

# Reepham Neighbourhood Plan

Regulation 16 Final version

## Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report 2023

## **1. Introduction**

1.1 Only a neighbourhood plan that meets the basic conditions can be put to a referendum and be made. One of the basic conditions is that the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations as set out in its relevant Directives including 2001/42/EC, 79/409/EEC, 92/43/EEC, and 2009/147/EC. These Directives necessitate that a neighbourhood plan be screened to determine whether it requires a Strategic Environmental Assessment and/or a Habitats Regulations Assessment.

1.2 A Strategic Environmental Assessment (SEA) is a process for evaluating, at the earliest appropriate stage, the environmental effects of a plan before it is made. The SEA screening determines whether the plan is likely to have significant environmental effects. If likely significant environmental effects are identified, an environmental report must be produced.

1.3 A Habitats Regulations Assessment (HRA) identifies whether a plan is likely to have a significant effect on a European site, either alone or in combination with other plans or projects. A HRA is required when it is deemed that likely negative significant effects may occur on protected European Sites (Natura 2000 sites) as a result of the implementation of a plan/project. The HRA screening will determine whether significant effects on a European site are likely.

1.4 This screening report determines whether the Reepham Neighbourhood Plan requires a SEA and/or HRA. The report's sections are:

1. Introduction
  2. Overview of the Reepham Neighbourhood Plan
  3. SEA screening assessment
  4. SEA screening conclusion
  5. HRA screening assessment
  6. HRA screening conclusion
  7. Overall screening conclusions
- Appendix 1. Responses from consultation bodies

1.5 This screening report has been prepared for submission to West Lindsey District Council by Reepham Parish Council who is the qualifying body for the Reepham Neighbourhood Plan. The Report has the support of Reepham Parish Council. The assessment was undertaken on the Regulation 14 draft version of the Reepham Neighbourhood Plan.

1.6 The screening report was prepared in the context of the Central Lincolnshire Local Plan adopted in April 2017 which covers the Reepham Neighbourhood Plan area and whose policies were the subject of separate SEA and HRAs. The purpose of this screening report is to assess the policies of the Reepham Neighbourhood Plan only.

## **2. Overview of the Reepham Neighbourhood Plan**

2.1 Whether the Reepham Neighbourhood Plan requires a SEA and/or a HRA is dependent on what is being proposed by the plan itself. The Plan has a vision with objectives and contains a set of locally specific planning policies and guidance for the area. The plan can be viewed with its supporting documents at:

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/Reepham-neighbourhood-plan/>

2.2 The parish of Reepham is considered a medium sized village in the Central Lincolnshire Local Plan and lies 4 miles east north east of the City of Lincoln and about 2 miles north of the River Witham, on the dip-slope of the limestone ridge on which Lincoln is situated. The plan has 14 policies which are:

- Policy 1: Historic Environment
- Policy 2: Design of New Development
- Policy 3: Residential Development on Infill Sites
- Policy 4: Housing Type, Mix and Affordability
- Policy 5: Allocation of Land to the South of Leigh Farm
- Policy 6: Allocation of Land North of Moor Lane
- Policy 7: Allocation of Land to the West of Fiskerton Road
- Policy 8: Parking Standards
- Policy 9: Accessibility – Pedestrian and Cycle Routes
- Policy 10: Business Development Standards
- Policy 11: Important Views and Vistas
- Policy 12: Environmental Policies
- Policy 13: Local Green Spaces and Important Open Spaces
- Policy 14: Settlement Break
- Policy 15: Community Facilities

2.3 The NP proposes 3 housing allocations and designates local green spaces. It seeks to protect, reinforce and enhance the special and distinctive visual, historical, environmental, social and functional qualities of buildings, spaces and places that positively contribute to local identity, character and sense of community. It recognises 5 character areas highlighting their key features and attributes to guide the design of new development in the area.

