hampton Lucy village. The nearest train station to the parish is Stratford-upon-Avon, located approximately 3km south west of the parish. From here, residents can journey to Birmingham, London and Manchester.
- 2.7.3 The road network within the parish is sparse, with the majority being rural single-track roads. The main access is via Stratford Road which passes west to east through the village of Hampton Lucy and the area of Hatton Rock. This road links up with the strategic road network, including the A439 which follows the parish boundary in the west, and A429 which passes the parish boundary in the north east. The closest motorway is the M40 Junction 15, situated approximately 2.3km north of the parish. Residents would be expected to have suitable access via the road network to Coventry, Worcester, Banbury 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 LCHW3 of the NDP states that *“where necessary, development must demonstrate how walking and cycling opportunities have been prioritised and connection made to existing routes”*. Any future development proposals would therefore be expected to encourage walking and cycling in the local area, although there is likely to be some reliance on car use due to the rural location of the parish.
- 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 Hampton Lucy. 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 Hampton Lucy Parish is situated on Agricultural Land Classification (ALC) Grade 2 and 3 land, including the majority of Hampton Lucy village (see **Figure 2.3**). As such, any future development within the parish could potentially result in the loss of ‘Best and Most Versatile’ (BMV) agricultural land, if this land is found to be Subgrade 3a¹⁵. Some areas to the north, east and south of the parish have been identified as less agriculturally important Grade 4 ALC land.

¹⁵ Natural England (2009) Agricultural Land Classification: protecting the best and most versatile agricultural land. Available at: <http://publications.naturalengland.org.uk/publication/35012> [Date Accessed: 15/06/21]

-
- 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 VB (see **Figure 1.2**) in line with the criteria set out in the policy and in NDP Policy H1. This would be expected to help reduce the volume of greenfield land lost due to development and protect BMV land in the parish.
- 2.8.3 As the parish of Hampton Lucy contains no major roads or Air Quality Management Areas, air quality within the parish area is expected to be generally good.
- 2.8.4 The River Avon passes through the parish, generally following the northern, eastern and southern parish boundary areas. There are some significant areas of Flood Zone 2 and 3 associated with the River Avon, and are most prominent in the north, east and south of the parish (see **Figure 2.4**). There are also areas of high surface water flood risk associated with this river and local brooks, as well as significant extents of low, medium and high surface water flood risk throughout the area, generally focused along roads and field boundaries (see **Figure 2.5**).
- 2.8.5 In conformity with Policy CS.4 of Stratford-on-Avon’s Core Strategy and the NPPF, development proposals must follow guidelines set out in relation to the water environment and management of flood risk 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.
- 2.8.6 Policy NE4 of the NDP is entirely dedicated to fluvial and surface water flood risk within the parish, and states the various criteria that future development must meet in order to be supported. For example, developments will not be supported by the NDP if “*it cannot be demonstrated that an effort has been made to steer developments to areas of lower flood risk where possible*”, to ensure future residents are not located within areas liable to flooding.
- 2.8.7 Overall, the NDP is not expected to have any significant effects on soil, water or air in the parish area.

