

Cleeve Prior Draft Neighbourhood Plan

Strategic Environmental Assessment
Screening Opinion - Addendum
Reviewing Updated Policy CP11



March 2017

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Introduction

1.1 Cleeve Prior Draft Neighbourhood Plan

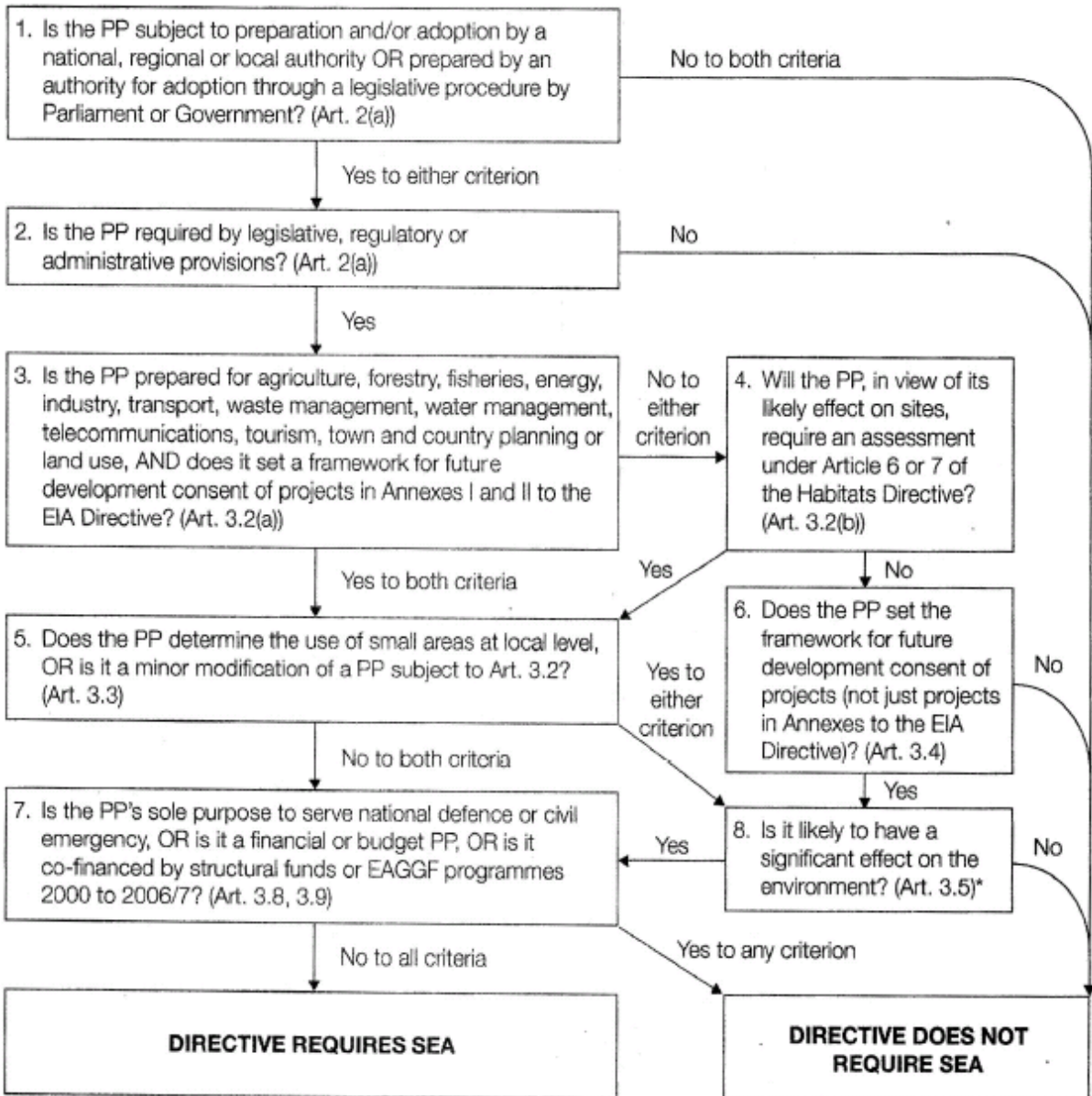
- 1.1.1 The Plan is essentially a community-led framework for guiding future development and growth of the village and surrounding parish of Cleeve Prior.
- 1.1.2 A draft Plan was publicised in May 2015, which contained 11 policies on issues including housing, green space, employment and infrastructure relating specifically to the local area.
- 1.1.3 A Strategic Environmental Assessment (SEA) Screening Opinion was produced in January 2015 as part of the Plan's preparation, which concluded that a full SEA would not likely be required. This conclusion was supported by the three statutory environmental consultees; Environment Agency, Historic England and Natural England. The SEA Screening Opinion (January 2015) and consultation responses can be found at Appendix 1 and 2 of this report respectively.
- 1.1.4 Following the draft Neighbourhood Plan consultation in May and June 2015, significant changes to the Plan, in particular policy CP11, are proposed.
- 1.1.5 In summary, policy CP11 in the draft Plan stated that, should the land to the west of Evesham Road no longer be required as a site for gypsies and travellers, alternative uses would be supported provided that the development is a use appropriate to a rural area; of a high quality design; consistent with the aim of providing housing for local needs; and of an appropriate size, scale and density.
- 1.1.6 Policy CP11 proposed to be submitted, which forms Appendix 3 to this report, allocates the site for residential development in the range of 40-80 dwellings, at a low density.

- 1.1.7 Due to this significant change to the Cleeve Prior draft Neighbourhood Plan, it was considered that the previous SEA Screening Opinion and consultation responses were no longer accurate and therefore an addendum screening updated policy CP11 should be produced.

1.2 Strategic Environmental Assessment (SEA) Process

- 1.2.1 The basis for SEA legislation is European Union Directive 2001/42/EC which was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed guidance of these regulations can be found in the Government publication “A Practical Guide to the Strategic Environmental Assessment Directive” (ODPM, 2005).
- 1.2.2 The SEA process aims to ensure that likely significant sustainability and environmental effects arising from the Plan are identified, assessed, mitigated, communicated and monitored, and that opportunities for public involvement are provided. It enables environmental considerations to be accounted for in decision-making throughout the production of the Plan in an integrated way.
- 1.2.3 National Planning Policy Guidance states that “there is no legal requirement for a Neighbourhood Plan to have a Sustainability Appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004”. Due to its overall compliance with local and national planning policy, it is considered that a Sustainability Appraisal is not required for this Neighbourhood Plan.
- 1.2.4 Figure 1 on page 4 is a diagram which details the instances in which Plans and Programmes require a full SEA.