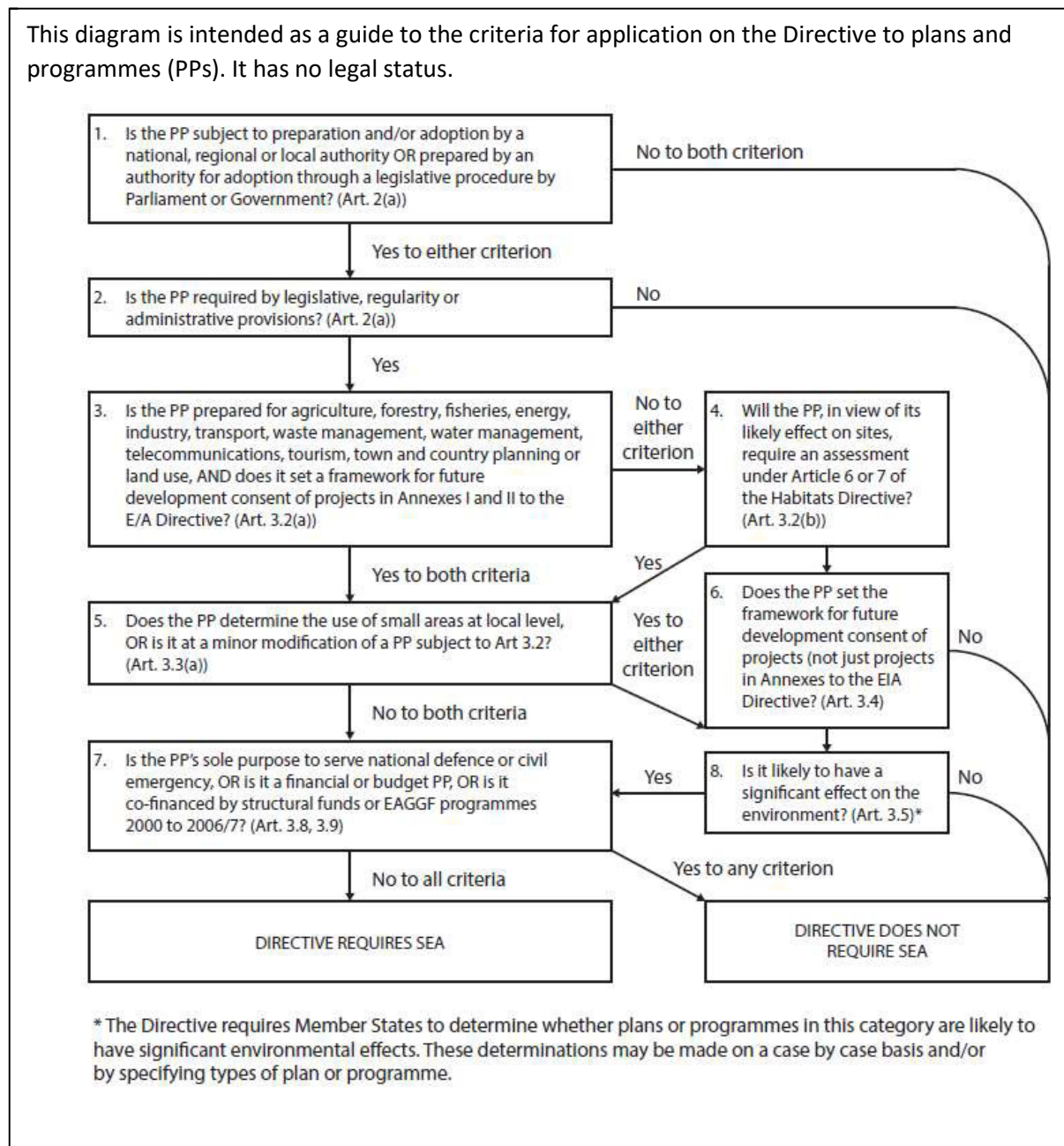
Existing constraints/designations in the RNP area include:

- 6 listed buildings
- 1 conservation area
- Flood risk zones 2 and 3 to the north of Reepham village

### 3. SEA Screening Assessment

3.1 Figure 1 below illustrates the process for screening a planning document to ascertain whether a full SEA is required. The findings for SEA screening of the Reepham NP are given in Table 1 and in Tables 2, 3 and 4 which specifically examine the RNP's likely significant effects on the environment.