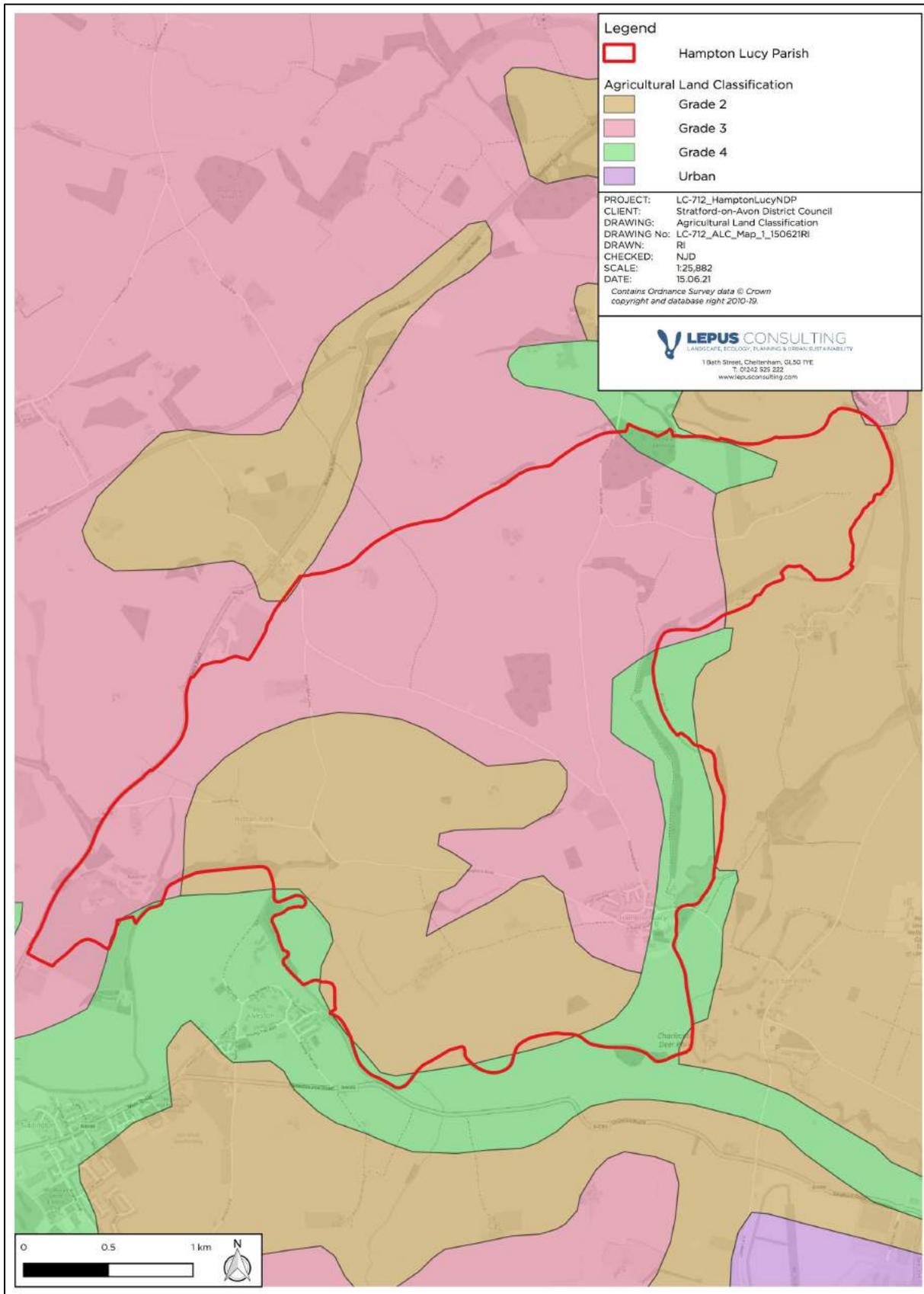


Figure 2.3: Agricultural Land Classification in and around Hampton Lucy Parish (source: Natural England)

