

Welland Neighbourhood Plan

Strategic Environmental
Assessment (SEA) and Habitats
Regulations Assessment (HRA)
Screening Opinion



July 2022

CONTENTS

1. INTRODUCTION

- 1.1 BACKGROUND
- 1.2 DRAFT WELLAND NEIGHBOURHOOD PLAN SUMMARY
- 1.3 WELLAND DESIGNATED NEIGHBOURHOOD AREA MAP
- 1.4 DRAFT WELLAND NEIGHBOURHOOD PLAN POLICY SUMMARIES
- 1.5 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) PROCESS
- 1.6 HABITATS REGULATIONS ASSESSMENT (HRA) PROCESS

2. SEA SCREENING

- 2.1 SEA SCREENING ASSESSMENT
- 2.2 SEA SCREENING OPINION

3. HRA SCREENING

- 3.1 HRA SCREENING ASSESSMENT
- 3.2 HRA SCREENING OPINION

4. CONCLUSIONS

5. STATUTORY ENVIRONMENTAL BODIES CONSUTLATION RESPONSES

1. INTRODUCTION

1.1 BACKGROUND

This screening report is designed to determine whether or not the content of the draft Welland Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

Whether a Neighbourhood Plan requires a SEA, and if so the level of detail needed, will depend on what is proposed in the draft Neighbourhood Plan. The National Planning Practice Guidance (NPPG) states that a SEA may be required, for example, where:

- the Neighbourhood Plan allocates sites for development;
- the Neighbourhood Plan Area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
- the Neighbourhood Plan may have significant environmental effects that have not already been considered and dealt with through the SEA of the Local Plan in the area.

The screening report also examines the potential impact of the draft Welland Neighbourhood Plan on internationally designated wildlife sites and determines if the plan requires a Habitats Regulations Assessment (HRA).

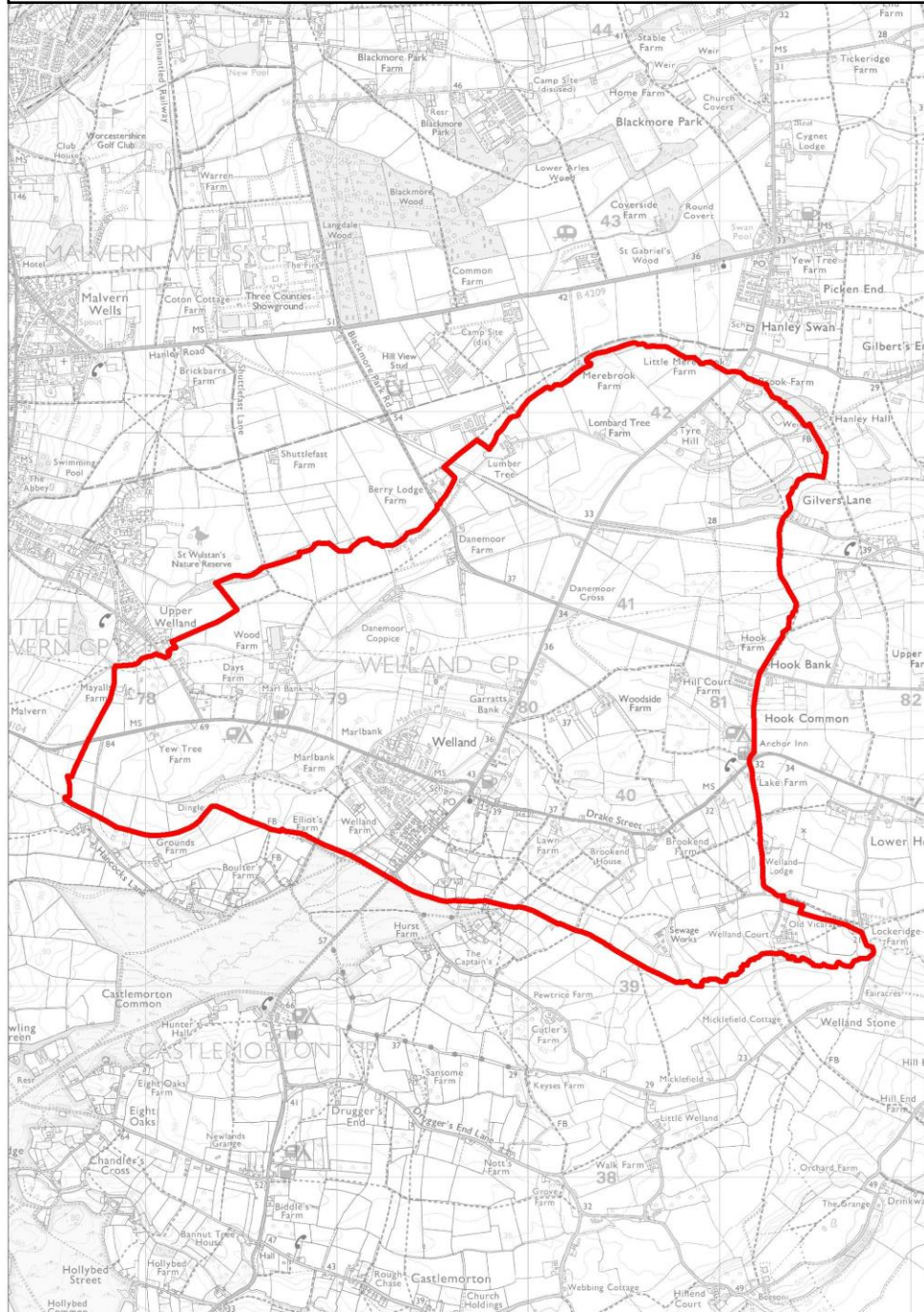
When deciding on whether the proposals are likely to have significant effects, the local authority is required to consult Historic England, Natural England and the Environment Agency. Where the local planning authority determines that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment) it should prepare a statement of its reasons for the determination.

1.2 DRAFT WELLAND NEIGHBOURHOOD PLAN SUMMARY

The Welland Neighbourhood Plan is essentially a community-led framework for guiding future development and growth of the parish to the year 2041. Twenty-five draft policies have been proposed, focusing on topics including Sustainable Development and Design; Welland Development Boundary; Green Infrastructure; Nature Conservation and Biodiversity; Landscape and Visual Amenity; Local Community Infrastructure; Local Historic Environment; Development and Infrastructure; Design and Access; Housing Land; and Local Economy.

1.3 WELLAND DESIGNATED NEIGHBOURHOOD AREA

Figure 1 – Designated Welland Neighbourhood Area



1.4 DRAFT WELLAND NEIGHBOURHOOD PLAN POLICY SUMMARIES

Twenty-five policies are proposed in the draft Welland Neighbourhood Plan (WNP); they are detailed below.

DRAFT POLICY	SUMMARY
<i>SUSTAINABLE DEVELOPMENT AND DESIGN</i>	
<p>WSD1 Promoting and Achieving Sustainable Development</p>	<p>Policy WSD1 supports proposals which clearly demonstrate they promote and achieve sustainable development in accordance with the vision, objectives, strategy and policies set out in the WNP.</p> <p>WSD1 will not usually grant (support) proposals which conflict with policies within the WNP (and other relevant parts of the development plan) unless material considerations indicate that the plan should not be followed.</p>
<p>WV2 Renewable and Low-Carbon Microgeneration</p>	<p>Policy WV2 has 2 parts.</p> <p>Part A supports proposals for renewable and low-carbon energy on new or existing development, subject to the following 4 criteria being met:</p> <ol style="list-style-type: none"> 1. They contribute towards the 10% requirement for on-site renewable or low-carbon energy requirement in accordance with SWDP27; 2. They do not individually or cumulatively, have an adversely harmful effect on the AONB and its setting; 3. They do not have a significant adverse impact on the external appearance of the building; and 4. They do not, individually or cumulatively, have a significant adverse impact on the amenity of neighbouring residents and occupiers. <p>Part B supports “small scale” renewable and low-carbon energy schemes subject to the following 3 criteria being met:</p> <ol style="list-style-type: none"> 1. Support the management of core elements of the AONB landscape; 2. Demonstrate that they do not, individually or cumulatively, have an adverse impact on AONB and its setting; and 3. Demonstrate that they do not, individually or cumulatively, have an adverse impact on the amenity of neighbouring residents and occupiers.