**Figure 1: Application of the SEA Directive to plans and programmes**



**Table1:Assessment of Reepham Neighbourhood Plan against Figure 1**

| <b>Criteria/Stage</b>   | <b>Response:<br/>Yes/ No/<br/>Not<br/>applicable</b> | <b>Details</b>  |
|---|--|---|
| 1. Is the 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?  | Yes  | Neighbourhood Plans are made by a 'qualifying body' (e.g. parish/town council) under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act2011. A neighbourhood plan is subject to an examination and referendum. If it receives 50% or more 'yes' votes at referendum, it will be 'made' by West Lindsey District Council as the local planning authority.<br>GO TO STAGE 2  |
| 2. Is the Neighbourhood Plan required by legislative, regulatory or administrative provisions?  | Yes  | Communities have a right to be able to produce a neighbourhood plan but they are not required by legislative, regulatory or administrative purposes to produce one. However, if a neighbourhood plan is brought in to force it will form part of the development plan for the district. A SEA screening report is therefore necessary to see if the plan is likely to have significant environmental effects and whether a full SEA is required.<br>GO TO STAGE 3   |
| 3. Is the 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? | Yes  | The plan is being prepared for 'town and country planning and land use...' (Article 3(2) and, once adopted, will be part of the planning policy framework determining future development within the Neighbourhood Area. Developments that fall within Annex I are 'excluded' developments for Neighbourhood Plans (as set out in Section 61(k) of the Town and Country Planning Act 1990 (as amended)). It is not anticipated that the Neighbourhood Plan would be the tool to manage development of the scale and nature envisaged by Annex I and Annex II of the EIA Directive. |

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|   |     | GO TO STAGE 5   |
| 4. Will the 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?   | Yes | See screening assessment for HRA in report.   |
| 5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a Plan subject to Article 3.2?   | Yes | Once made the Neighbourhood Plan will be part of the land use framework for the area and will help to determine the use of small areas of land at a local level. The NP proposes 3 housing allocations and designates local green spaces. It seeks to protect and enhance community facilities, listed buildings and positive buildings. It recognises 5 character areas highlighting their key features and attributes to guide the design of new development in the area. The plan is not a minor modification of a previous Neighbourhood Development Plan.<br>GO TO STAGE 6 |
| 6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)?  | Yes | The Neighbourhood Plan will provide a framework for the consent of any future development projects in the Neighbourhood Plan area.<br>GO TO STAGE 8   |
| 7. Is the 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? | N/A | The Neighbourhood Plan does not deal with these issues.   |
| 8. Is it likely to have a significant effect on the environment?  | No  | See Table 2: Assessment of the likely significant effects on the environment. Also see Tables 3 and 4 for detailed assessments by neighbourhood plan policy and environmental receptors respectively.   |
| <b>Outcome</b>  | -   | <b>SEA not required</b>   |

**Table 2: Stage 8 of Table 1 - Assessment of the likely significant effects on the environment**

| <b>SEA Directive criteria and Schedule 1 of Environmental Assessment of plans and programmes Regulations 2004</b>   | <b>Assessment</b>  | <b>Likely significant environmental effect?</b> |
|---|--|---|
| <b>1. The characteristics of plans and programmes, having regard, in particular, to-</b>  |  |   |
| (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources; | The neighbourhood plan will set a policy framework for the determination of planning applications for future development projects within the designated Neighbourhood Area. Once made the NP will form part of the West Lindsey Development Plan.  | No  |
| (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;   | The NP must be in general conformity with the West Lindsey Development Plan, i.e. the Central Lincolnshire Local Plan (adopted April 2017) and national planning policy, i.e. National Planning Policy Framework. It does not have any influence over other plans. Once made, the NP will form part of the planning policy framework for the designated Neighbourhood Area and will be used in conjunction with the CLLP and other relevant policy and material considerations to determine planning applications. | No  |
| (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;  | The achievement of sustainable development is one of the basic conditions that the NP must meet. The draft plan includes policies regarding the built and natural environment and, in particular, the provision of local green spaces within the Neighbourhood Area. It seeks to promote three sites. Coupled with limited new housing, this means that it would be unlikely that there would be any significant environmental effect.   | No  |