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

Figure 1 – Application of the SEA Directive to Plans and Programmes

1.3 Cleeve Prior Neighbourhood Area

1.3.1 Figure 2 below shows the boundary of the Cleeve Prior Neighbourhood Area which is subject to this SEA screening.

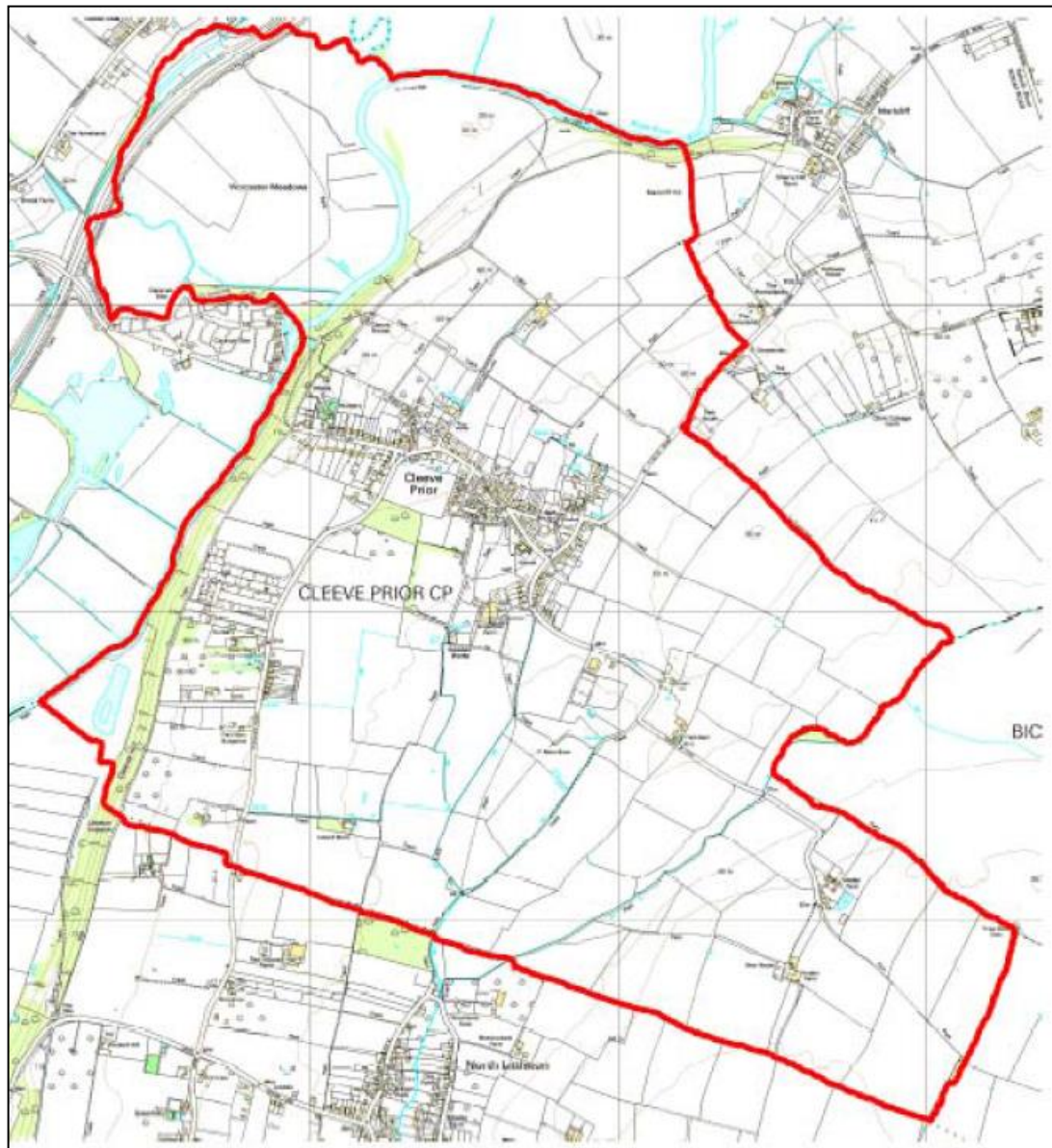


Figure 2 – Cleeve Prior Neighbourhood Area

SEA Screening

2.1 SEA Screening Assessment

- 2.1.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of Plans and Programmes that would have a significant environmental impact.
- 2.1.2 Table 1 below proves the screening determination on the need to carry out a full SEA on the Cleeve Prior draft Neighbourhood Plan. As stated in paragraph 1.1.3, a similar exercise was undertaken in January 2015 which concluded that a full SEA would not be required, but following significant changes to the Plan, particularly Policy CP11, a screening assessment is to be undertaken on this updated version of the Policy.
- 2.1.3 The screening determination has been made in accordance with the relevant Regulations and will be subject to consultation before Wychavon District Council makes its determination on the necessity for a full SEA.

Table 1 – The Environmental Assessment of Plans and Programmes Regulations 2004 Schedule 1 – Criteria for determining the likely significance of effects on the environment.

Criteria for determining the likely significance of effects (Annex II, SEA Directive)	Likely to have significant effects?	Summary of significant events
1(a) the degree to which the Cleeve Prior Neighbourhood Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	YES	Although the Cleeve Prior draft Neighbourhood Plan is considered to be generally in conformity with the South Worcestershire Development Plan (SWDP), Policy CP11 seeks to allocate land for housing over and above that designated in the SWDP and outside of the defined development boundary for the village where standalone open market housing is not supported.
1(b) the degree to which the Cleeve Prior Neighbourhood Plan influences other plans and programmes including those in a hierarchy;	NO	Once adopted, the Cleeve Prior Neighbourhood Plan will be used alongside the SWDP and the NPPF in determining development proposals.
1(c) the relevance of the Cleeve Prior Neighbourhood Plan for the integration of environmental considerations in particular with a view to promoting sustainable development;	NO	The policies of the Cleeve Prior draft Neighbourhood Plan are not considered to have a significant impact on the integration of environmental considerations.
1(d) environmental problems relevant to the Cleeve Prior Neighbourhood Plan;	YES	The policies of the Cleeve Prior Neighbourhood Plan seek to promote environmental sustainability; however the allocation of the site west of Evesham Road for residential development may introduce environmental problems with its location in mind.

Criteria for determining the likely significance of effects (Annex II, SEA Directive)	Likely to have significant effects?	Summary of significant events
1(e) the relevance of the Cleeve Prior Neighbourhood Plan for the implementation of community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	NO	The policies of Cleeve Prior Neighbourhood Plan are not considered to be relevant to the implementation of community legislation on the environment.
2(a) the probability, duration, frequency and reversibility of the Cleeve Prior Neighbourhood Plan;	NO	It is considered that the probability, duration, frequency and reversibility of the Cleeve Prior Neighbourhood Plan is sufficient.
2(b) the cumulative nature of the effects of the Cleeve Prior Neighbourhood Plan;	NO	The policies of the Plan are not likely to have significant cumulative environmental effects.
2(c) the transboundary nature of effects of the Cleeve Prior Neighbourhood Plan;	NO	The policies of the Plan are not considered to have any significant environmental effects on the surrounding areas and adjacent parishes.
2(d) the risks to human health or the environment (for example, due to accidents) due to the Cleeve Prior Neighbourhood Plan;	NO	It is considered that there will be no significant risks to human health or the environment as a result of the Cleeve Prior Neighbourhood Plan.
2(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	NO	The policies of the Plan are not anticipated to have any significant environmental impacts that would affect the existing population or that beyond the Cleeve Prior Neighbourhood Area.
2(f) the value and vulnerability of the area likely	NO	The policies of the Cleeve Prior Neighbourhood Plan will

Criteria for determining the likely significance of effects (Annex II, SEA Directive)	Likely to have significant effects?	Summary of significant events
<p>to be affected due to:</p> <p>(i) special natural characteristics or cultural heritage;</p> <p>(ii) exceeded environmental quality standards or limit values; or</p> <p>(iii) intensive land-use; and</p>		<p>not have any substantial environmental effects upon these factors.</p>
<p>2(g) the effects on areas or landscapes which have a recognised national, community or international protection status.</p>	<p>NO</p>	<p>The central area of the village of Cleeve Prior is a designated Conservation Area, with policies in this Plan focused on preserving and where possible enhancing this area. The proposed residential allocation is some way from the centre of the village; therefore any effects on this area as a result of Cleeve Prior Neighbourhood Plan policies are expected to be positive.</p>

2.2 SEA Screening Opinion

2.2.1 The assessment shown in Table 1 above identifies potential negative environmental impacts arising from the Cleeve Prior draft Neighbourhood Plan, specifically Policy CP11 which seeks to allocate land for housing over and above that in the SWDP in the open countryside as defined by SWDP2.

2.2.2 This determination was pending the findings of the consultation with the three statutory environmental bodies; Environment Agency, Historic England and Natural England which ran from 9am Monday 20 February to 5pm Monday 13 March 2017.

2.2.3 The consultation responses are detailed at Appendix 4 and are summarised below:

2.2.3.1 Environment Agency, response received 22 February 2017:

“Based on the Screening Report Addendum submitted, and in consideration of the matters within our remit, the Neighbourhood Plan is considered unlikely to have significant environmental effects”.