DRAFT POLICY	SUMMARY
<p>WSD3 Energy Efficient Buildings</p>	<p>Policy WSD3 has 5 parts.</p> <p>Part A says all new residential should be built to zero carbon emission standards.</p> <p>Part B says all new residential development should incorporate 100% on-site energy generation from renewable or low carbon sources (subject to viability and technical considerations).</p> <p>Part C says all non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard 'excellent'.</p> <p>Part D encourages the "sensitive retrofitting" of energy efficiency measures and micro-renewables in historic buildings including listed buildings, buildings of solid wall or traditional construction and buildings within conservation areas providing they safeguard the special characteristics of the heritage assets for the future.</p> <p>Part E requires alterations and extensions to existing buildings to be designed "with energy reduction in mind" and to "comply with sustainable design and construction standards".</p>
<i>WELLAND DEVELOPMENT BOUNDARY</i>	
<p>WDB1 Welland Village Development Boundary</p>	<p>Policy WDB1 supports development proposals within the Welland Village Development Boundary (shown at Figure 5.1) - including new development and the conversion, re-use or extension of an existing building – subject to the following 5 criteria being met:</p> <ol style="list-style-type: none"> 1. Conserve and enhance the landscape and natural beauty of the Malvern Hills AONB and its setting; 2. Are of a scale, size and use that is appropriate to its surroundings and adjacent uses; 3. Provide safe and suitable access to the site for all users; 4. Do not harm land that is of high environmental value; and 5. Do not create unacceptable adverse harm to the amenity of adjacent residents and occupiers.
<i>GREEN INFRASTRUCTURE</i>	
<p>WG1 Local Green Space</p>	<p>Policy WG1 proposes the designation of 12 Local Green Spaces (identified at Figures 5.2.1-5.2.12 in Appendix 5.1 and listed below); development on the Local Green Spaces would only be approved</p>

DRAFT POLICY	SUMMARY
	<p>(supported) in very special circumstances:</p> <p>WLGS01: Spitalfields Recreation Ground</p> <p>WLGS02: Welland Village Green</p> <p>WLGS03: Welland Park</p> <p>WLGS04: Pursers Orchard</p> <p>WLGS05: Spring Meadows SSSI Buffer</p> <p>WLGS06: St James Green</p> <p>WLGS07: Gifford Drive/Blandford Close</p> <p>WLGS08: Welland Cemetery</p> <p>WLGS09: St James Churchyard</p> <p>WLGS10: Mutlows Orchard</p> <p>WLGS11: Drake Street Meadow</p> <p>WLGS12: Fortune Avenue</p>
<i>BIODIVERSITY</i>	
<p>WB1 Local Biodiversity</p>	<p>Policy WB1 has 2 parts.</p> <p>Part A requires all new development to deliver at least 10% net gains for onsite biodiversity. Applicants would be required to provide an assessment of the “type and condition of habitats and species found on-site pre-development” and would be required to demonstrate “how the development will secure and maintain the improvements to biodiversity on the site”. Planning permission would be refused (not supported) if proposals have a significant harmful impact on biodiversity.</p> <p>Part B would support proposals that have an “adversely harmful impact” on designated Neighbourhood Nature Conservation Sites, subject to the following 2 criteria being met:</p> <ol style="list-style-type: none"> 1. The need for the development clearly outweighs the importance of the Neighbourhood Nature Conservation Site, or 2. Measures can be provided that fully mitigate for the impact and the measures being secured through a planning condition or legal agreement.
<i>LANDSCAPE CHARACTER</i>	
<p>WLC1 Landscape</p>	<p>Policy WLC1 requires all development proposals (and their associated landscaping schemes) to i) “contribute to and enhance” the area’s</p>

DRAFT POLICY	SUMMARY
<p>Character and Visual impact</p>	<p>natural character and beauty and ii) “be fully integrated into its landscape character and visual amenity” by meeting the following 2 criteria:</p> <ol style="list-style-type: none"> 1. Having regard to good practice guidance, including that produced by Malvern Hills AONB Partnership; and 2. Providing landscaping which “protects and enhances the intrinsic landscape character and natural beauty of the area”. <p>All new development located within the Malvern Hills Area of Outstanding Natural Beauty would be required to submit a Landscape and Visual Impact Assessment (LVIA).</p>
<p>COMMUNITY INFRASTRUCTURE</p>	
<p>WC1 Protection of existing Community Facilities</p>	<p>Policy WC1 seeks to protect 7 existing community facilities (listed below and shown at Figures 5.4.1-5.4.7 in Appendix 5.4).</p> <p>Existing Community Facilities:</p> <p style="padding-left: 40px;">WCF01: Welland Village Hall, Marlbank Road</p> <p style="padding-left: 40px;">WCF02: Welland Primary School, Marlbank Road</p> <p style="padding-left: 40px;">WCF03: Welland Post Office, Gloucester Road</p> <p style="padding-left: 40px;">WCF04: The Marlbank Inn, Marlbank Road</p> <p style="padding-left: 40px;">WCF05: The Inn at Welland, Hook Bank/Drake Street</p> <p style="padding-left: 40px;">WCF06: St James Church of England Church, Gloucester Road/Drake Street</p> <p style="padding-left: 40px;">WCF07: The Pavilion, Spitalfield, Marlbank Road</p> <p>Development proposals (including changes of use) that would result in loss of all or part of a community facility would only be supported if the following criteria are met:</p> <ol style="list-style-type: none"> 1. It can be demonstrated that the existing use is no longer economically viable, or 2. Equivalent or better provision of the facility to be lost will be available. <p>If the existing use is no longer economically viable, evidence should be provided to show that the site has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been achieved during that period.</p>

DRAFT POLICY	SUMMARY
<p>WC2 Provision of new Community Facilities</p>	<p>Policy WC2 has 2 parts.</p> <p>Part A supports proposals for new or improved community facilities, subject to the following 5 criteria being met:</p> <ol style="list-style-type: none"> 1. Are of an appropriate scale, mass and form to the surrounding local area, 2. Incorporate a high standard of sustainable design, 3. Will not have a significant adverse impact on the amenity of neighbouring properties through creating unacceptable noise or other disturbance, 4. Will not cause a significant adverse traffic impact or congestion, and 5. Have satisfactory access and off-street parking without harming existing residential or other uses. <p>Part B says that new residential development should, “where applicable”, provide “appropriate and proportionate” new community related facilities and infrastructure on site or make “appropriate and proportionate contributions” to “related off-site facilities and infrastructure”.</p>
<i>LOCAL HISTORIC ENVIRONMENT</i>	
<p>WHE1 Non-Designated Heritage Assets</p>	<p>Policy WHE1 seeks to protect non-designated heritage assets.</p> <p>Policy WHE1 requires proposals requiring planning permission which affect a non-designated heritage asset (including, but not exclusively, buildings or structures on the Local List) to demonstrate how they “protect or enhance” that heritage asset.</p> <p>Policy WHE1 requires proposals requiring planning permission for the renovation or alteration of a non-designated heritage asset (building or structure) to be designed sensitively, and with careful regard to the heritage asset’s historical and architectural interest and setting.</p> <p>Where a proposal would result in harm to the significance of a non-designated heritage asset, the scale of the harm and the significance of the asset must be balanced against the public benefits of the proposal.</p>
<i>DEVELOPMENT AND INFRASTRUCTURE</i>	
<p>WI1 Development and</p>	<p>Policy WI1 supports development proposals that demonstrate that they can provide or contribute towards the provision of appropriate</p>

DRAFT POLICY	SUMMARY
<p>Infrastructure</p>	<p>infrastructure to meet its needs in a timely manner.</p> <p>Policy WI1 requires development to:</p> <ul style="list-style-type: none"> • Provide or contribute to the provision of infrastructure made necessary by that development, or • “Mitigate its impact on existing provision” where the development gives rise to the need for additional or improved infrastructure. <p>Policy WI1 says that infrastructure should be provided at the appropriate time during the construction of the development. Normally, it should be provided prior to the development becoming fully operational or occupied “unless it is demonstrated that its provision after this will not have an unacceptable adverse impact on highway safety or the amenity of residents and occupiers within and adjacent to the development”. Larger developments may need to be phased to ensure this requirement can be met.</p> <p>All proposals for major development will be required to provide a statement outlining the infrastructure requirements, provision and delivery associated with that development (including that which is being provided by the infrastructure provider).</p>
<p>WI2 High Quality Communications Infrastructure</p>	<p>Policy WI2 has 2 parts.</p> <p>Part A says new development within the WNA should be served by full fibre broadband connections unless it can be demonstrated through consultation with the NGA Network providers that this would not be possible, practical or commercially viable. In such circumstances, suitable ducting should be provided within the site and to the property to facilitate future installation.</p> <p>The area in which the works have been carried out should be, so far as necessarily practicable, reinstated to its condition before the infrastructure was laid.</p> <p>Part B supports telecommunications installations (such as mobile phone masts), subject to the following 4 criteria being met:</p> <ol style="list-style-type: none"> 1. Siting and appearance of equipment does not have an adverse impact on the landscape and scenic beauty of the Malvern Hills Area of Outstanding Natural Beauty and its setting; 2. Siting and appearance of equipment does not have a significant adverse impact on the amenity of local residents;

