

Clifton upon Teme Neighbourhood Plan

Clarification Notes

Points for Clarification	Response from Clifton upon Teme Parish Council and Malvern Hills District Council
<p>SEA. The basic conditions statement refers on pages 9 and 10 to a screening assessment carried out by Malvern Hills District Council. It also refers to the requirement in regulation 15 of the Neighbourhood Planning Regulations, since the amendment in 2015, for the submission to the Local Planning Authority to “include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.” The following text explains that a screening report was done and concluded that the Plan is unlikely to have significant environmental effects and that the consultation bodies were consulted. The consultation report also includes these responses on pages 18-20. However this does not amount to “a statement of reasons for the determination” that the Plan is unlikely to have significant environmental effects.</p> <p>The Basic Conditions Statement states that “the screening assessment can be found in Section 5</p>	<p>The planning consultants acting on behalf of the Parish Council and the District Council feel that the statement of the reasons for the determination is provided in the final paragraph of page 10 of the Basic Conditions Statement.</p> <p>The final paragraph on page 10 says that the SEA Screening Opinion was undertaken by MHDC and concluded that no significant environmental effects would occur as a result of the Clifton upon Teme Neighbourhood Plan. This conclusion was confirmed through consultation responses from Historic England, Natural England and the Environment Agency. The final paragraph on page 10 also provides a link to Section 5 of the SEA Screening Opinion which provides the detailed reasons why a SEA is not required:</p> <p><i>5.4. Based upon the case-by-case screening assessment set out in Table 3 above, it is concluded that the Draft Clifton Upon Teme Neighbourhood Plan will not have significant effects in relation to any of the criteria set out as part of the SEA Regulations.</i></p> <p><i>5.5. The main justification for this conclusion is that the Draft Clifton Upon Teme Neighbourhood Plan reinforces the policies featured in the emerging South Worcestershire Development Plan, which have already been subject to a Sustainability Appraisal and assessed as having no significant environmental effects. The draft neighbourhood plan does not propose any allocations which depart from the strategy set out in the SWDP, and hence it is considered that the potential impacts of the plan do not require any further investigation.</i></p> <p><i>5.6. The policies of the Draft Clifton Upon Teme Neighbourhood Plan also seek to avoid or minimise environmental effects through the provision of guidance on issues which are specific to the neighbourhood area, such as development within the Clifton Upon Teme Conservation Area or in areas of varying Landscape Character. It is therefore likely that the Draft Clifton Upon Teme Neighbourhood Plan will have, both directly and indirectly, a positive environmental impact rather than negative, by setting out guidance addressing how developers can minimise impacts on a</i></p>

<p>of the Malvern Hills Screening Report” but it is not clear where that can be located. I have located the screening assessment on the Clifton upon Teme Neighbourhood Planning website under the heading of Formal Consultation. This assessment is capable of being regarded as a “statement of reasons” but unfortunately it has not been included in the submission documents.</p>	<p><i>number of environmental receptors.</i></p> <p>I can confirm that the SEA Screening Opinion that is referred to in the final paragraph on page 10 was included in the submission documents and was consulted on.</p>
<p>In Policy CB2 I would welcome further clarification on what is meant by “Proposals should not feature designs specific to a generic “scheme”.”</p>	<p>Paragraph 60 of the Framework says that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.</p> <p>The intention of Policy CB2(1) is that proposals should not be standard or generic designs but instead should take account of, and compliment, the character of the area and surrounding buildings.</p>
<p>In Map 13 could you please clarify what the BP Hut is?</p>	<p>The BP Hut is the Baden Powell Hut and is where the Rainbows, Brownies and Guides meet.</p>