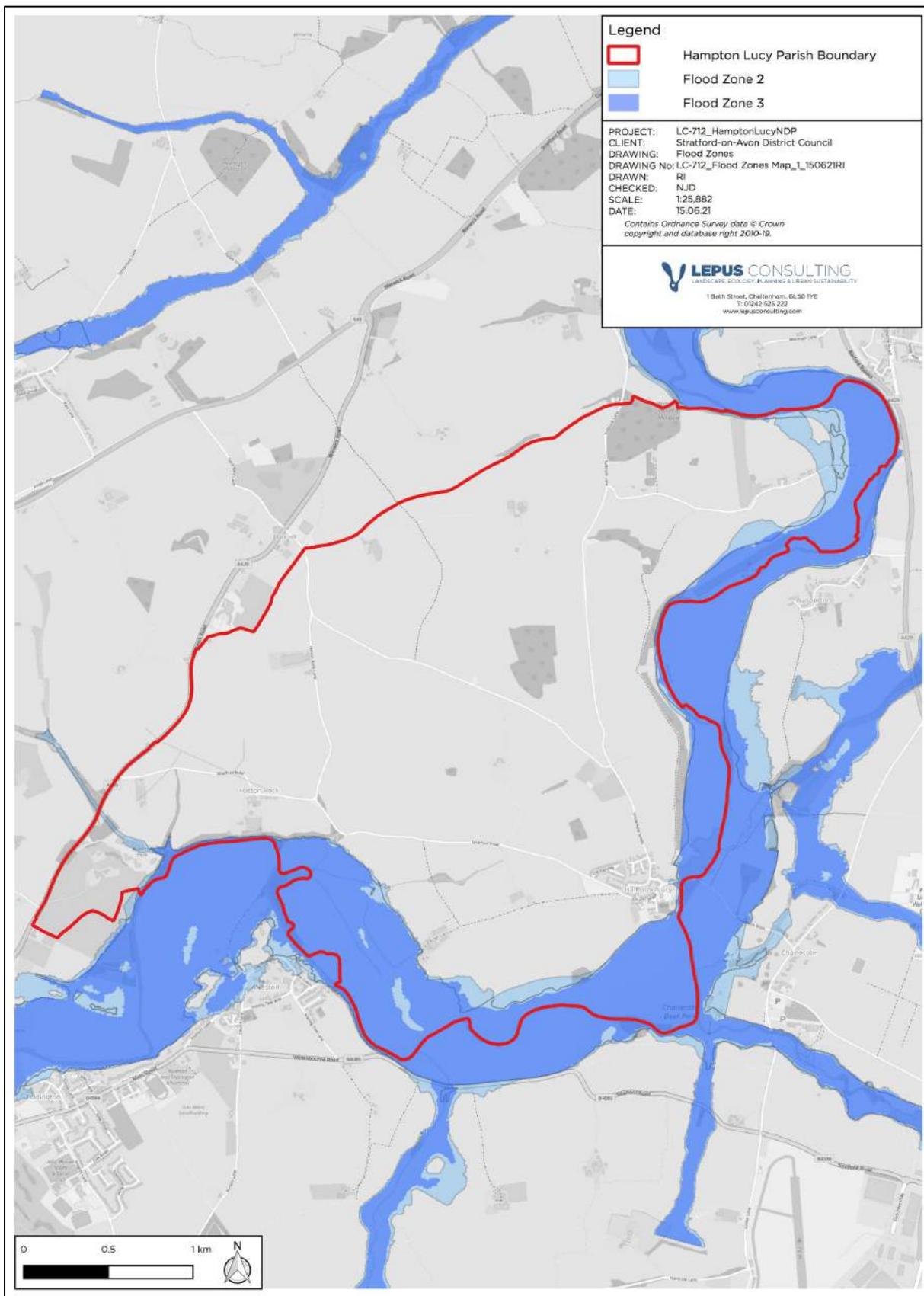


Figure 2.4: Flood Zones in and around Hampton Lucy Parish (source: Environment Agency)