2.2.3.2 Natural England, response received 10 March 2017:

“Natural England has reviewed the Strategic Environmental Assessment Screening document in connection with the Cleeve Prior Neighbourhood Plan updated Policy CP11 and concludes that there will be no significant effects arising from the Plan on statutory designated sites. The allocation of this site for residential development in Policy CP11 however, has the potential to impact on the nearby River Avon Local Wildlife Site (LWS) and Cleeve Prior Bank LWS, as well as local priority habitats including Traditional Orchards. We therefore defer to you the assessment of determining the likely significance of the potential environmental effects and necessity of further SEA screening, in accordance with your locally set criteria”.

2.2.3.3 Historic England, response received 13 March 2017:

“Historic England conclude that as the analysis undertaken has

identified likely environmental effects then a Strategic Environmental Assessment is likely to be required”.

2.2.4 Based on the mixed response received, additional advice was sought from Wychavon’s Landscape and Natural Heritage Officer, and views were also pursued from Wychavon’s Conservation Officer. Their comments are detailed in Appendix 5 and are summarised below:

2.2.4.1 Comments from Susanne Hiscock, Wychavon’s Landscape and Natural Heritage Officer, received 16 March 2017:

“In the first instance it will be important that any development on the allocated site ensures that the favourable conservation status of the LWS and priority habitats will not be compromised. Policy CP11 includes relevant criteria to achieve this, such as the provision of a comprehensive strategy for the restoration of the landscape and an increase in biodiversity in and around the site. This will need to be based on ecological surveys of the site and its surroundings and appropriate impact assessments which shall guide the details of the site’s development. Subject to this and the criteria of the policy being followed, I would not anticipate there would be significant effects on the environment, which would necessitate a full SEA.

2.2.4.2 Comments from Ben Lawless, Wychavon’s Conservation Officer, received 24 March 2017:

“The site CP11 seeks to allocate land located approximately 515 metres from the boundary of the Cleeve Prior Conservation Area. There are no listed buildings within the proposed allocated site. Field Barn, a Grade II listed 18th century blue lias stone former agricultural buildings, is located approximately 80 metres from the southern boundary of the site. Taking into account the above details and the various published SEA guidance, it is my view that, in relation to the historic environment, the Plan will not have a significant environmental effect. Therefore, it is my view that, a SEA is not required to address historic environment concerns”.

2.2.5 With due consideration given to both the consultation responses from the three statutory environmental bodies and comments made thereafter by Wychavon's Landscape and Natural Heritage Officer and Conservation Officer, it is considered **a full SEA is not required.**

Appendices

Appendix 1

Cleeve Prior Draft Neighbourhood Plan SEA Screening
Opinion, January 2015

Cleeve Prior Draft Neighbourhood Plan

Strategic Environmental Assessment Screening



January 2015

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1. Introduction

1.1 Cleeve Prior Draft Neighbourhood Plan

The Plan is essentially a community-led framework for guiding future development and growth of the village and surrounding parish of Cleeve Prior. A total of 12 policies have been published focused on issues including housing, green space, employment and infrastructure relating specifically to the local area. This report has been produced as part of the Plan preparation by providing information on Strategic Environmental Assessment (SEA) screening.

1.2 The SEA Process

The basis for Strategic Environmental Assessments (SEA) legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).

The SEA process aims to ensure that likely significant sustainability and environmental effects arising from the Plan are identified, assessed, mitigated, communicated and monitored, and that opportunities for public involvement are provided. It enables environmental considerations to be accounted for in decision-making throughout the production of the Plan in an integrated way.

NPPG ID 11, Paragraph 26 states that 'there is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of Planning and Compulsory Purchase Act 2004.' Due to its compliance with both current and emerging local and national policy, it is considered that a Sustainability Appraisal (SA) is not required for this draft neighbourhood plan.

Figure 1 on the subsequent page is a diagram showing the instances in which plans and programmes require a full SEA.

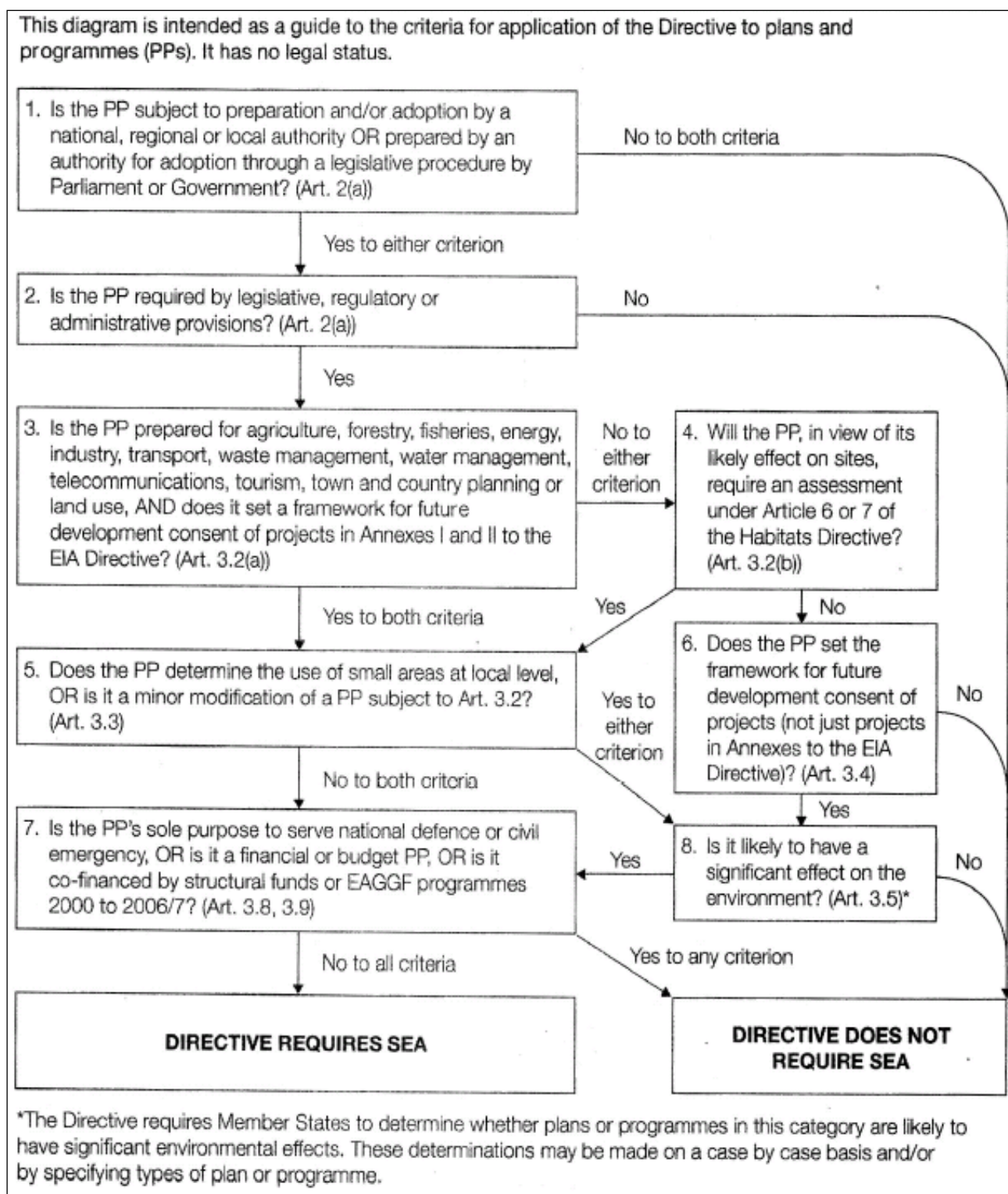
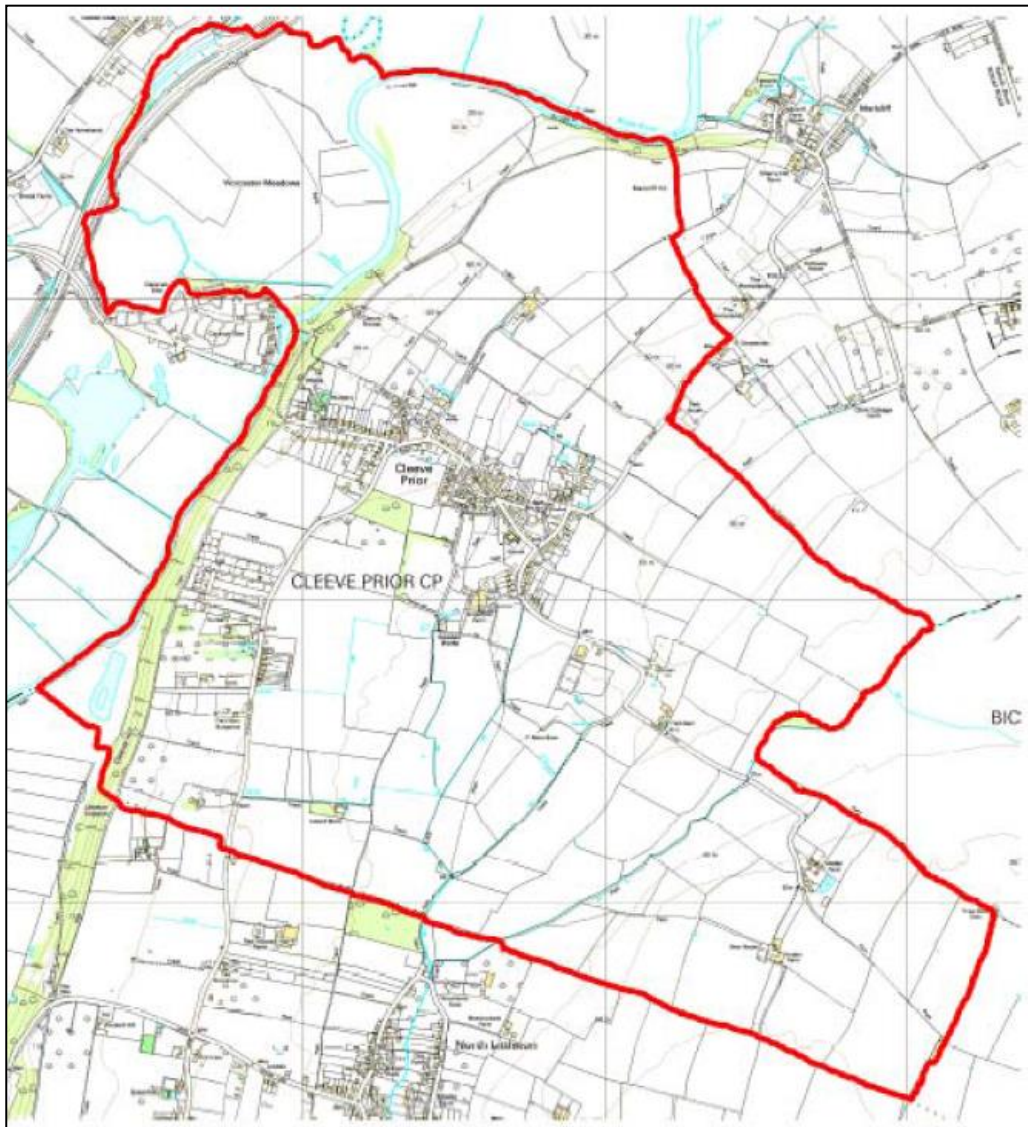