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| (d) environmental problems relevant to the plan or programme; and   | <p>It is not considered that there are any particular environmental problems relevant to the NP.</p> <p>Flood zones 2 and 3 exist to the west of the Reepham Village. However they are outside the built up area and do not affect the 3 housing allocations.</p> <p>Also see assessment Tables 3 and 4.</p>   | No |
| (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection). | The NP is not directly relevant to the implementation of any European legislation.   | No |
| <b>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to-</b>   |  |    |
| (a) the probability, duration, frequency and reversibility of the effects;  | <p>There are 3 sites promoted for housing development contained within the policies of the NP. As such, an element of environmental change will take place. The Plan policies, however, are designed to expect any new development to contribute to the sustainability of the Neighbourhood Area and minimise environmental impacts within the NP Area where possible. The designation of local green spaces should create a positive environmental outcomes.</p> <p>Also see assessment Tables 3 and 4.</p> | No |
| (b) the cumulative nature of the effects;   | The effects of the NP need to be considered alongside the Central Lincolnshire Local Plan. The NP is required to be in general conformity with this plan which was subject to full SEA and HRA assessments. These concluded that either the implementation of the Local Plan would not result in any likely significant environmental effects or sufficient mitigation measures were in place to address any effects. The NP is in general conformity with the Local Plan.                                   | No |



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|   | <p>The RNP policies provide for protection of the character and setting of Reepham village and parish, including heritage assets, green spaces and community facilities. The RNP is focussed on providing for the future sustainability of the village, and as such has the principles of sustainability at its core.</p> <p>Also see assessment Tables 3 and 4.</p>  |    |
| (c) the transboundary nature of the effects;  | <p>The proposals within the NP are unlikely to have a significant impact beyond the Neighbourhood Area boundary over and above that of the potential for small increased traffic flow resulting from the three sites that the NP seeks to promote for development. Through consultation with neighbouring Parishes, the NP has sought to align its policies so that they conform to the overall strategy for the surrounding area.</p>  | No |
| (d) the risks to human health or the environment (for example, due to accidents);   | <p>Existing risk identified include:-<br/> The location of the Oil gathering station within the Parish. This generates Road and rail traffic from tankers which transport crude oil through the Parish. A munitions and pyrotechnics manufacturing facility (Primetake) is located in the neighbouring Parish of Fiskerton. The proposed allocations generate no additional risk to human health from these factors.<br/> There are no significant additional risks anticipated, and it is considered that the NP will enhance human health and the environment. Health and safety mitigation measures will be dealt with on a procedural basis by prospective applicants.<br/> Also see assessment Tables 3 and 4.</p> | No |
| (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected); | <p>The potential for any environmental impacts are likely to be local, limited and minimal. The proposed housing site allocations all fall within Reepham Village.</p> <p>Also see assessment Tables 3 and 4.</p>   | No |

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| <p>(f) the value and vulnerability of the area likely 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>The RNP promotes the protection of the built and natural environment. One policy actively seeks to ensure that development responds to the existing surrounding character. Any effects of the plan are expected to be positive on these characteristics.</p> <p>The NP is unlikely to adversely affect the value and vulnerability of the area in relation to its special natural characteristics or cultural heritage. The policies within the plan seek to provide greater protection to the specific rural character of the area, as well as encouraging new developments to be in keeping with historically and culturally important design characteristics. The NP identifies four sites for development, which are small scale and are required, in conformity with the policies set out by the adopted Central Lincolnshire Local Plan to be sustainable. As such there are unlikely to be any intensive land-use concerns.</p> <p>Also see assessment Tables 3 and 4.</p> | <p>No</p> |
| <p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>   | <p>It is not considered that the draft policies in the NP will adversely affect any areas or landscapes which have a recognised national, community or international protection status.</p> <p>Also see assessment Tables 3 and 4.</p>   | <p>No</p> |

**Table 3: Stage 8 of Table 1 - Detailed assessment of the likely significant effects on the environment by neighbourhood plan policy**