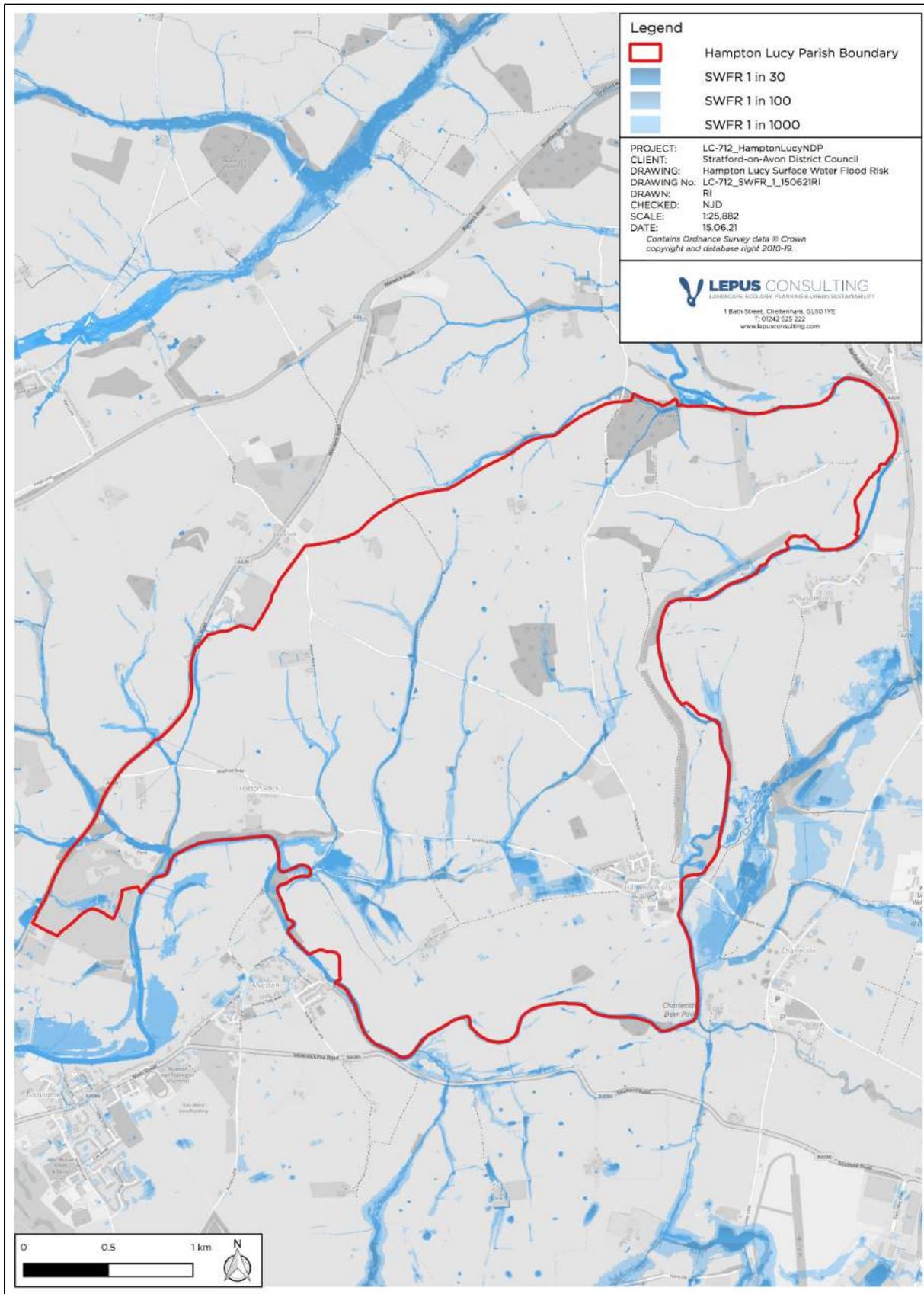


Figure 2.5: The risk of surface water flooding extent within Hampton Lucy Parish (source: Environment Agency)

2.9 Climatic factors

- 2.9.1 In conformity with the Core Strategy Policy CS.2, development proposals must demonstrate climate change mitigation and adaptation measures, including designs that reduce carbon emissions and promote renewable energy schemes. 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 NDP Policy NE3 would require all new development “*to demonstrate a high level of sensitive landscaping and native tree/hedge planting where possible*”. Policies NE3 and NE5 would also encourage development to enhance the natural environment associated with aquatic habitats including the River Avon. These measures would be expected to contribute towards reducing flood risk and mitigating climate change.
- 2.9.3 Policy NE4 seeks to ensure that future development within the parish is not located within areas liable to flooding, and states that developments which “*do not maintain or restore the floodplain*” will not be supported. Therefore, this policy could contribute towards climate change mitigation where extreme flooding events are predicted to become more likely in the future as a result of climate change.
- 2.9.4 NDP Policy LCHW1 seeks to support development which can demonstrate an improvement or net increase on current allotment and growing spaces within the parish. By improving access to allotments or growing spaces, locally grown food could help to mitigate carbon emissions where the need to travel to shops and consumption of food grown outside of the local area could be reduced.
- 2.9.5 Furthermore, Policy LCHW3 aims to support new development which demonstrates how walking and cycling opportunities have been prioritised and connections have been made to existing routes. 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.
- 2.9.6 These policies would be likely to have a positive impact on combatting 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 small number of local businesses within the parish which may provide some local employment opportunities, including Hatton Rock Business Centre, NFU Mutual Insurance company and The Boars Head public house, as well as farming and agricultural businesses. Current and future residents would also be expected to have good access to a range of employment opportunities in nearby towns such as Stratford-upon-Avon.

- 2.10.3 Policy LCHW4 of the NDP summarises the principles to be met in order for new employment opportunities to be promoted within the parish, stating that opportunities will be supported providing that they do not have “*a detrimental impact on residential amenity or on the rural landscape or heritage assets*”, for example. Furthermore, the policy seeks to ensure that new employment developments are not detrimental to tourism and leisure activities within the parish and nearby. If achieved, this would be likely to have a positive impact on the local economy, encouraging the provision of local job opportunities.
- 2.10.4 Additionally, NDP Policy BE2 outlines the support for conversion of rural and redundant buildings, including for farm diversification, which could result in the creation of local business and employment spaces, provide new accommodation to support the visitor economy, and potentially lead to a positive impact on the local economy by providing employment opportunities within the parish.
- 2.10.5 Furthermore, Policy IN3 of the NDP could potentially increase home-based working opportunities in the parish, through encouraging new developments to provide office space and high-speed broadband connectivity.
- 2.10.6 It is considered unlikely that the NDP would have significant adverse impacts on material assets within Hampton Lucy Parish.

2.11 Cultural heritage

- 2.11.1 There is one Grade I Listed Building in the parish, ‘Church of St Peter ad Vincula’, located within the village of Hampton Lucy, and two Grade II* Listed Buildings, ‘Hampton Lucy House’ which is located also within the village of Hampton Lucy, and ‘Charlecote Mill and wall to south’ which is adjacent to the eastern parish boundary. There are 13 Grade II Listed Buildings within the parish, concentrated within and on the outskirts of the village of Hampton Lucy, three within the centre of the parish and one, ‘Grove Fields Farmhouse’, located to the north east of the parish (see **Figure 2.6**).
- 2.11.2 There are two conservation areas (CAs) within Hampton Lucy Parish (see **Figure 2.6**), A proportion of ‘Charlescote & Hampton Lucy’ CA located within the south east of the parish which coincides largely with the village of Hampton Lucy, and ‘Alveston’ CA which slightly coincides with the south western parish area, predominantly covering hedgerows and field boundaries adjacent to the River Avon.