Figure 1: Application of the SEA Directive to Plans and Programmes

1.3 Cleeve Prior Neighbourhood Area

Map 1 below shows the boundary of the Cleeve Prior Neighbourhood Area which is subject to the SEA screening process.



Map 1: Cleeve Prior Neighbourhood Area

2. SEA Screening

2.1 SEA Screening Assessment

European Union Directive 200142/EC requires a Strategic Environmental Assessment to be undertaken for certain types of plans or programmes that would have a significant environmental effect.

Table 1 provides the Screening Determination of the need to carry out a Strategic Environmental Assessment for the Cleeve Prior Neighbourhood Plan. This has been made in accordance with the regulations and will be subject to consultation before Wychavon District Council makes its determination on the necessity for a full Strategic Environmental Assessment.

Table 1: The Environmental Assessment of Plans and Programmes Regulations 2004: Schedule 1 – Criteria for determining the likely significance of effects on the environment.

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likely to have significant environmental effects?	Summary of significant events
1(a) the degree to which the Cleeve Prior Neighbourhood Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	NO	There are no significant environmental effects arising from the policies in the Plan. Policies CP2, CP3, CP4 and CP5 relate to environmental issues such as green space and suggest preservation and retention. Policies relating to nature of development are in line with the emerging South Worcestershire Development Plan (SWDP).
1(b) the degree to which the Cleeve Prior Neighbourhood Plan influences other plans and programmes including those in a hierarchy;	NO	The Cleeve Prior Neighbourhood Plan is in line with the emerging SWDP and its policies and will work alongside this document, and the NPPF in determining development proposals.
1(c) the relevance of the Cleeve Prior Neighbourhood Plan for the integration of environmental considerations in particular with a view to promoting sustainable development;	NO	The policies of the Cleeve Prior Neighbourhood Plan are not considered to have a significant environmental impact on the integration of environmental considerations.
1(d) environmental problems relevant to the Cleeve Prior Neighbourhood Plan;	NO	The Cleeve Prior Neighbourhood Plan is more likely to promote environmental sustainability than present any environmental problems.

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likely to have significant environmental effects?	Summary of significant events
1(e) the relevance of the Cleeve Prior Neighbourhood Plan for the implementation of community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	NO	The policies of Cleeve Prior Neighbourhood Plan are not considered to be relevant to the implementation of EC legislation.
2(a) the probability, duration, frequency and reversibility of the Cleeve Prior Neighbourhood Plan;	NO	It is considered that the probability, duration, frequency and reversibility of the Cleeve Prior Neighbourhood Plan is sufficient.
2(b) the cumulative nature of the effects of the Cleeve Prior Neighbourhood Plan;	NO	The policies of the Plan are likely to have no significant cumulative environmental effects.
2(c) the transboundary nature of effects of the Cleeve Prior Neighbourhood Plan;	NO	The policies of the Plan are not considered to have any significant environmental effects on the surrounding areas and adjacent parishes.
2(d) the risks to human health or the environment (for example, due to accidents) due to the Cleeve Prior Neighbourhood Plan;	NO	It is considered that there will be no significant risks to human health or the environment as a result of the Cleeve Prior Neighbourhood Plan.

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likely to have significant environmental effects?	Summary of significant events
2(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	NO	The policies of the Plan are not anticipated to have any significant environmental impacts that would affect the existing population or that beyond the Cleeve Prior Neighbourhood Area.
2(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; or (iii) intensive land-use; and	NO	The policies of the Cleeve Prior Neighbourhood Plan will not have any substantial environmental effects upon these factors.
2(g) the effects on areas or landscapes which have a recognised national, community or international protection status.	NO	The central area of the village of Cleeve Prior is a designated Conservation Area, with policies in this Plan focused on preserving and where possible enhancing this area. Therefore, any effects on this area as a result of Cleeve Prior Neighbourhood Plan policies are expected to be positive.

2.2 SEA Screening Outcome

The assessment shown in Table 1 above identifies no significant effects arising from the draft Cleeve Prior Neighbourhood Plan and as such, will not require a full SEA to be undertaken. This determination is pending the findings of consultation and the formal views of the statutory environmental bodies. This view is taken as the policies in the Cleeve Prior Neighbourhood Plan seek to reinforce and do not deviate from the remit of the 'saved policies' of the Wychavon District Local Plan and the emerging policies of the SWDP.