DRAFT POLICY	SUMMARY
	<p>3. Equipment sited on existing buildings and structures is sympathetically designed; and</p> <p>4. Where freestanding new masts are proposed, it is demonstrated that there are no viable options for siting the equipment on or in existing buildings or structures.</p>
<p>WI3 Electric Vehicle Charging Points</p>	<p>Policy WI3 says proposals for all new development, “including change of use”, must, subject to technical feasibility and viability considerations, provide an electric vehicle charging point (EVCP), either in an active or passive form, with each car parking space to be provided in line with the adopted parking standards as a result of the development.</p> <p>To be supported the location and design of the EVCP must not detract from the visual appearance and character of the building and its surroundings.</p>
<p>WI4 Surface Water Drainage and Management</p>	<p>Policy WI4 says development proposals should be designed to include sustainable drainage and water management measures.</p> <p>Policy WI4 requires all development proposals to either:</p> <ul style="list-style-type: none"> • Demonstrate that the existing “(surface) water drainage infrastructure” is adequate, or • Include improvements to that infrastructure to accommodate any additional water runoff.
<p>WI5 Foul Water Drainage</p>	<p>Policy WI5 has 3 parts.</p> <p>The first part of Policy WI5 encourages applicants to engage with the public sewerage undertaker at the earliest opportunity so that early consideration can be given to the proposed approach to foul water flows. Policy WI5 says “this could include additional consideration of the point of connection to the public sewer and the approach to any foul water pumping. It may also be necessary to co-ordinate the delivery of new development with the delivery of infrastructure improvements”.</p> <p>The second part of WI5 says that surface water should only connect with the public sewer as a last resort after all other alternatives have been investigated. The policy says this is particularly important to manage the impact on the public sewerage system as surface water flows are much larger than foul flows.</p> <p>The third part of WI5 indicates that development proposals should be accompanied by a site-wide drainage strategy (including foul and surface water drainage). The third part of WI5 indicates that the strategy should be “agreed” before development on the site and development</p>

DRAFT POLICY	SUMMARY
	proposals that are brought forward on a phased basis should have regard to interconnecting infrastructure.
<p>WI6 Active Travel Corridor</p>	<p>Policy WI6 seeks to safeguard the former Malvern to Upton-upon-Severn railway line (shown on Figure 5.5) as part of a “Malvern to Upton-upon-Severn Active Travel Corridor”.</p> <p>Policy WI6 supports proposals for the provision of a cycle and pedestrian route on the former railway line, subject to it not adversely harming the nature conservation and biodiversity interest along the corridor.</p> <p>Policy WI6 supports proposals that link existing public rights of way to the proposed Active Travel Corridor.</p>
<p>WI7 New Local Infrastructure and the Community Infrastructure Levy</p>	<p>Policy WI7 has 2 parts.</p> <p>The first part of Policy WI7 requires, subject to viability considerations, proposals for new development to support proposals for new or improved local infrastructure in the Parish.</p> <p>The second part of Policy WI7 says priority will be given by the Parish Council for funds that they receive through Community Infrastructure Levy to go towards the implementation of projects identified at Section 7 ‘Community Projects’.</p>
<i>DESIGN</i>	
<p>WD1 Design</p>	<p>Policy WD1 requires all development proposals to demonstrate that they are of a “high quality inclusive design” and are “fully integrated into the existing area” if they are to be supported.</p> <p>Policy WD1 requires development proposals, “where relevant”, to meet the following 7 criteria:</p> <ol style="list-style-type: none"> 1. Respond to and reflect the local character (as set out in the Welland Design Precedents and Criteria Statement as set out in Appendix 5.5) and integrate positive local precedents within the area into their design; 2. Demonstrate how the design, scale, form and the use of materials and colour responds to best practice guidance included in i) the Malvern Hills AONB ‘Guidance on Building Design ’, ii) ‘Guidance on the Selection and Use of Colour in Development ’ and iii) Building for Life 12 Assessment . 3. Be of a scale and form that is compatible with the “established character of the immediate vicinity of the development”. It is

DRAFT POLICY	SUMMARY
	<p>suggested that developments may reflect characteristics of the “Estatelands” or “Plotland” areas of the village.</p> <ol style="list-style-type: none"> 4. Respect the established levels of density that are characteristic of the immediate locality. However, the density of new housing developments (excluding assisted living accommodation and apartments) must not exceed 25 dwellings per hectare. 5. Provide acceptable external amenity space. New housing developments (excluding assisted living accommodation and apartments) to have a minimum external amenity space (e.g. rear garden) of 100sqm or 1.5 times the footprint of the dwelling whichever is greater. Amenity space to the front of dwellings to be a minimum of 4m in depth. 6. Incorporate, but minimise the visual impact of, waste storage for recycling and recovery. 7. Include landscaping schemes which i) take account of the setting of the development and ii) seek to establish sustainable enhancements to landscape character and biodiversity net gain. <p>Policy WD1 says that developers/applicants should consult the Parish Council prior to submission of planning applications.</p>
<p>WD2 Movement and Access</p>	<p>Policy WD2 requires all development proposals (including change of use) to meet the following 5 criteria:</p> <ol style="list-style-type: none"> 1. Have adequate vehicular access arrangements onto the highway; 2. Be appropriate in terms of impact on the local highway network in terms of capacity and road safety; 3. Provide vehicular and cycle parking in accordance with standards adopted by Worcestershire County Council; 4. Be, or have the potential to be, accessed by public transport or “alternative non-car modes of travel”; and 5. Design of proposed roads, pavements and cycle routes to create a safe and efficient layout for all users including the mobility impaired, pedestrians and cyclists and for emergency service and refuse vehicles. <p>Where relevant (which will be dependent on the scale of development) planning applications to be accompanied by either a Design and Access Statement or a Transport Statement setting out how the 5 criteria are to</p>

DRAFT POLICY	SUMMARY
	be met.
<i>HOUSING LAND</i>	
<p>WH1 Housing Mix</p>	<p>Policy WH1 requires all new housing development proposals of 5 units or more to demonstrate that they provide the type, size and tenure of housing to meet local housing need, subject to viability considerations.</p> <p>Applicants should take account of the requirements of the most up-to-date local Housing Needs Survey and/or Strategic Housing Market Assessment or provide their own assessment of how their proposals meet local housing needs.</p> <p>It is indicated that there is currently a significant need in Welland for:</p> <ul style="list-style-type: none"> • Two bed properties. • Social housing including shared ownership and affordable rent.
<p>WH2 New Residential Development beyond the Development Boundary</p>	<p>Policy WH2 supports housing development beyond the Welland Village Development Boundary (shown at Figure 5.1) and the housing allocation (see policy WH3), subject to 5 criteria being met:</p> <ol style="list-style-type: none"> 1. Dwelling clearly necessary for use by rural workers including persons employed in agriculture, horticulture, forestry or a rural enterprise; or 2. Affordable housing on an exception site to meet identified local need; or 3. A replacement of an existing dwelling with established use rights and where the replacement dwelling is not disproportionately larger than the existing dwelling and does not exceed the original footprint by 30%; or 4. Representing the optimum viable use of a heritage asset or it would enable the future of a heritage asset to be secured; and 5. Is of exceptional quality or innovative nature. <p>Proposals with the Malvern Hills AONB are required to demonstrate that they conserve and enhance its landscape and scenic beauty.</p> <p>Extensions to existing dwellings would be supported, subject to them being subordinate to, and do not dominating the character and appearance of the original dwelling.</p> <p>The subdivision of existing residential dwellings would be supported,</p>