- 2.11.3 There are three Scheduled Monuments (SM) located within the parish (see **Figure 2.6**). ‘Settlement site E of Hatton Rock Farm’ and ‘Site of building and enclosure 500yds (460m) E of Hatton Rock Farm’ SMs are located in the Hatton Rock area of the parish, to the north west of the village of Hampton Lucy. ‘Enclosure N of Old Pasture Farm’ SM is located to the west of the village on open farmland. Two of these SMs, ‘Site of building and enclosure 500yds (460m) E of Hatton Rock Farm’ and ‘Enclosure N of Old Pasture Farm’ are listed on Historic England’s Heritage at Risk Register, which indicates the SMs conditions are ‘*unknown*’ and states the principle vulnerability to be “*arable ploughing*”^{16 17}.
- 2.11.4 ‘Charlecote Park’ Registered Park and Garden (RPG) lies partially within Hampton Lucy Parish, located within the south eastern area. The RPG predominantly covers land outside of the parish boundary (see **Figure 2.6**). Other nearby RPGs include ‘Warwick Castle’ located approximately 2.5km north of the parish and ‘Shakespeare’s Garden, New Place’ located approximately 2.4km south west of the parish.
- 2.11.5 NDP Policy BE1 seeks to ensure that locally and nationally important heritage features within the parish are protected and to ensure any future development proposals “*that cause harm to the special architectural or historical interest of Heritage Assets and their settings will not be supported unless it can be shown that the public benefits would outweigh the harm*”, in addition to other criteria which aims to conserve and enhance heritage assets. Additionally, Policy BE2 focuses on the conversion of rural and redundant buildings, and aims to ensure that “*there will be no harmful impact on the visual and landscape amenity of the area, particularly to the Valued Landscapes and Heritage Assets*”, regarding development. Policy H2 of the NDP also states that development within the parish should use “*a high quality palette of external materials which have regard to the surrounding rural location, and which are sympathetic with adjacent properties*”. These policies would help to ensure that future development within the parish is considerate of heritage features and their settings, and contributes positively to the local historic character.
- 2.11.6 Overall, the NDP is not expected to lead to any likely significant effects on cultural heritage.

¹⁶ Historic England (2020) Heritage At Risk: Site of building and enclosure 460 metres east of Hatton Rock Farm, Hampton Lucy - Stratford-on-Avon. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/37789> [Date Accessed: 15/06/21]

¹⁷ Historic England (2020) Heritage At Risk: Enclosures north of Old Pasture Farm, Hampton Lucy - Stratford-on-Avon. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/35737> [Date Accessed: 15/06/21]