Appendix 2

Consultation Responses to the Cleeve Prior Draft
Neighbourhood Plan SEA Screening Opinion, January
2015



ENGLISH HERITAGE

WEST MIDLANDS

Policy Plans Team (Planning and Housing)
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Persore
Worcestershire
WR10 IPT

Our ref: I322
Your ref:

Telephone 0121 625 6887
Email peter.boland@english-heritage.org.uk

19 February 2015

Dear Sir/Madam

NEIGHBOURHOOD PLAN & SEA SCREENING CONSULTATION- CLEEVE PRIOR

Thank you for consulting English Heritage in respect of the above neighbourhood plan.

We are supportive of the content of the document, particularly its' recognition of the range of designated and undesignated heritage assets in the Parish and the emphasis on local distinctiveness. Overall we consider it to be a well-considered and concise document.

We do have some minor comments that we hope will be helpful. Regarding Policy CP2 it would be helpful to readers not familiar with the locality (that might include developers) to define what the "existing linear features" referred to actually are.

We support the intention of Policy CP3 to designate Local Green Space and are pleased to see this includes a block of ridge and furrow serving as another tangible reminder of the medieval origins of the village. Your vision and aims commendably encompass a recognition that across the Parish there are locally significant heritage assets and historic landscape features as iterated in the landscape sensitivity analyses produced by the County Council. We feel it would be appropriate to offer these some policy protection perhaps by adding to Policy CP3 the statement:

"Across the Parish proposals will only be permitted where they protect and where possible enhance historic woodland and trees, hedgerows, key landscape features and biodiversity".

Regarding Policy CP8 (and recognising that paragraph 4.4 of the Plan actually references "Housing and Development") we suggest the scope of the policy could be widened slightly by referring to the scale and design of new **development** rather than simply new housing. The Policy could then be made applicable to extension and alteration as well as commercial development. This would allow a first bullet point stating:

- *“All new development should clearly demonstrate a contextually responsive design solution”.*

We would also suggest adding “*and the historic building line*” to the end of the second bullet point. Recognising the existence of numerous historic farmsteads within the Parish and also that the villages medieval origins suggest considerable archaeological potential, we suggest that the incorporation of two further bullet points would be fully justified viz:

- *“Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Guidance”*
- *“New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence”.*

Beyond those observations we have no substantive comments to make on what English Heritage considers is a very good example of community led planning.

Having assessed the SEA Screening document supplied for consultation with the neighbourhood plan I can confirm that English Heritage concurs with the Council’s view that SEA is not currently required.

Should you wish to discuss any points within this letter please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P. Boland', with a stylized flourish extending to the right.

Pete Boland
Historic Places Adviser

Date: 23 February 2015
Our ref: 143890
Your ref: Cleeve Prior NP



Reiss Sadler
Wychavon District Council

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

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Sadler

Re: SEA Screening Opinion on Cleeve Prior Draft Neighbourhood Plan

Thank you for your consultation on the above received by Natural England on 02 February 2015.

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.

**The Conservation of Habitats and Species Regulations (as amended) 2010;
The Wildlife and Countryside Act (as amended) 1981;
Natural Environment and Rural Communities Act 2006;
The Countryside Rights of Way Act 2000**

Cleeve Prior Neighbourhood Development Plan 2014-2030 (DRAFT)

Although there are no statutory designated sites such as Sites of Special Scientific Interest (SSSI) or Areas of Outstanding Natural Beauty (AONB), this area is important in that it contains the River Avon Local Wildlife Site (LWS) and Cleeve Prior Bank LWS. There are also priority habitats locally including Traditional Orchards. The area is very rural and a conservation area. This information would indicate that this is an important area for a range of habitats and species.

Aspects of the 'Vision' included in the plan will support the protection of these important qualities of the area.

We support the statement within 'The Vision' which states that Cleve Prior by 2030 and beyond will 'improve and enhance the local landscape and the range of wildlife habitats and species.'

The 'Overall Aims' listed at 4.4 are all supported by Natural England, particularly in relation to the protection of high quality agricultural land and adapting to the effects of climate change.

Natural England support the following policies within the Cleeve Prior Neighbourhood Plan as they support and protect these important habitats and species for the future.

Policy CP3- Protection of local Greenspace.

Natural England supports this policy due to the importance of local green spaces as areas of habitat and for local species. Particularly the Traditional Orchard habitat within Earls Lane Wood and Orchard and the area around Village Wharf.

Policy CP5 Protection of significant wildlife species and habitats

We support this policy to protect significant wildlife and species. In particular areas containing hedgerows, traditional orchards and deciduous woodlands which are [Habitats and species of principal importance in England](#). You may wish to refer to these habitats in the policy, with particular reference to paragraph 117 of the [National Planning Policy Framework](#)

Policy CP9 Sustainable Development

We note and support the inclusion of sustainable building principles.

Natural England have reviewed the Strategic Environmental Assessment Screening document in connection with the Cleeve Prior Neighbourhood Plan and conclude that there will be no significant effects arising from the plan and therefore a full Strategic Environmental Assessment does not need to be undertaken.

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

For any queries relating to the specific advice in this letter only please contact Liz Appleyard on 0300 060 2852. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Liz Appleyard

Lead Adviser. Planning –South Mercia Sustainable Development Team

Wychavon District Council
Planning Policy
Civic Centre
Queen Elizabeth Drive
Persnore
Worcestershire
WR10 1PT

Our ref: SV/2010/104075/OT-02/PO1-L01

Date: 24 February 2015

F.A.O: Reiss Sadler

Dear Sir

**COMBINED STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING
OPINION REQUEST AND CONSULTATION ON THE PRE-SUBMISSION DRAFT
OF THE CLEEVE PRIOR NEIGHBOURHOOD PLAN**

Thank you for referring the above consultation on the Draft Cleeve Prior Neighbourhood Plan and Strategic Environmental Assessment (SEA) Screening Opinion. We have reviewed the reports submitted and have the following comments to make:

For completeness, we previously responded to an information request for the Cleeve Prior area on 23 June 2014 (our letter reference SV/2010/104075/OT-01/IS1-L01).

Strategic Environmental Assessment:

As stated within the information submitted, European Union directive 200142/EC requires a Strategic Environment Assessment (SEA) to be undertaken for certain types of plans and programmes that would have 'significant' environmental effect(s). To assist your Council's determination of the SEA Screening opinion, we advise that based on the Screening Report Submitted (dated January 2015), and in consideration of the matters within our remit, the Neighbourhood Plan is considered unlikely to have significant environmental impacts.

Emerging South Worcestershire Development Plan:

At this time, the Cleeve Prior Neighbourhood Plan Area (as designated on 28 May 2013) does not appear to include any allocated sites for development within the emerging South Worcestershire Development Plan (SWDP), including the additional sites (Proposed Modifications) which aim to satisfy the housing requirement of the SWDP area and its sub-areas.

The Draft Plan makes reference to the above and in addition identifies that some small scale development will be required to meet local housing needs during the Plan period (2014-2030). For completeness, we note the Plan has not sought to allocate sites to accommodate such development.

For completeness, we understand at this time, the consultation on the Proposed Modifications arising from the uplift in housing numbers has ended and the Inspector is proceeding with the SWDP examination. We are aware that the first of three Hearings is due to commence on 24 February 2015.

Flood Risk / Water Management:

Based on our Flood Map for Planning (Rivers and Sea) the River Avon is located within the western part of the Neighbourhood Plan Area, and is classified as 'Main River' in this location. There are also a small number of 'ordinary watercourses' located in the south and south east of the Plan Area.

The Flood Map also illustrates the floodplain (Flood Zones 2 and 3) of the River Avon and some of the ordinary watercourses. Please note not all watercourses have not been modelled on our Flood Map, as the Map primarily shows flooding from main rivers, not ordinary watercourses with a catchment of less than 3km².