DRAFT POLICY	SUMMARY
	<p>subject to 2 criteria being met:</p> <ul style="list-style-type: none"> • there being no resulting additional on-road car parking, and • there being no adversely harmful impact on the area's visual amenity and landscape character. <p>The conversion and re-use of redundant or disused buildings would be supported, subject to 2 criteria being met:</p> <ul style="list-style-type: none"> • there being an enhancement to the building's immediate setting, and • there being no need for substantial reconstruction and large extensions.
<p>WH3A Land north of Cornfield Close</p>	<p>Policy WH3A proposes the allocation of 19 dwellings on 1.4 hectares of land north of Cornfield Close (Figure 5.6).</p> <p>The site is adjacent to, and additional to, an existing site which has planning permission for 14 dwellings.</p> <p>The land north of Cornfield Close is 3.72ha (gross) and comprises the proposed allocation site (1.4ha), a landscape buffer zone, flood storage area and recreational open space (1.32ha) and an adjacent parcel of land (1ha) with existing planning permission for 14 dwellings.</p> <p>Policy WH3A proposes that the 19 dwellings will comprise the following housing type and tenure:</p> <ol style="list-style-type: none"> 1. All to be single storey/bungalows; 2. At least 80% of dwellings (i.e., at least 16) should be one and two bed homes to help meet the identified local need; and 3. At least 40% of dwellings (i.e., at least 8 dwellings) should be affordable housing and provided on site to help meet identified local need. <p>Development on the site will also need to address all of the following issues:</p> <ol style="list-style-type: none"> 4. Make provision for publicly accessible Green Infrastructure of at least 40% of the gross site area of the residential allocation (0.56ha) and 1.32ha to the north of the site to facilitate the integration of the development within the AONB, retain existing landscape and biodiversity features and provide wider environmental, social and economic benefits including a sustainable drainage system to manage fluvial flood risk and

DRAFT POLICY	SUMMARY
	<p>surface water discharge.</p> <ol style="list-style-type: none"> 5. Demonstrate through a landscape and visual impact assessment that the scale, height and massing of the proposed development is appropriate to its AONB location and protects views to and from the Malvern Hills having regard to the Malvern Hills AONB ‘Guidance on Building Design’; ‘Guidance on Identifying and Grading Views and Viewpoints’ and Guidance on how Development can Respect Landscape in Views’. 6. The colour of materials for buildings, boundary treatments and other structures associated with the proposed development should have regard to the Malvern Hills AONB Guidance on the Selection and Use of Colour in Development. 7. Demonstrate through a transport statement that the proposed development complies with Worcestershire County Council’s Design Guide and that it provides safe walk and cycle access from the site to key local facilities and services.
<p>WH3B Land adjacent Church Farm, Drake Street</p>	<p>Policy WH3B proposes the allocation of 5 dwellings on 0.32 hectares of land adjacent to Church Farm, Drake Street (Figure 5.7).</p> <p>Policy WH3B proposes that the 5 dwellings will comprise the following housing type and tenure:</p> <ol style="list-style-type: none"> 1. At least 80% of dwellings (i.e., at least 4 dwellings) should be one and two bed homes to help meet the identified local need; and 2. At least 20% of dwellings (i.e., at least 1 dwelling) should be affordable housing and provided on site to help meet identified local need. <p>Development on the site will also need to address all of the following issues:</p> <ol style="list-style-type: none"> 1. Make provision for publicly accessible Green Infrastructure of at least 20% of the gross site area (0.06ha) to facilitate the integration of the development on a site within the setting of the AONB, retain existing landscape and biodiversity features and provide wider environmental, social and economic benefits including a sustainable drainage system to manage surface water discharge. Further, proposals should iv) seek to link the site’s Green Infrastructure with the adjacent Green Infrastructure to the south including opening it up to public access. 2. The scale, height and massing of the proposed development

DRAFT POLICY	SUMMARY
	<p>should be appropriate to the site's setting to the AONB and protect views to and from the Malvern Hills having regard to the Malvern Hills AONB 'Guidance on Building Design'; 'Guidance on Identifying and Grading Views and Viewpoints' and 'Guidance on how Development can Respect Landscape in Views'.</p> <ol style="list-style-type: none"> 3. The colour of materials for buildings, boundary treatments and other structures associated with the proposed development should have regard to the Malvern Hills AONB Guidance on the Selection and Use of Colour in Development. 4. The form, scale, height and layout of the proposed development must take account of the proximity of adjacent properties particularly the housing located to the north which is close to or adjoining the site's northern boundary and ensure that the amenity and privacy of existing residents is maintained by providing the appropriate interfaces between properties, planting and other design features. 5. Provision to be made for safe and suitable vehicular, pedestrian and cycle access onto Drake Street for all users. Opportunities to consolidate and enhance the existing access to Church Farm to be examined. 6. Consideration to be given to the setting of the Grade II listed Lawn Farmhouse to the east of the site.
<i>LOCAL ECONOMY</i>	
<p>LE1 New Micro and Small Business Development</p>	<p>Policy LE1 supports development proposals for new small-scale office, studio or light industrial space (Use Class B1) and small-scale shops and service outlets (Use Class A1, A2 & A3), subject to the following 4 criteria being met:</p> <ol style="list-style-type: none"> 1. The use can be accommodated by converting an existing outbuilding without the need for sizeable extensions; 2. The use can be accommodated within the site through a new building of an appropriate scale, size, mass and height and of a design which respects its local context; 3. The use can will not have a significant adverse impact on the amenity of local residents; and 4. The proposal has satisfactory access and off-street parking without harming existing residential or other uses.

DRAFT POLICY	SUMMARY
	<p>Proposals within the Malvern Hills AONB would need to demonstrate that they conserve and enhance its landscape and scenic beauty.</p> <p>In the case of the expansion of an existing business within the open countryside, it should be demonstrated that intensification of the existing site is not viable or practical.</p>
<p>LE2 Homeworking</p>	<p>Policy LE2 has 2 parts. Part 1 appears to relate to existing dwellings and part 2 relates to new dwellings</p> <p>Part 1 of Policy LE2 supports proposals for the provision of accommodation for home-based working, subject to the following 2 criteria being met:</p> <ul style="list-style-type: none"> • they do not compromise internal space standards, and • they do not have an unacceptable adverse impact on residential amenity or highway safety. <p>Part 2 of Policy LE2 proposes that all new residential development should be served by full fibre ultrafast broadband connections unless it can be demonstrated through consultation with the NGA Network providers that this would not be possible, practical or commercially viable.</p>

1.5 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) PROCESS

The basis for Strategic Environmental Assessment (SEA) legislation is European 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 on these Regulations can be found in the Government publication “A Practical Guide to the Strategic Environmental Assessment Directive” (OPDM 2005).

The SEA process aims to ensure that likely significant environmental effects arising from a 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 a Plan in an integrated manner.

Figure 2 sets out the screening procedure and how a plan should be assessed against the SEA Directive criteria. This outline procedure has then been applied to the draft Welland Neighbourhood Plan in Table 1.