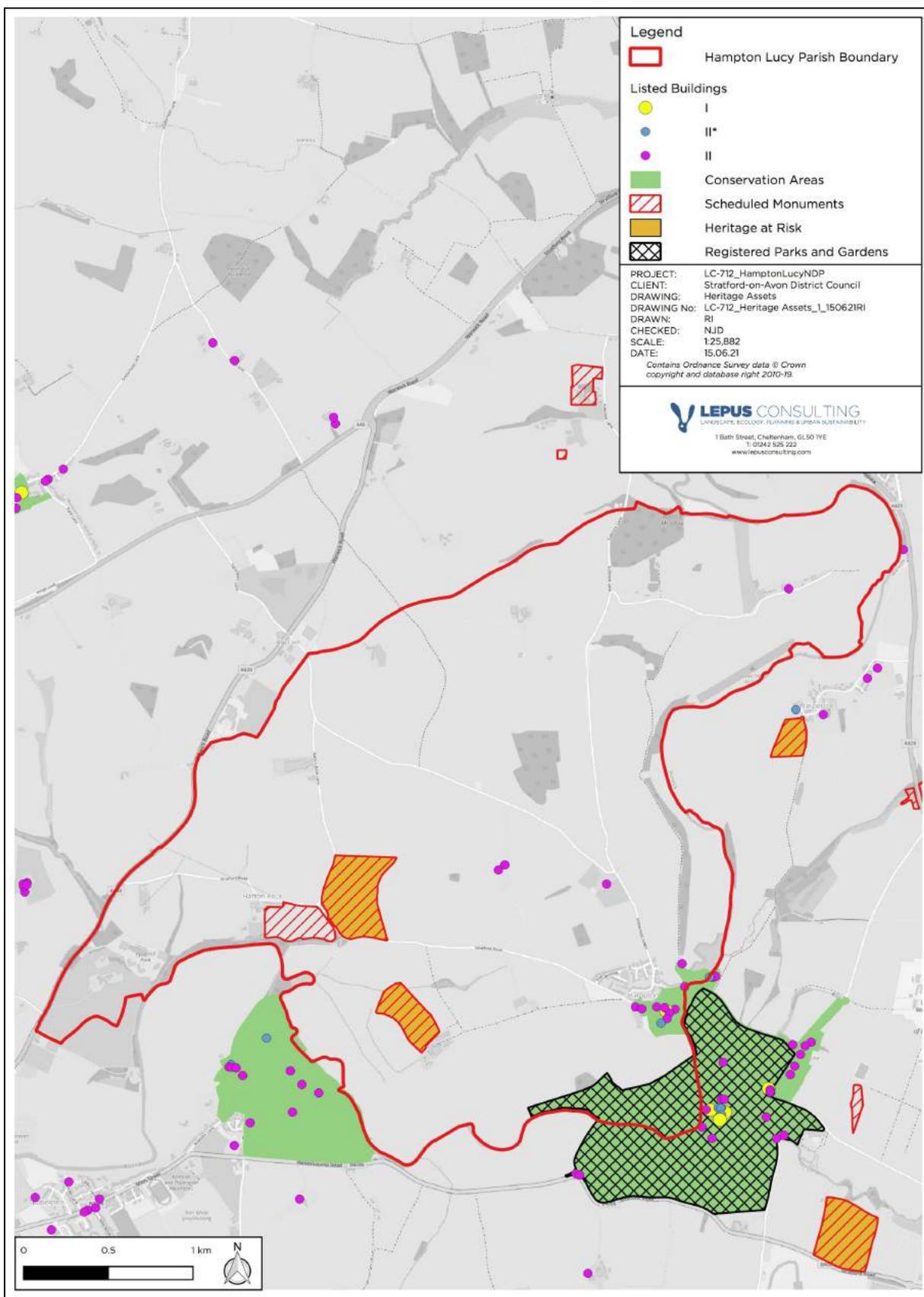


Figure 2.6: Heritage assets located in and around Hampton Lucy Parish (source: Historic England)

2.12 Landscape

- 2.12.1 A large proportion of Hampton Lucy Parish is located within the ‘Severn and Avon Vales’ National Character Area (NCA)¹⁸. A key characteristic of this landscape includes “*a diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon rivers which meet at Tewkesbury*”. Additionally, a small area in the north west in within the ‘Arden’ NCA¹⁹ which is identified by its “*diverse field patterns, ranging from well hedged, irregular fields and small woodlands that contrast with larger semi regular fiends on former deer park estates*”.
- 2.12.2 There are no Areas of Outstanding Natural Beauty (AONB) in close proximity to the parish, with the nearest being the Cotswolds AONB, located approximately 11km south of the parish.
- 2.12.3 A Landscape Sensitivity Study has determined the sensitivity of land to housing and commercial development around Hampton Lucy village²⁰ (see **Figure 2.7** and **2.8**). According to the study, the land surrounding the village of Hampton Lucy is of ‘High’, ‘High/Medium’ and ‘Medium’ Sensitivity to housing development. Additionally, the study found that land surrounding Hampton Lucy village has ‘High’ sensitivity to commercial development.
- 2.12.4 NDP Policy NE2 seeks to protect valued landscapes within the parish, by ensuring that future developments can demonstrate how they will integrate with and conserve local landscapes and their views, including the locally designated Arden Special Landscape Area, as well as how they will protect skylines and the settings of heritage assets as put forward within the NDP. Policy BE3 aims to protect local lighting levels and skylines to ensure that light pollution from new development is minimised to preserve the “*rural character of the village and Neighbourhood Area*”. Additionally, NDP Policy H2 promotes the use of traditional designs, and aims to ensure future housing development design incorporates “*a high quality landscape-led layout which takes account of the setting and landscape in which the site is located*”. These policies would help to ensure that potential development related landscape impacts are mitigated and local distinctiveness is reinforced and protected.
- 2.12.5 Overall, the NDP is not expected to lead to any likely significant effects on landscape.

¹⁸ Natural England (2014) National Character Area profile: 106. Severn and Avon Vales. Available at: <http://publications.naturalengland.org.uk/publication/1831421?map=true&category=587130> [Date Accessed: 15/06/21]

¹⁹ Natural England (2014) National Character Area profile: 97. Arden. Available at: <http://publications.naturalengland.org.uk/publication/1819400> [Date Accessed: 15/06/21]

²⁰ White Consultants (2012) Landscape Sensitivity Assessment of Local Service Villages (Gaydon - Harbury) Available at: <https://www.stratford.gov.uk/doc/205841/name/Landscape%20Sensitivity%20Assessment%20LSVs%20Gaydon%20Harbury.pdf> [Date Accessed: 15/06/21]