In the absence of any allocated development sites, and bearing in mind the identified housing requirements outlined within the Plan in the spirit of the flood risk Sequential Test, we would welcome a reference to ensure that there will be no built development in the areas liable to flooding i.e. Flood Zone 2 and 3, as defined in the South Worcestershire Strategic Flood Risk Assessment (SFRA) as amended (December 2012) and/or a site specific Flood Risk Assessment (FRA), or within 8 metres from the top of bank of the River Avon. Cross reference to Policy SWDP 28: 'Management of Flood Risk' could be included to indicate any requirements for any development proposals.

We would also welcome a reference to SuDS design standards and the types of options available to reduce flood risk, improve water quality (contributing to wider Water Framework Directive (WFD) objectives) and improve ecology. Whilst, the detail would also be informed by discussion with the South Worcestershire Land Drainage Partnership, we include the following wording to assist: opportunities, where appropriate, should help to conserve and enhance watercourses and riverside habitats. Where necessary, this should be through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of any aquatic environment in or adjoining the development site.

Water Quality / Water Resource:

Within the locality of Cleeve Prior, land drains to the following WFD water catchments:

- River Avon – WFD ID GB109054044401; and
- Unnamed Tributary – WFD ID GB109054039430.

Neither of these water bodies has reached the required good ecological status. Both are classed as being of moderate status and therefore must be brought up to good status by 2027, in line with the objectives of the WFD.

As part of the evidence base used to inform the SWDP, a Water Cycle Study (WCS) was undertaken by JBA Consulting (dated September 2010, most recently updated January 2015). We understand that the sewage treatment works (STWs) catchment that Cleeve Prior falls into is Bidford on Avon, the receiving watercourse of such is the River Arrow – confluence of the River Alne to confluence of the River Avon, which is classed as poor status.

The WCS confirms that *“due to the small numbers of housing (currently) proposed within the catchment of the Bidford on Avon STW, these small sites will have a minimal impact on the performance of the sewerage network. Sustainable surface water drainage principles should be used to reduce the demand on the public sewerage network.”*

Whilst the Plan should be informed by a robust and credible evidence base to ensure that its policies and any site allocations are justified and effective, on the basis that the development Plan does not include any site allocations, an update to the WCS is not considered necessary in this instance. Should the Parish Council wish to pursue a small number of housing sites, we would also not require an updated assessment but would refer you to information available in the current WCS and recommend engagement with Severn Trent Water Limited.

The WCS and the current Catchment Abstraction Management Strategy (CAMS) shows South Worcestershire to be a particularly water stressed region as water demand is quite high and water supply is limited. This is reflected within the emerging SWDP. We note Policy CP9 of the Plan, in part, refers to the water efficiency standards. Whilst we support this, following the recent Housing Standards Review consultation (September 2014) and the proposed revised wording of Policy SWDP30 of the emerging SWDP: ‘Water Resources, Efficiency and Treatment’ we recommend the Policy wording is, as a minimum, joined up with the SWDP. This is to ensure any new residential development incorporates water efficiency measures to a minimum level of 110 litres per person per day in line with current Government policy for the period to 1 April 2016. Beyond this date, the required target will be 90 litres per day. As part of sustainable development, we would also expect water efficiency techniques to be incorporated within the design of non-residential buildings. Up to 1 April 2016, to BREEAM (BRE Environmental Assessment Method) ‘very good’ standard or above and beyond 1 April 2016 ‘excellent standard should apply. The Parish Council may wish to also reference the ‘Good Practice’ level of the AECB (Association for Environment Conscious Building) for non-residential development, which relates to water efficiency only.

For completeness, we would not comment on any energy efficiency measures/requirements which are included within the proposed Policy CP9 and the Housing Standards Review; our comments relate solely to water efficiency/supply.

I trust that the above is of use to you at this time.

Yours faithfully

Mrs Tessa Jones
Senior Planning Advisor

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Appendix 3

Proposed Cleeve Prior Neighbourhood Plan Policy
CP11

Gypsy and Traveller Site

Policy CP11

It is proposed that the Gypsy and Traveller site, to the west of the Evesham Road (as shown on the Proposals Map), be redeveloped for residential purposes. The maximum number of dwellings permitted will be in the range of 40 – 80 units, at a maximum density of 20 dwellings per hectare. The following criteria will be applied to any proposal for development:

- design will be of a high quality, with appropriate landscaping that recognises the character and attractiveness of the surrounding countryside;**
- the size, scale and density of the development will be in keeping with the village of Cleeve Prior and will not overly dominate the main settlement;**
- there will be a mix of building styles and sizes, to include housing for older people and locally-assessed housing needs;**
- there will be a comprehensive strategy for the restoration of the landscape and an increase in biodiversity in and around the site;**
- safe and suitable access will be provided from the Evesham Road by means of a roundabout, with adequate vehicle parking within the site;**
- bus lay-bys will be provided on the Evesham Road to ensure safe access to public transport.**

Development of the site will be conditional upon alternative accommodation for existing residents being found by any prospective developer working with Wychavon District Council. This would fulfil the Council's obligations under the European Convention on Human Rights.

Any development proposals will only be considered in terms of a single detailed planning application for the whole of the site. Prior to the submission of a planning application, the prospective developer will be required to produce a Planning Brief for the development of the site, in accordance with the criteria set out above. The developer will also be required to provide funding for local sports, leisure and community facilities in the village.

5.49 During the early consultation on the issues and options for the plan, there was considerable debate about the future of the gypsy and traveller site to the west of the Evesham Road. The total gross area of the site is 4.8 hectares, of which there are two components. The smaller component contains eight pitches on land under lease from Worcestershire County Council. It is understood that the lease was due to expire at the

end of 2016. The larger part of the site, on surrounding land, has 19 private pitches. To the north of the site, there is a further area of 1.7 hectare, known as the CPO land, which is owned by Cleeve Prior Parish Council.

5.50 Recent surveys show that the site has been under-occupied. According to Wychavon District Council returns, in January 2015, eleven of the private pitches were occupied, with 31 caravans. There is no doubt that the condition of the site as a whole has deteriorated in recent years and it is currently in a very poor state. At the very least, the area is in need of restoration and sound management.

5.51 Government policy is contained in the report *Planning Policy for Traveller Sites* (March 2012). The document requires local planning authorities to set pitch targets for travellers and plot targets for travelling show people that address the permanent and transit site accommodation needs of travellers in their area. Local planning authorities should also set out criteria to provide a basis for the allocation of sites and identify sufficient deliverable sites to provide a five-year supply when measured against locally-set targets.

5.52 In accordance with the above requirements, the Worcestershire Gypsy and Traveller Accommodation Assessment (GTAA) report was published in November 2014. For South Worcestershire, the document provides the main evidence base for a Traveller and Travelling Show People Site Allocations Development Plan Document (DPD) that will sit alongside the adopted SWDP. The report indicated a need in Wychavon for nine permanent traveller pitches for the period 2014/15 to 2018/19. The earlier GTAA also provide the basis for policy SWDP17 of the South Worcestershire Development Plan. In accordance with this policy Wychavon District Council will identify and update annually the five-year supply, set against local target. Both policy SWDP17 and the Site Allocations DPD indicate that the Council will assess the suitability of proposals and planning applications (including the intensification or reasonable expansion of existing traveller sites) against set criteria. Applications that perform well against the criteria will be assessed favourably.

5.53 With regards to the Evesham Road site, its future needs to be considered against the level of requirement for Wychavon as a whole. In early 2016, when the SWDP was adopted, there remained a great deal of uncertainty about the site. When the first pre-submission draft of this plan was published in 2015, it was unclear whether Wychavon District Council would wish to retain any gypsy and traveller pitches on the site. It was noted, however, that the GTAA indicated that, if a site were closed down, pitches would have to be found elsewhere in Wychavon. Since then, the draft Travellers and Travelling Showpeople Site Allocations DPD has been published, in which no proposals for additional pitches are shown for the Evesham Road site. At the time of writing, the Parish Council understands that the lease of the eight “county” pitches concludes in May

2018 and will not be renewed. Of the remaining 28 pitches, only 14 were included in the GTAA report, due to the difficulty in attracting residents.