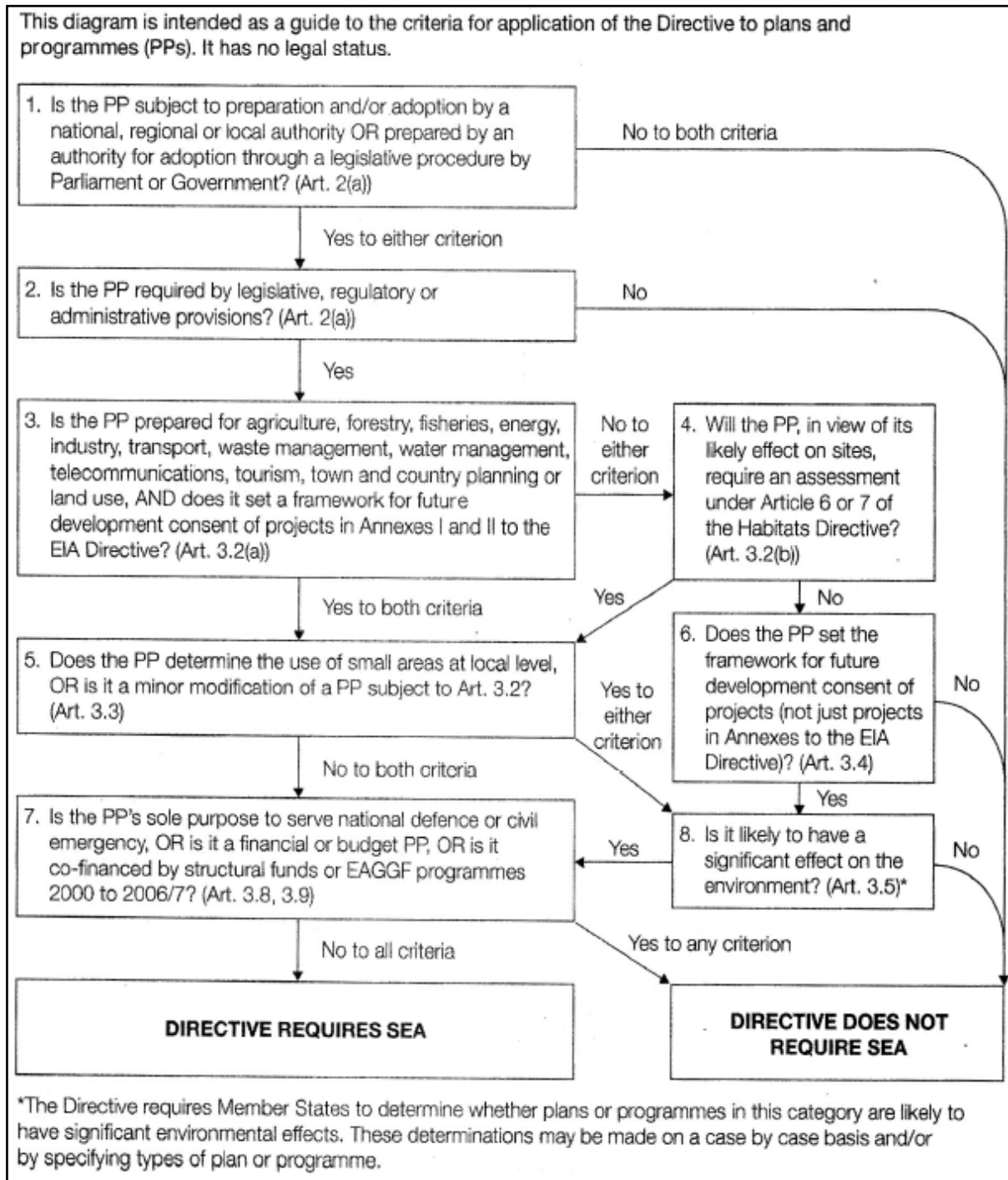


Figure 2 – Application of the SEA Directive to Plans and Programmes

Table 1: Assessment of the draft Welland Neighbourhood Plan using SEA Directive Criteria

Stage	Y/N	Reason
1. Is the Welland Neighbourhood Plan 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))	Y	This is a Neighbourhood Plan that is being prepared by a qualifying body the Localism Act 2011. If the Plan is passed by means of an Examination and Referendum, it will be formally adopted by the Local Planning Authority. It will then form part of the local development framework and be afforded significant weight in planning decisions.
2. Is the Welland Neighbourhood Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	Neighbourhood Plans are not mandatory requirements, and the Welland Neighbourhood Plan is being prepared voluntarily by the local qualifying body in line with the provisions of the Localism Act. If the Plan is adopted, however, it will form part of the statutory development plan, and it is therefore considered necessary to answer the following questions to determine if a SEA is required.
3. Is the Welland Neighbourhood Plan 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))	Y	The Plan is prepared for town and country planning and sets out a framework for future development consent of projects, including the allocation of a specific area of land for development.
4. Will the Welland Neighbourhood Plan, 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))	N	See Screening Opinion for HRA in Section 3 of this report.
5. Does the Welland Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a	Y	The Welland Neighbourhood Plan is made up of a number of policies which, when adopted, will form part of the Local Development Framework and so will have significant

PP subject to Art. 3.2? (Art. 3.3)		weight in planning decisions.
6. Does the Welland Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	When adopted, the Welland Neighbourhood Plan will be a statutory planning document. It will form part of the Local Development Framework and so will have significant weight in planning decisions. The responsibility for issuing development consent will remain with the Local Authority.
7. Is the Welland Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	Not Applicable
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	Y	The Welland Neighbourhood Plan could potentially have a significant effect on the environment, mainly owing to the proposed housing allocations at Policies WH3A and WH3B. To investigate the likelihood of potential impacts further a case-by-case assessment has been conducted, the full results of which can be found in Table 2.

Based upon the initial screening carried out against the criteria in Table 1 above, the draft Welland Neighbourhood Plan could potentially have a significant effect on the environment. To explore these potential effects further, a case-by-case assessment has been conducted. The criteria used in the undertaking of such an assessment are drawn from Article 3.5 (Annex II) of the SEA directive, and the results are shown in Table 2.

1.6 HABITATS REGULATIONS ASSESSMENT (HRA) PROCESS

The Habitats Regulations Assessment (HRA) refers to the assessment required for any plan or project to assess the potential implications for European wildlife sites. The HRA therefore looks at whether the implementation of the plan or project would harm the habitats or species for which European wildlife sites are designated. The relevant European wildlife site designations are Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), which together form part of the Natura 2000 network.

In addition to SPAs and SACs, Ramsar sites are also designated areas which, as a matter of government policy, are to be treated in the same way as European wildlife sites (although they are not covered by the Habitats Regulations). European wildlife sites and Ramsar sites are collectively known as internationally designated wildlife sites.

The legislation sets out a process to assess the potential implications of a plan on internationally designated wildlife sites. The first stage of this process is a screening exercise where the details of nearby internationally designated sites are assessed to see if there is the potential for the implementation of the plan to have an impact.

2. SEA SCREENING

2.1 SEA SCREENING ASSESSMENT

European Directive 2001/42/EC requires a full Strategic Environmental Assessment to be undertaken for certain types of plans and programmes that would have a significant environmental effect.

Table 2 below provides the screening determination of the need to carry out a full Strategic Environmental Assessment for the draft Welland Neighbourhood Plan. This has been made in accordance with the Regulations and will be subject to consultation with the strategic environmental bodies before Malvern Hills District Council makes its determination on the necessity for a full Strategic Environmental Assessment.

Table 2 – 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 (SEA Directive, Annex II)	Likely to have significant environmental effects?	Summary of significant events
1(a) the degree to which the draft Welland 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	The Welland Neighbourhood Plan would, if adopted, form part of the statutory Development Plan and as such would contribute to the framework for future development consent of projects.
1(b) the degree to which the draft Welland Neighbourhood Plan influences other plans and programmes including those in a hierarchy;	NO	Other than the additional housing allocations proposed in the draft Welland Neighbourhood Plan, the policies are considered to be in general conformity with the South Worcestershire Development Plan (SWDP) , and will be used alongside this document and any subsequently adopted review of the SWDP, in the determination of planning applications when formally 'made' (adopted).
1(c) the relevance of the draft Welland Neighbourhood Plan for the integration of environmental considerations in particular with a	NO	The policies of the draft Welland Neighbourhood Plan are not considered to have a significant impact on the integration of

Criteria for determining the likely significance of effects (SEA Directive, Annex II)	Likely to have significant environmental effects?	Summary of significant events
view to promoting sustainable development;		environmental considerations.
1(d) environmental problems relevant to the draft Welland Neighbourhood Plan;	NO	The draft Welland Neighbourhood Plan is more likely to promote environmental sustainability than create any environmental problems.
1(e) the relevance of the draft Welland Neighbourhood Plan for the implementation of community legislation on the environment (for example, plans and programmes linked to waste management and water protection);	NO	The policies of the draft Welland Neighbourhood Plan are not considered to be relevant to the implementation of EC legislation.
2(a) the probability, duration, frequency and reversibility of the draft Welland Neighbourhood Plan;	NO	It is considered unlikely that there will be any irreversible damaging environmental impacts associated with the draft Welland Neighbourhood Plan. The plan features policies which seek to protect and enhance the natural and built environment, and the plan is therefore likely to result in beneficial rather than damaging effects.
2(b) the cumulative nature of the effects of the draft Welland Neighbourhood Plan;	NO	The policies of the draft Welland Neighbourhood Plan are unlikely to have any significant cumulative negative environmental impacts.
2(c) the transboundary nature of effects of the draft Welland Neighbourhood Plan;	NO	The draft Welland Neighbourhood Plan is unlikely to have any significant negative environmental impacts on adjoining Parishes.
2(d) the risks to human health or the environment (for example, due to accidents) due to the draft Welland Neighbourhood Plan;	NO	It is considered that there will be no additional risk to human health or the environment as a result of the draft Welland Neighbourhood Plan.
2(e) the magnitude and spatial extent of the effects (geographical	NO	The policies of the Neighbourhood Plan apply to the entirety of Welland

Criteria for determining the likely significance of effects (SEA Directive, Annex II)	Likely to have significant environmental effects?	Summary of significant events
area and size of the population likely to be affected);		parish and are unlikely to significantly affect areas beyond the Neighbourhood Area boundary.
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 draft Welland Neighbourhood Plan will not have any substantial impact on these factors.
2(g) the effects on areas or landscapes which have a recognised national, community or international protection status.	NO	The policies of the draft Welland Neighbourhood Plan are unlikely to have a negative impact on any environmental designations in the Neighbourhood Area.