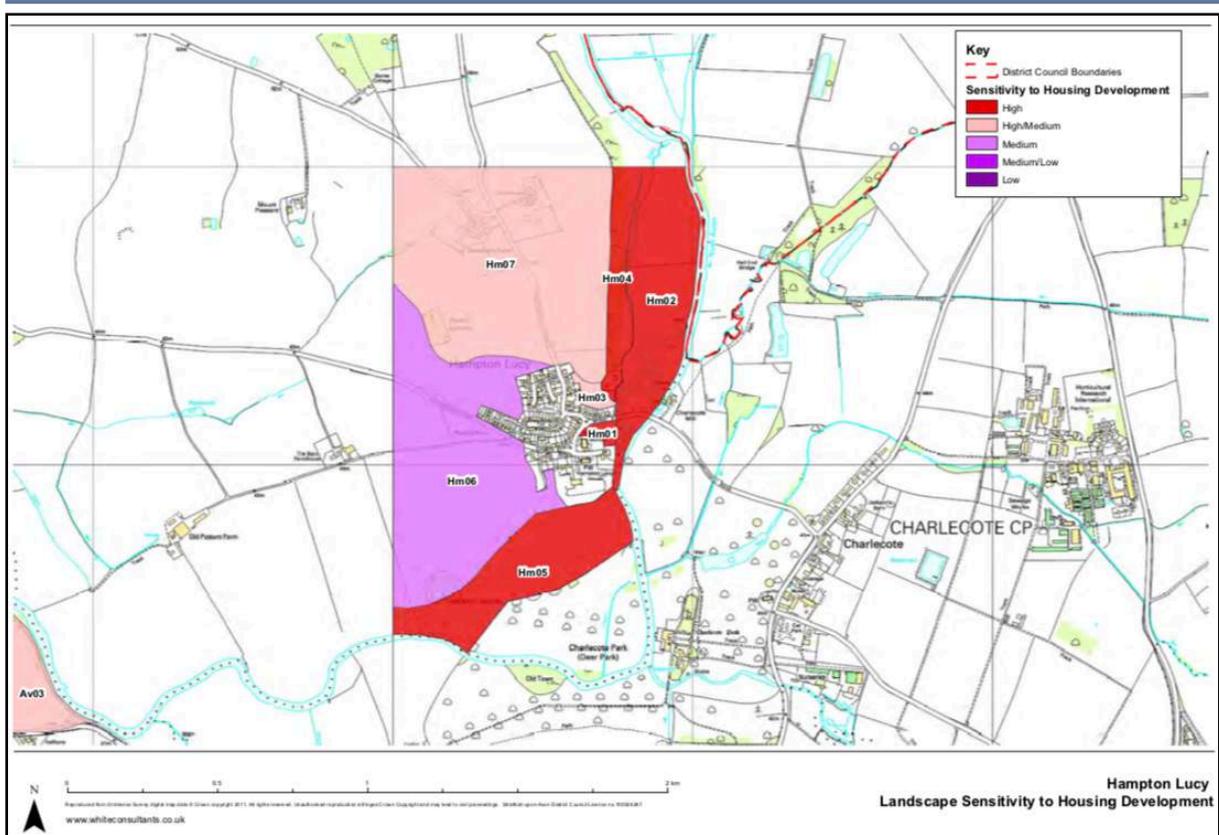


Figure 2.7: Landscape Sensitivity to Housing Development in Hampton Lucy (source: White Consultants)