- 5.54 Throughout the preparation of this plan, the Parish Council has given very careful consideration to the issues described above and has examined a range of alternative uses for the Evesham Road site. In 2015, the householder response to the pre-submission draft showed that a majority of Cleeve Prior residents requested that the site be cleared up, because of its unsightly appearance and concerns about crime and anti-social behaviour. These concerns have been borne out by crime statistics and information provided by West Mercia Police. The consultation response also showed that the majority of householders were in favour of building on the site, with a preference for a viable development, including dwellings suitable for older people.
- 5.56 Other respondents included residents of the site, many of whom had signed a sale agreement with a developer. The agents for the developer submitted to Wychavon District Council informal proposals for the development of the site, including housing and a nursing home. These suggestions were rejected as being too large, however, in terms of the size, scale, and the numbers of dwellings.
- 5.57 Accordingly, the Parish Council commissioned an independent Development Appraisal from G H Banks, a local company of chartered surveyors. The company were asked to estimate the level of residential development which would be appropriate, given certain levels of density on the site. A report was produced for the Parish Council in September 2015, indicating that a maximum build level for a viable residential development would be 7,125 square metres.
- 5.58 The public response to the first pre-submission draft, together with the developer's proposals and the G H Banks report, provided a good deal of support for the then draft policy CP11 and the redevelopment of the site. To strengthen the evidence base, the Parish Council conducted a further survey of residents and local stakeholders in May/June 2016. The result confirmed the clear measure of support for the re-use of the site, with a preference for a development of 40 – 80 dwellings.
- 5.59 Following the consultation, policy CP11 was re-written to reflect the level of support for redevelopment of the site and the likely shape and form of a housing scheme. The Parish Council, however, was mindful of advice from Wychavon District Council officers that the site was technically in the open countryside. Thus, the Neighbourhood Plan may not be in conformity with policy SWDP2, which states that, in the open countryside, development will be strictly controlled. In addition, any development of the site would depend on the replacement of pitches elsewhere in Wychavon.
- 5.60 To address these latter of these issues, the Parish Council sought legal advice from Number Five Chambers, who specialise in planning law for gypsies and travellers. The

view was given that the decision to re-locate existing residents of the site would not be incompatible with the European Convention on Human Rights.

- 5.61 On the wider planning policy concerns, the Parish Council received advice from Locality, who commissioned a Technical Facilitation Report to investigate the options for the development of the Evesham road Site. The report, prepared by AECOM planning consultants, was presented to the Parish Council in January 2017.
- 5.62 Having considered these reports, the Parish Council is confident that policy CP11 is in general conformity with the policies of the South Worcestershire Development Plan and fulfils the basic conditions set out in the Neighbourhood Plans Regulations. The justification for the policy is set out in the ensuing paragraphs.
- 5.63 In terms of conformity with the SWDP, the Parish Council is of the view that there are special circumstances for the redevelopment of the Evesham Road site for housing, as set out in policy CP11. It is accepted that the site is located beyond the defined settlement boundary of Cleeve Prior, and is therefore technically in the open countryside. Nevertheless, the site is comprised of previously-developed land ("brown field" land) and is bounded by existing housing development to the south. Although it is bounded by hedges, the site does not belong visually to the open countryside.
- 5.64 The AECOM report does point out that there are circumstances under which the site might be developed. From the 2015 and 2016 consultation responses, and the reports commissioned by the Parish Council, it is assumed that the use acceptable to and/or viable to a developer would be housing. Thus CP11 proposes redevelopment for housing. A scheme would need to be viable, however, hence the range of 40 – 80 units.
- 5.65 The need in policy CP11 for a development to be viable is supported by policy SWDP 13(B) of the SWDP and paragraph 173 of the NPPF. In addition, the need for a mix of housing units is set out in the SWDP in policy SWDP14 (A) and policy CP7 of this plan. The importance of high quality design, as set out in policy CP11, is also supported by the SWDP in policy SWDP21 and the NPPF (see paragraphs 9, 17, 56, and 57).
- 5.66 In terms of the general conformity of the policies of this plan with the SWDP, the Parish Council considers that the proposal to redevelop the site fully complies with the overarching principles as set out in policy SWDP1. It is clearly development that "improves economic, social, and environmental conditions on South Worcestershire."
- 5.67 In terms of the social sustainability of the proposal, policy CP11 is supported by the NPPF. In particular, paragraph 7 of the NPPF supports "strong, vibrant, and healthy communities, a high quality built environment", also "health, social and cultural well-being." This is reinforced by paragraph 9, which refers to the role of planning in affecting people's quality of life, including (but not limited to) improving the conditions in which people live and take leisure. Furthermore, paragraph 69 refers to safe and accessible

environments, where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

5.68 In its current state, there is no doubt that the site and the activities associated with it, has a detrimental effect on the local community and its environment. The Parish Council has substantial evidence of incidents which have inconvenienced or disturbed residents, which have negatively impacted on social sustainability and community cohesion.

5.69 The conflicts between the site and the village community are clear and contrary to Government policy, as set out in Planning Policy for Traveller Sites (PPPTS). The document states a number of aims, in particular:

- to reduce tensions between settled and traveller communities in plan-making and planning, and:
- for local planning authorities to have regard to the protection of local amenity and local environment.

5.70 Paragraph 13 of the PPPTS states that traveller sites should be sustainable economically, socially and environmentally. This is supported by policies in the SWDP which promote peaceful and integrated co-existence between a site and the local community. The Evesham Road site is clearly contrary to these policy aims.

5.71 As borne out by the evidence there are many incidents of crime and anti-social behaviour which are directly related to the site. The Government's on-line Planning Practice Guidance (PPG) advises that crime and fear of crime are a material consideration in the planning process and are relevant here. The precedent was established in the courts in 1997 (*West Midlands Probation service v SSE and Walsall MBC*). A subsequent Home Office publication stated that designing out crime and designing in community safety should be central to the planning and delivery of new development. Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder and to do all they can to prevent it.

5.72 Prevention of crime and the enhancement of community safety are therefore matters which a local authority should consider when exercising its planning functions. Any planning measures, however, should be based on evidence of the local circumstances. In the case of Evesham Road site, there is clear evidence of crime and disorder, which underpin the reasoning for redevelopment.

5.73 The powers and responsibilities of local planning authorities are also strengthened by the Local Government Act 2000. Section 2(1) of the Act grants to authorities the "power to promote or improve the economic, social or environmental well-being of

their area. In supporting the redevelopment of the Evesham road site for redevelopment, and by re-housing its current occupants to suitable locations, Wychavon District Council would be promoting the social well-being of Cleeve Prior.

5.74 There are precedents for this type of approach to well-being. In the case of the St. Ives Neighbourhood Plan, a policy limiting second home ownership was endorsed by the courts on the grounds of promoting social sustainability. The judge considered that the policy was compatible with article 8 of the European Convention on Human Rights and the requirements for Strategic Environmental Assessment (SEA). Thus, a neighbourhood plan proposing a housing policy not specifically set out in the NPPF or a Local Plan can be considered to be in general conformity, if based on robust evidence.

5.75 In summary, the Parish Council submits that the Neighbourhood Plan is in general conformity with the provisions of the SWDP and the NPPF. In terms of policy CP11, there are special circumstances which justify the proposal to redevelop the Evesham Road Gypsy and Traveller site for housing. It is accepted that the successful delivery of this policy is dependent on the ability of Wychavon District Council to re-house the current residents of the site to a suitable location. At the time of writing, the Parish Council has been advised that a prospective developer is working with Wychavon District Council to find alternative accommodation.

Appendix 4

Consultation Responses to Cleeve Prior Draft
Neighbourhood Plan SEA Screening Addendum,
February - March 2017

Wychavon District Council
Planning Policy
Civic Centre
Queen Elizabeth Drive
Persnore
Worcestershire
WR10 1PT

Our ref: SV/2010/104075/OT-
09/PO1-L01

Date: 22 February 2017

F.A.O: Reiss Sadler

Dear Sir

**Cleeve Prior Neighbourhood Plan – Strategic Environmental Assessment (SEA)
Screening Opinion Addendum**

Thank you for referring the above consultation, which we received on 16 February 2017.