2.2 SEA SCREENING OPINION

Table 2 assesses the likelihood of significant environmental effects arising from the draft Welland Neighbourhood Plan in its current form.

In general, the policies and proposed allocation in the draft Welland Neighbourhood Plan are in-line with the strategy of the adopted SWDP, which has been subject to a Sustainability Appraisal incorporating a Strategic Environmental Assessment.

The policies of the draft Welland Neighbourhood Plan seek to avoid or minimise environmental effects through the provision of guidance on issues which are specific to the neighbourhood area. It is therefore likely that the draft Welland 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 number of environmental receptors.

The emerging plan does, however, identify two new potential housing allocations for 19 and 5 dwellings respectively. These proposed allocations are over and above those in the SWDP, and as such it is considered that it may require a full SEA to be undertaken.

3. HRA SCREENING

3.1 HRA SCREENING ASSESSMENT

There are no internationally designated wildlife sites within the Welland Neighbourhood Area. For the purposes of this screening assessment, sites that fall within a 20km radius are also considered. There are three sites identified within this range – Bredon Hill SAC, Lyppard Grange SAC and Dixon Wood SAC which are approximately 13.5km east, 17.5km north-east and 19km south-east of the Welland Neighbourhood Area respectively.

Bredon Hill SAC is an area of pasture woodland and ancient parkland situated approximately 4.5km south-west of Evesham. The site provides habitat for the Violet Click Beetle *Limoniscus Violaceus*, which develops in the decaying wood either of very large, old hollow beech trees (Windsor Forest) or ash trees (Worcestershire and Gloucestershire border sites). Currently the key site attributes which Natural England understands the species to require is related to the abundance and condition of the ancient trees on the designated site within which it develops.

Lyppard Grange Ponds SAC is located on the eastern outskirts of Worcester, situated amongst a recent housing development on former pastoral farmland. The site comprises two ponds in an area of grassland and scrub (public open space). The site provides habitat for Great Crested Newts *Triturus Cristatus*, which are dependant on both the existing terrestrial habitat (to provide foraging areas and refuge) and on the aquatic habitat (for breeding).

Dixon Wood SAC is located approximately 6.7km to the south east of Tewkesbury and is an area of broadleaved woodland (formerly partially grazed) with a dominance of ash including exceptionally large ancient pollards. The site is designated for its population of Violet Click Beetle *Limoniscus violaceaus*, which is largely dependent on these pollards (for breeding). Principal risks to the site's integrity are lack of future replacement pollards (age-class skewed to older generation) and game management practices.

The potential impact of development on these sites was examined by a full HRA as part of the production of the South Worcestershire Development Plan (SWDP). The HRA screening of the SWDP concluded that there was uncertainty with regard to the potential for significant effects on two sites as a result of increased disturbance, in particular due to increased recreational activity. Concerns were raised specifically relating to the Lyppard Grange SAC and the potential impact of proposed development on water levels and quality.

As a result of the concerns raised, a full Appropriate Assessment (AA) was conducted (this can be viewed on the SWDP website – www.swdevelopmentplan.org). The AA concluded that the policies of the SWDP (including land allocations) were not likely to have adverse effects on the integrity of Bredon Hill SAC, Lyppard Grange SAC or Dixon Wood SAC. In addressing concerns relating to possible increased disturbance at the SACs, it was concluded that the location of the sites in relation to proposed developments and also the availability of more suitable areas of open space for recreation in close proximity would keep potential impacts to a minimum. It was also considered that the policies of the SWDP would

sufficiently mitigate the potential impact of proposed developments on the water environment, leading to minimal effect on the SAC sites.

The policies in the draft Welland Neighbourhood Plan are considered to be in general conformity with the SWDP, and although the draft Plan does propose additional land allocations over and above those in the SWDP, the scale of such allocations are considered small enough not to have an impact on any internationally designated wildlife sites. With this and the SWDP AA in mind, it is considered that the draft Welland Neighbourhood Plan will have no negative impact on internationally designated wildlife sites.

3.2 HRA SCREENING OPINION

As a result of the above assessment, it is considered that the policies of the draft Welland Neighbourhood Plan are in general conformity with those contained in the SWDP. Although the draft Welland Neighbourhood Plan does deviate from the land allocations contained within the SWDP, the level of such allocations are considered small enough not to have an impact on internationally designated wildlife sites. It is therefore concluded that the draft Welland Neighbourhood Plan is unlikely to have a negative impact on any internationally designated wildlife sites and as such, the recommendation is made that a full AA is not required.

4. CONCLUSIONS

The preceding assessment exercises have examined whether the draft Welland Neighbourhood Plan is likely to require a full Strategic Environmental Assessment or a Habitats Regulation Assessment Appropriate Assessment.

The SEA screening exercise featured in Section 2 concludes that the draft Welland Neighbourhood Plan may require a full Strategic Environmental Assessment to be undertaken. This is because the Neighbourhood Plan proposes land allocations for development over and above those featured in the SWDP.

The HRA screening exercise featured in Section 3 concludes that the draft Welland Neighbourhood Plan does not require a full Habitats Regulation Assessment Appropriate Assessment to be undertaken. There are no internationally designated wildlife sites within the Welland Neighbourhood Area, with Bredon Hill SAC, Lyppard Grange SAC and Dixton Wood SAC falling within a 20km radius. The impact on these sites as a result of the land allocations contained within the SWDP has been assessed in the SWDP HRA AA, and although the draft Welland Neighbourhood Plan does deviate, the level of such allocations are considered small enough to conclude that it is unlikely to have a negative impact on any internationally designated wildlife sites and as such, the recommendation is made that a full AA is not required.

Both of the above-mentioned recommendations were subject to consultation with the statutory environmental bodies (i.e. the Environment Agency, Historic England and Natural England) before a formal decision was made on the requirement of a full SEA and HRA AA. The five week consultation period ran from Friday 11 September until 5pm on Friday 16 October 2020. The responses to the consultation and subsequent internal correspondence can be found at Appendix 1.

On the requirement for a full SEA, the Environment Agency and Natural England concluded that the draft Welland Neighbourhood Plan was unlikely to give rise to a significant impact on a European site and as such a full SEA was not required, whilst Historic England deferred to the advice of Malvern Hills District Council's own Archaeology and Conservation Officers. The advice received from Malvern Hills District Council's Archaeology and Planning Adviser and Senior Conservation Officer can be found at Appendix 1, but in summary it was determined that a full SEA would not be required.

On the requirement for a HRA AA, the statutory environmental bodies unanimously agreed that a HRA AA was not required.

APPENDIX 1 - CONSULTATION RESPONSES AND SUBSEQUENT INTERNAL CORRESPONDENCE

Planning Policy
Malvern and Wychavon District Councils
Civic Centre
Queen Elizabeth Drive
Persnore
Worcestershire
WR10 1PT

Our ref: SV/2010/104075/SE-
07/DS1-L01
Your ref:

Date: 13 October 2020

F.A.O: Reiss Sadler

Dear Sir

WELLAND DRAFT NEIGHBOURHOOD PLAN - STRATEGIC ENVIRONMENT ASSESSMENT (SEA) AND HABITATS REGULATIONS ASSESSMENT (HRA) SCREENING OPINION CONSULTATION.

Thank you for referring the above consultations, which were received on 11 September 2020. We would offer the following comments to assist your consideration at this time.

Strategic Environmental Assessment: 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*".

Whilst, in consideration of the matters within our remit, the Neighbourhood Plan is considered unlikely to have significant environmental impacts we note that a full SEA may be required as the Plan deviates from land allocations made within the SWDP.