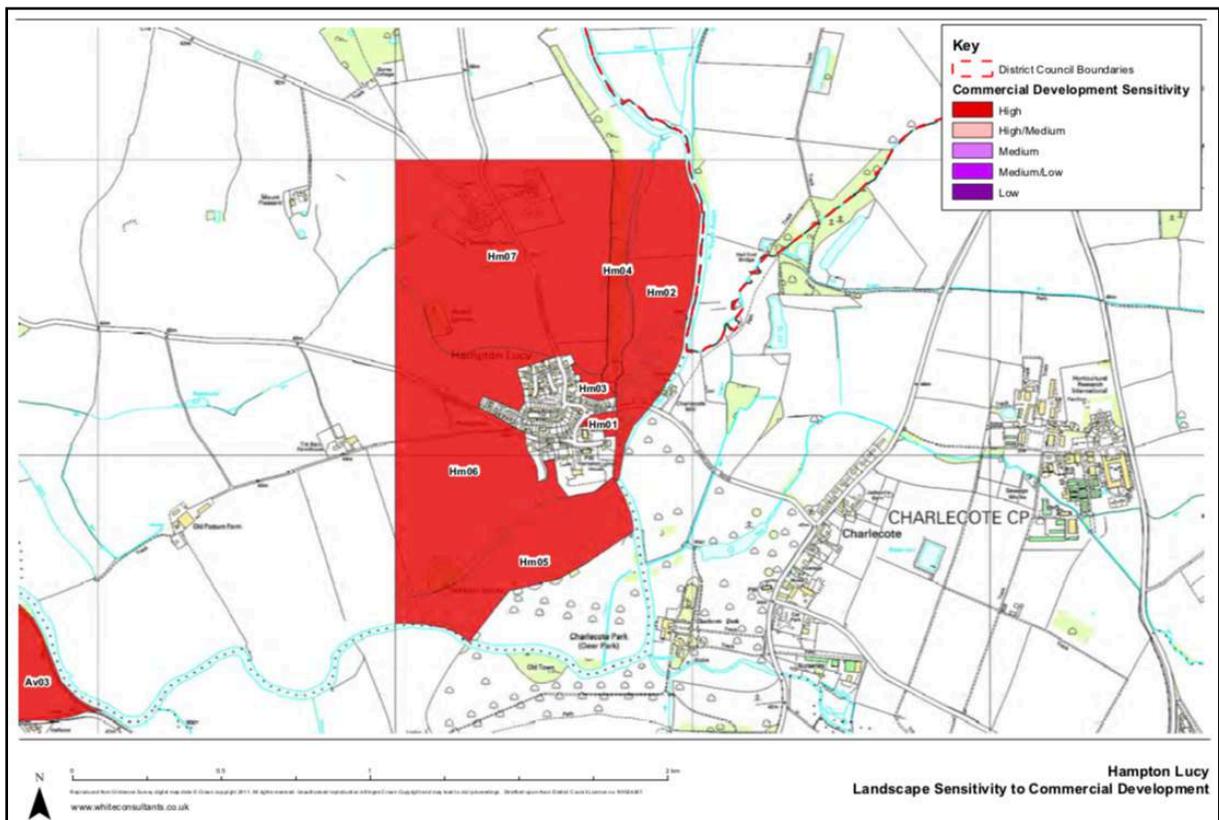


Figure 2.8: Landscape Sensitivity to Commercial Development in Hampton Lucy (source: White Consultants)

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 2017²¹.
- 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 Directive²² and the Birds Directive²³. 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 Hampton Lucy Parish is Bredon Hill SAC, located approximately 28km to the south west of the parish. No development is currently proposed within the NDP. No impact pathways have been identified between the NDP and this site, and due 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.

²¹ Conservation of Habitats and Species Regulations 2017. Available at: <http://www.legislation.gov.uk/uk/si/2017/1012/regulation/105/made> [Date Accessed: 15/06/21]

²² 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: 15/06/21]

²³ 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: 15/06/21]

4 Conclusions

4.1 SEA Screening outcome

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

4.2.2 It is recommended that the Hampton Lucy 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: Hampton Lucy NDP Policies

Policy	Policy Name
Built Environment	
BE1	Heritage Assets and Conservation Area
BE2	Conservation of Rural Buildings
BE3	Lighting and Skyline Protection
BE4	Agricultural Land and Land Management
Housing	
H1	Village Boundary
H2	Housing Design
H3	Use of Garden Land
Natural Environment	
NE1	Local Green Space Designations
NE2	Valued Landscapes
NE3	Nature Conservation and Biodiversity
NE4	Flood Risk
NE5	The River Avon
Local Community, Health and Wellbeing	
LCHW1	Allotments and Growing Spaces
LCHW2	Local Facilities
LCHW3	Promoting Walking and Cycling
LCHW4	Promoting New Employment Opportunities
Infrastructure	
IN1	Transport, Highway Safety and the Iron Bridge
IN2	Parking
IN3	Encouraging Home Based Working and High Speed Broadband

Appendix B: Consultation Responses



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

Direct Dial: [REDACTED]

Our ref: PL00751403

8 July 2021

Dear [REDACTED]

HAMPTON LUCY 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



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk

Date: 19 July 2021
Our ref: 359761
Your ref: Hampton Lucy SEA and HRA Screening



[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 Ms Beveridge,

Hampton Lucy Neighbourhood Development Plan – SEA and HRA Screening

Thank you for your consultation on the above dated 24th June 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 the named European designated site:

- Bredon Hill Special Area of Conservation (SAC) - located approximately 28km away.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

[REDACTED]
Consultations Team

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

Our ref: UT/2007/101490/SE-
39/SC1-L01
Your ref:
Date: 02 August 2021

Dear Madam

SEA & HRA Screening Report of the Hampton Lucy Neighbourhood Development Plan

Thank you for referring the above SEA and HRA Screening document for comment which was received on 28 July 2021.

As requested we have reviewed the Screening Assessment prepared in support of the Hampton Lucy 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 above NDP. We advise however consultation is undertaken with Natural England amongst other statutory bodies prior to making the final decision.

Yours faithfully

[REDACTED]
Senior Planning Advisor

Ecological Services

Green Infrastructure

Landscape and Visual Impact Assessment

Landscape Character Assessment

Habitats Regulations Assessment

Strategic Environmental Assessment

Sustainability Appraisal



LEPUS CONSULTING
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