As shown in Appendix 2 of the SEA Screening Opinion Report (dated February 2017), we commented on the previous SEA Screening Report and pre-submission draft of the Plan in our letter dated 24 February 2015. Furthermore, we also provided further comments in our letter dated 29 June 2015, in respect of a pre-submission draft of the Plan (May 2015).

We understand the current re-consultation follows a significant proposed change to the Draft Plan, specifically Policy CP11 which now seeks to allocate land for housing over and above that allocated within the South Worcestershire Development Plan (SWDP).

The European Union directive 200142/EC requires a SEA to be undertaken for certain types of plans and programmes that would have 'significant' environmental effect(s). Furthermore paragraph: 046 in the Flood Risk and Coastal Change section of the National Planning Practice Guidance (NPPG) (Reference ID: 11-046-20150209) states "*a strategic environmental assessment may be required, for example, where:*

- *a neighbourhood plan allocates sites for development*
- *the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan*
- *the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan".*

To assist your Council's determination of the SEA Screening opinion, we advise that based on the Screening Report Addendum submitted, and in consideration of the

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Newtown Industrial Estate (Riversmeet House) Northway Lane, Tewkesbury, Gloucestershire, GL20 8JG.
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www.gov.uk/environment-agency

Cont/d..

matters within our remit, the Neighbourhood Plan is considered unlikely to have significant environmental impacts.

We would only make substantive further comments if the Plan was seeking to allocate sites for development in Flood Zones 3 and/or 2 (the latter being used as the 1% climate change extent).

I trust that the above is of use to you at this time.

Yours faithfully

Mrs Tessa Jones
Senior Planning Advisor

Direct dial 02030 251700

Direct e-mail tessa.jones@environment-agency.gov.uk

Date: 10 March 2017
Our ref: 208896
Your ref: Cleeve Prior NP SEA Addendum



Mr Reiss Sadler
Planning Officer (Policy)
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BY EMAIL ONLY

Reiss.Sadler@wychavon.gov.uk

Dear Mr Sadler

**Planning consultation: Strategic Environmental Assessment Screening Opinion - Addendum
Reviewing Updated Policy CP11**

Thank you for your consultation on the above date 16/02/2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Strategic Environmental Assessment Screening

Proposed Cleeve Prior Neighbourhood Plan Policy CP11

Natural England has reviewed the Strategic Environmental Assessment Screening document in connection with the Cleeve Prior Neighbourhood Plan Updated Policy CP11 and concludes that there will be no significant effects arising from the plan on statutory designated sites.

The allocation of this site for the residential development in Policy CP11 however, has the potential to impact on the nearby River Avon Local Wildlife Site (LWS) and Cleeve Prior Bank LWS, as well as local priority habitats including Traditional Orchards. We therefore defer to you for the assessment of determining the likely significance of the potential environmental effects and necessity of further SEA screening, in accordance with your locally set criteria.

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](#).

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

For any queries relating to the specific advice in this letter only please contact Yana Burlachka on 02082256013. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service

Yours sincerely

Yana Burlachka
Adviser
Sustainable Development
South Mercia Team



Historic England

WEST MIDLANDS OFFICE

Mr Reiss Sadler
Wychavon District Council
Civic Centre
Queen Elizabeth House
Persnore
Worcestershire
WR10 1PT

Direct Dial: 0121 625 6887

Our ref: PL00067763

13 March 2017

Dear Mr Sadler

CLEEVE PRIOR NEIGHBOURHOOD PLAN SEA CONSULTATION

Regarding the SEA Screening Document Addendum; for the purposes of consultations on SEA, Historic England confines its advice to the question, "Is the Plan or proposal 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 by yourselves in your consultation to us.

On the basis of the information supplied, including that set out in the draft plan, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England conclude that as the analysis undertaken has identified likely environmental effects then a Strategic Environmental Assessment is likely to be required. We do, however, note that the screening document itself does not appear to have reached any conclusion on that matter.

Beyond those observations we have no further substantive comments to make. I hope you find this advice helpful.

Yours sincerely,

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

cc:




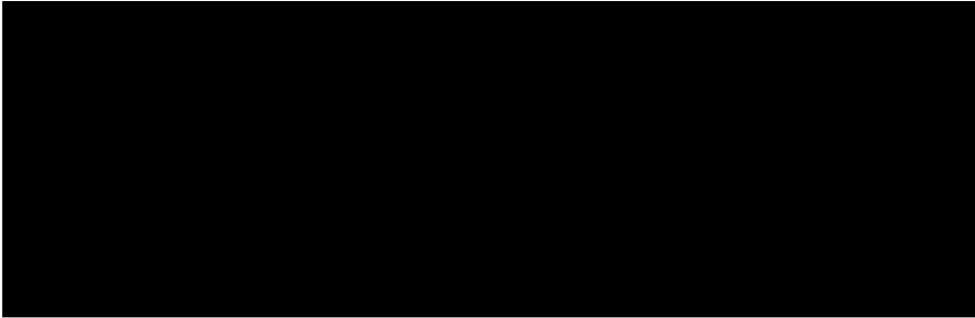
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Appendix 5

Comments from Wychavon's Landscape and Natural
Heritage Officer and Wychavon's Conservation Officer,
March 2017



From: Hiscock, Susanne
Sent: 16 March 2017 16:10
To: Ford, Andrew
Subject: RE: Cleeve Prior Neighbourhood Plan - SEA Screening Opinion Addendum (Wychavon DC)

Dear Andy,

The proposed site is located immediately adjacent to the Cleeve Prior Local Wildlife Site, with the River Avon LWS just beyond that and some Traditional Orchards, UK priority habitats, approximately 100m to the south. As stated in the response by Natural England in February 2015, this is indeed likely to be an important area for a range of habitats and species.

SWDP 22 states the following:
"Development which would compromise the favourable conservation status of [...] a Local Wildlife Site (LWS), [...] woodland and species or habitats of principal importance recognised in the Biodiversity Action Plan, or listed in Section 41 of the Natural Environment and Rural Communities Act 2006, will only be permitted if the need for and the benefits of the proposed development outweigh the loss."

In the first instance it will be important that any development on the allocated site ensures that the favourable conservation status of the LWS and priority habitats will not be compromised. Policy CP11 includes relevant criteria to achieve this, such as the provision of a comprehensive strategy for the restoration of the landscape and an increase in biodiversity in and around the site. This will need to be based on ecological surveys of the site and its surroundings and appropriate impact assessments which shall guide the details of the site's development. Subject to this and the criteria of the policy being followed, I would not anticipate there would be significant effects on the environment, which would necessitate a full SEA.

I hope this is of help.

Regards,
Susanne

Susanne Hiscock Dipl.Ing.(FH) CMLI
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Please rate our service

RE Cleeve Prior Neighbourhood Plan - SEA Screening Opinion Addendum (Wychavon DC)
From: Lawless, Ben
Sent: 24 March 2017 14:32
To: Ford, Andrew
Cc: Sadler, Reiss
Subject: RE: Cleeve Prior Neighbourhood Plan - SEA Screening Opinion Addendum
(Wychavon DC)

Hi Andy,

I have had a look at the details of Policy CP11 and the Neighbourhood Plan in general. The site CP11 seeks to allocate is located approximately 515 metres from the boundary of the Cleeve Prior Conservation Area. There are no listed buildings within the proposed allocated site. Field Barn, a Grade II listed 18th century blue lias stone former agricultural buildings, is located approximately 80 metres from the southern boundary of the site.

Taking into account the above details and the various published SEA guidance, it is my view that, in relation to the historic environment, the plan will not have a significant environment effect. Therefore, it is my view that, an SEA is not required to address historic environment concerns.

Kind Regards,

Ben Lawless
Conservation Officer

Ben Lawless