Habitats Regulation Assessment: *Article 6(3) of the European Habitats Directive (1992) requires that any plan (or project), which is not directly connected with or necessary to the management of a European site (also known as a "Natura 2000" site), but would be likely to have a significant effect on such a site, either individually or in combination with other plans or projects, shall be subject to an 'appropriate assessment' of its implications for the European site in view of the site's conservation objectives.*

Environment Agency
Newtown Industrial Estate (Riversmeet House) Northway Lane, Tewkesbury, Gloucestershire, GL20 8JG.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

To assist your Council's determination of the HRA Screening opinion, we advise that based on the Screening Report submitted, and in consideration of the matters within our remit, the Neighbourhood Plan is considered unlikely to have significant effects on the European designated sites.

Going Forwards: We sent your Council a copy of our Neighbourhood Plan pro-forma guidance for distribution to Parish Councils. The purpose of the guidance is to assist the preparation of Neighbourhood Development Plans, including an appropriate evidence base. This includes consideration of some of the relevant environmental issues that should be considered, including flood risk (from rivers and sea), water quality, water resources and includes latest Climate Change recommendations for flood risk.

For each proposed site allocation, we recommend completing the pro-forma to check the environmental constraints. This will help collect evidence, identify challenges, inform policy and assist delivery of sustainable solutions.

We note the proposed housing allocation for 19 dwellings (Policy WH3A: Land north of Cornfield Close). As shown in Figure 5.6, it would appear the area currently highlighted for housing is shown to be located in Flood Zone 1 (Low Risk Zone) in accordance with our Flood Map for Planning (Rivers and Sea). The northern area of the site which is shown to be located in Flood Zone 3 (High Risk Zone) appears to be set aside as a landscape buffer and for flood storage. Part of this area is also shown to be located upon a historic landfill site.

(Policy WH3B: Land adjacent Church Farm, Drake Street), which is allocated for a residential development of 5 dwellings, is shown to be located in Flood Zone 1.

Regards to any additional housing allocations proposed within the draft Plan 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).

Furthermore, we do not offer detailed bespoke advice on policy but advise you ensure conformity with your Local Plan and refer to our guidance. This might assist with your consideration of a local environmental enhancements or improvement policies that may be necessary.

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

Yours faithfully

Mrs Anita Bolton
Planning Advisor

Direct dial [REDACTED]

Direct e-mail [REDACTED]

From: Reiss Sadler [REDACTED]
Sent: 26 November 2020 07:43
To: Bolton, Anita [REDACTED] >
Cc: David Clarke [REDACTED] >
Subject: RE: WELLAND DRAFT NEIGHBOURHOOD PLAN - STRATEGIC ENVIRONMENT ASSESSMENT (SEA) AND HABITATS REGULATIONS ASSESSMENT (HRA) SCREENING OPINION CONSULTATION.

Dear Mrs Bolton,

Thank you for your response dated 13th October regarding the need for a SEA / HRA in relation to the draft Welland Neighbourhood Plan.

The reason for my email is to seek confirmation that our interpretation of your response is correct – namely, that in consideration of the matters within the Environment Agency’s remit, the Welland Neighbourhood Plan is unlikely to have significant environmental impacts.

The Welland Neighbourhood Plan proposes 2 sites for housing which are not included in the South Worcestershire Development Plan - Policy WH3A for 19 dwellings on part of the land north of Cornfield Close which is in Flood Zone 1, and Policy WH3B for 5 dwellings on land adjacent Church Farm, Drake Street, which is also in Flood Zone 1.

The reason for seeking clarification is that your response said *“whilst, in consideration of the matters within our remit, the Neighbourhood Plan is considered unlikely to have significant environmental impacts”* the response then added that *“we note that a full SEA may be required as the Plan deviates from land allocations made within the SWDP”*.

In light of the above, I would be grateful if you could confirm please whether in consideration of the matters within the Environment Agency’s remit, the Welland Neighbourhood Plan is likely to have significant environmental impacts and is likely to require a full SEA.

Yours sincerely,

Reiss

Reiss Sadler BSc (Hons), MA
Planning Officer (Policy)
Malvern Hills and Wychavon District Councils
Civic Centre
Queen Elizabeth Drive
Pershore
WR10 1PT
Tel: [REDACTED]



Thu 26/11/2020 08:58

Good Morning Reiss and apologies for any confusion my response referenced below has caused.

To clarify, yes you are correct in your interpretation of our response when I stated “ in consideration of the matters within the Environment Agency’s remit, the Welland Neighbourhood Plan is unlikely to have significant environmental impacts”.

I was just pointing out that I noted from the report that **they** consider one may be required as it is deviating from the plan, however I can see how this could read. To re-iterate from our perspective we do not require an SEA to be undertaken.

I trust the above clarifies our position, however please don’t hesitate to contact me if still unclear.

Kind regards,

Anita

Anita Bolton

Planning Advisor, Sustainable Places
Shropshire, Herefordshire, Worcestershire and Gloucestershire
Environment Agency – West Midlands Area



Ext:



[Redacted] / Team email: [Redacted]
[Redacted]



Riversmeet House, Newtown Industrial Estate, Northway Lane, Tewkesbury, Gloucestershire, GL20 8JG

Creating a better place
for people and wildlife





Historic England

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

Direct Dial: [REDACTED]

Our ref: PL00714842

14 October 2020

Dear Mr Sadler

WELLAND 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 may be 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,

P. Boland

Peter Boland
Historic Places Advisor

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone [REDACTED]
HistoricEngland.org.uk



-----Original Message-----

From: Reiss Sadler [REDACTED]
Sent: 20 October 2020 12:24
To: Boland, Peter
Cc: Saint, Clare; David Clarke
Subject: RE: Historic England advice on case PL00714842

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you
Dear Peter,

Welland Neighbourhood Plan – SEA and HRA Screening Opinion

Thank you for your response dated 14th October regarding the SEA / HRA Screening Opinion for the Welland Neighbourhood Plan.

Your response says that Historic England consider that the preparation of a Strategic Environmental Assessment may be required. Your response does not, however, explain what draft policies in the draft Welland NDP may have significant environmental impacts on matters within Historic England's remit.

Planning Practice Guidance says that a SEA "should focus on the environmental impacts which are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the neighbourhood plan".

The draft Welland Neighbourhood Plan proposes two site allocations - on land north of Cornfield Close (for 19 dwellings) and on land adjacent to Church Farm, Drake Street (5 dwellings). The Cornfield Close site is 180m from the nearest Listed Building whilst the Drake Street proposal for 5 dwellings is 80m from Lawn Farmhouse a Grade II Listed Building. Is it either of these site allocations, or other policies, that Historic England consider may trigger the need for a SEA?

In light of the above could you please clarify which policies in the draft policies Welland NDP may have significant environmental impacts on matters within Historic England's remit.

Yours sincerely,

Reiss

Reiss Sadler BSc (Hons), MA
Planning Officer (Policy)
Malvern Hills and Wychavon District Councils
Civic Centre
Queen Elizabeth Drive
Pershore
WR10 1PT
[REDACTED]

From: Boland, Peter [REDACTED] >
Sent: 27 November 2020 11:28
To: Reiss Sadler [REDACTED] >
Cc: Saint, Clare [REDACTED] >; David Clarke
[REDACTED]
Subject: Welland Neighbourhood Plan- Historic England advice on case PL00714842

Dear Reiss,

You ask for clarification of our recent response to the SEA Screening document provided by Wychavon Council for Welland Neighbourhood Plan which I am happy to provide. I would first though like to respectfully point out that confusion is likely to arise if (as in a number of recent instances) Screening Opinions are provided to consultees which do not in fact contain a definitive opinion but rather surmise that SEA "may" be needed. This issue is compounded when the reasoning behind the conclusion reached is not explained.

We made the assumption in our response that your conclusion related to the fact that the allocated development sites (land north of Cornfield Close and land adjacent to Church Farm) have not been subject to detailed appraisal as part of the South Worcestershire Development Plan (SWDP) and therefore their likely environmental impact had not been fully assessed. SEA could clearly mitigate against that. We do consider that the onus is upon yourselves or the neighbourhood plan steering group as the "qualifying body" to arrive at a definitive conclusion in that respect having considered the likely impacts of the site allocations upon all aspects of the environment.

That said, I can confirm that as regards Historic England's principal area of concern there are no nationally designated heritage assets within close proximity of the allocated sites that appear likely to be adversely affected by its redevelopment and that might accordingly trigger the need for SEA. We advise that you consult your own specialist built environment and archaeology advisers as to any impacts that development may have on the wider more local historic environment and base your judgment as to whether SEA is required for that aspect on their advice and upon your wider analysis of the whole range of other potential environmental impacts.

I hope this is helpful to you and allows you to move forward with the Plan.

Best Wishes,

Pete Boland.

Historic Places Adviser | West Midlands
Historic England | The Axis
10 Holliday Street | Birmingham B1 1TF

Tel: [REDACTED]

Date: 15 October 2020
Our ref: 329668
Your ref: Welland SEA and HRA Screening



Reiss Sadler
Malvern Hills and Wychavon District Councils
Civic Centre
Queen Elizabeth Drive
Persnore
WR10 1PT

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

BY EMAIL ONLY

Dear Mr Sadler,

Welland Neighbourhood Plan - Strategic Environment Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion

Thank you for your consultation on the above dated 11th September 2020 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

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance 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 may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

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)
- Lyppard Grange Special Area of Conservation (SAC)
- Dixton Wood Special Area of Conservation (SAC)

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 [REDACTED]

Yours sincerely

Victoria Kirkham
Consultations Team

From: David Clarke [REDACTED]
Sent: 20 June 2022 13:25
To: Sarah Lowe [REDACTED]; Aidan Smyth [REDACTED]
Subject: Welland NDP - Significant Environmental Effect on Historic Environment?
Importance: High

Hello Sarah & Aidan,

I am writing to ask whether, in your opinion, the two proposed housing allocations in the draft Welland Neighbourhood Plan (see details below) are likely to have a significant environmental effect on the historic environment at Welland.

1. Land north of Cornfield Close, Welland

The proposed allocation is for approximately 19 dwellings on a 1.38 hectare site on land north of Cornfield Close – see map below. Further details can be found on pages 77 – 79 of the Regulation 14 version of the Neighbourhood Plan – which is attached for information.



2. Land adjacent to Church Farm, Drake Street, Welland

The proposed allocation is for 5 dwellings on a 0.32 hectare site on land adjacent to Church Farm, Drake Street – see map below. Further details can be found on pages 80 – 81 of the Regulation 14 version of the Neighbourhood Plan – attached.



As background to this request for your opinion, you will be aware that MHDC have to decide whether or not a draft Neighbourhood Plan requires a Strategic Environmental Assessment (SEA). To decide whether Neighbourhood Plan proposals are likely to have significant environmental effects we prepare a draft Screening Opinion and consult Historic England, Natural England and the Environment Agency. A copy of the draft Screening Opinion for the Welland NDP is also attached.

If Neighbourhood Plans allocate sites for development we automatically conclude that the Plan may require a full SEA, subject to the professional opinions from Historic England, Natural England and the Environment Agency.

Historic England's advice said *"I can confirm that as regards Historic England's principal area of concern there are no nationally designated heritage assets within close proximity of the allocated sites that appear likely to be adversely affected by its redevelopment and that might accordingly trigger the need for SEA. We advise that you consult your own specialist built environment and archaeology advisers as to any impacts that development may have on the wider more local historic environment and base your judgment as to whether SEA is required for that aspect on their advice and upon your wider analysis of the whole range of other potential environmental impacts."*

Given that Historic England advised that we consult our own specialist built-environment and archaeology advisers on the impacts of proposed development on the local historic environment, I'm writing to seek your opinion on whether the proposed site allocations would require a SEA.

If a SEA is required for the proposed site allocations in Welland then we need to advise the Parish Council which historic environment impacts are considered likely to be significant

because Planning Practice Guidance says that a SEA *“does not need to be done in any more detail, or use more resources, than is considered to be appropriate for the content and level of detail in the neighbourhood plan”*.

Hopefully the above is clear, but if you need further background information or wish to discuss the request further please do not hesitate to let me know.

If possible, a response by next Monday (27th June) would be appreciated.

Regards,

David

From: Aidan Smyth <[REDACTED]>

Sent: 20 June 2022 14:54

To: David Clarke <[REDACTED]>; Sarah Lowe <[REDACTED]>

Subject: RE: Welland NDP - Significant Environmental Effect on Historic Environment?

Hi David,

Area 1, Land north of Cornfield Close.

This land parcel has partially been surveyed, trenched and excavated. The land parcel contains evidence of an Iron Age pottery production site which appears to have been attacked by the Roman army in the 1st C AD. An applicant on this land would need to be supported by a desk based assessment which has been informed by a geophysical survey. Trench evaluation prior to the determination of the application would be required, mitigation by design or by condition of an approval would be required should the survey and evaluation identify archaeological features and/or remains/finds.

Area 2, Land adjacent to Church Farm, Drake Street.

The adjoining land to the west and south of the land parcel has been subject to geophysical survey and trench evaluation, no significant archaeology was identified. An application in this site should be supported by a geophysical survey. If archaeological features are suspected within the site an evaluation and/or mitigation scheme can be agreed by condition of an approval.

I hope that helps.

Thanks,

Aidan.

Aidan Smyth
Archaeology And Planning Advisor

Wychavon and Malvern Hills District Councils

From: David Clarke <[REDACTED]>

Sent: 20 June 2022 15:09

To: Aidan Smyth <[REDACTED]>; Sarah Lowe <[REDACTED]>

Subject: RE: Welland NDP - Significant Environmental Effect on Historic Environment?

Hi Aidan,

Many thanks for your prompt response.

For clarification, any planning applications on the two Welland sites would need supported by a geophysical survey (and a desk-based assessment in the case of the Cornfield Close site), but in your opinion the preparation of the Neighbourhood Plan would not require a SEA?

Regards,

David

Hi David,

The archaeology is not scheduled, therefore HE would not need to be consulted. In that regard a SEA would not be required.

Thanks,

Aidan.

Aidan Smyth
Archaeology And Planning Advisor

Wychavon and Malvern Hills District Councils

From: Craig Tebbutt <[REDACTED]>
Sent: 25 July 2022 14:07
To: David Clarke <[REDACTED]>
Subject: FW: Welland NDP - Significant Environmental Effect on Historic Environment?
Importance: High

Hi David,

Please accept my apologies for our delay in responding to your email. I have set out my comments regarding the two proposed land allocations sites below.

Land Adjacent to Church Farm, Drake Street, Welland – no objection to principle

- Not in a conservation area
- Largely surrounded by modern houses
- May have interconnecting views with Lawn Farmhouse and be visible in the setting of Lawn Farmhouse when viewed from the public right of way off A4104. The land associated with Lawn Farm has unfortunately undergone modern development. Despite this a green buffer has been left around the heritage asset. Therefore, the proposal has the potential to affect the setting of that listed building. Any proposed development on this site should make a thorough assessment of the surrounding historic environment in order that the setting of heritage Assets can be preserved.

Land North of Cornfields Close – no objections to principle

- Nearest listed building 187m away separated from the land by modern development
- May have interconnecting views with St James Church (grade II)
- Whilst development would be viewed in the context of neighbouring modern development the setting of this listed building should be given careful consideration.

If you have any further queries please do not hesitate to contact us.

Best wishes

Craig Tebbutt

Craig Tebbutt BA (Hons), PGCE, MSc
Conservation Officer
Malvern Hills and Wychavon District Councils.
Planning and Infrastructure Services
Wychavon District Council
[REDACTED]

From: David Clarke <[REDACTED]>
Sent: 25 July 2022 14:24
To: Craig Tebbutt <[REDACTED]>
Subject: RE: Welland NDP - Significant Environmental Effect on Historic Environment?

Hello Craig,

Many thanks for the response on the Welland NDP.

For clarification, any planning applications on the two Welland sites would need supported by an assessment of the surrounding historic environment, but in your opinion the preparation of the Neighbourhood Plan would not require a Strategic Environmental Assessment (SEA). Is my interpretation of the position correct?

Regards,

David Clarke

From: Craig Tebbutt <[REDACTED]>
Sent: 25 July 2022 14:29
To: David Clarke <[REDACTED]>
Subject: RE: Welland NDP - Significant Environmental Effect on Historic Environment?

Hi David,

Subject to design and materials considerations I have no objection to the principle of building on either site,

If you have any further queries please do not hesitate to contact us.

Best wishes

Craig Tebbutt

Craig Tebbutt BA (Hons), PGCE, MSc
Conservation Officer
Malvern Hills and Wychavon District Councils.
Planning and Infrastructure Services
Wychavon District Council
[REDACTED]
[REDACTED]