| <b>RNP policy with summary</b>  | <b>Assessment-Likely significant effect?</b>   |
|---|--|
| <p><b>Policy 1: Historic Environment</b><br/>All listed buildings, buildings on the local list and heritage assets together with their settings are clearly identified in the RNP and Character area assessment. This policy protects the historic environment by establishing expectations for any development that has a potential impact on any one of them.</p>   | <p>This policy safeguards against negative impact on the historic environment- including the Conservation Area and it's setting. Archaeological surveying of any promoted or proposed sites and their safeguarding mitigation requirements will be dealt with on a procedural basis by prospective applicants.</p>   |
| <p><b>Policy 2: Design of New Development</b><br/>All new development within Reepham will:</p> <ul style="list-style-type: none"> <li>• be design-led and comprise of development and spaces that are high quality and be distinctive to the Parish.</li> <li>• ensure that growth across the Plan Area is delivered in a coherent and coordinated way.</li> <li>• demonstrate that design options, are informed by an understanding of local context</li> <li>• demonstrate transition from existing buildings and surroundings to new development.</li> <li>• provide convenient pedestrian and cycle links to existing facilities and public transport.</li> </ul> | <p>This policy is helping to deliver policies LP2 and LP4 of the CLLP which the NP needs to be in general conformity with. The allocations help meet an amount of growth in Reepham in accordance with the growth target set for the village by the CLLP and which was environmentally assessed as part of the CLLP's examination prior to adoption in April 2017. Due to limited infill development opportunity within the defined village footprint, RNP promoted sites will re-define the footprint in a coherent, cohesive and sustainable manner with minimal environmental and visual impact on the RNP area and surrounding area.</p> |
| <p><b>Policy 3: Residential Development on Infill Sites.</b><br/>This policy establishes expectations of standards and locations of development beyond those required by CLLP target housing growth and delivered by RNP promoted sites.</p>  | <p>Policy minimises environmental, visual and amenity impact of any development outside of that provided through the RNP. It ensures that development reflects existing scale, massing and form as defined by character area to enhance existing development.</p>  |
| <p><b>Policy 4: Housing Type, Mix and Affordability</b><br/>Promoting proposals that provide a mix of houses</p>  | <p>This policy seeks to provide the range of housing that have been identified to meet local need on the sites that are being promoted by this plan. Applications on other sites are</p>   |

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|  | required to meet relevant policies within the RNP.  |
| <p><b>Policy 5: Allocation of Land to the South of Leigh Farm</b><br/>Policy directed at this promoted site for 9 homes within the RNP.</p>  | <p>This policy seeks positive environmental outcomes and to limit any impact development may have. The local green spaces should make a major environmental contribution to the setting and character of Reepham village. This policy seeks to protect them and prevent their use for unintended purposes.</p> <p>It aims to limit the visual impact and amenity on existing development and to ensure that development demonstrates sensitivity to the character of this area.</p> <p>It aims to provide convenient pedestrian and cycle links to existing facilities and public transport thus promoting sustainable travel. This promoted site is defined as typical in size by the CLLP and is in accordance with the growth target set for the village by the CLLP and which was environmentally assessed as part of the CLLP's examination prior to adoption in April 2017.</p> |
| <p><b>Policy 6: Allocation of Land North of Moor Lane</b><br/>Land identified for promotion of one single-storey dwelling.<br/>Policy sets out to safeguard against visual, environmental and amenity impact on this character area of Reepham.</p>  | <p>This policy seeks positive environmental outcomes to ensure that development is of a high quality to respect the character and setting of this edge of Reepham including its important buildings, conservation area, character areas, green spaces, and attractive views. It serves to limit visual, environmental and amenity impact on nearby dwellings.</p>   |
| <p><b>Policy 7: Allocation of Land to the West of Fiskerton Road</b><br/>Land identified for 37 dwellings and Public<br/>This allocation is generally in line with the CLLP in that it is considered exceptional through the community benefit it is capable of delivering- including public open space and affordable, mixed housing. Although bordering the countryside on one side, this edge of village development was identified as an infill opportunity.</p> | <p>This policy seeks positive built environmental outcomes through:-<br/>Limiting potential environmental, visual, and heritage impact.<br/>Providing a suitable transition between the built environment and the bordering countryside.<br/>Protection of existing hedgerows and footpaths.<br/>Provision of an appropriate quantity of useable public open space on site to support the health and wellbeing of the community.</p>  |

|   |   |
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|   | <p>Protection against amenity and visual impact on existing, neighbouring properties.</p> <p>The use of sustainable building practices and materials that contribute to the character of the area.</p> <p>Meet identified housing needs and types.</p> <p>Promotes sustainable transport by providing safe, legible and well-connected movement for cyclists and pedestrians to and through the site to maximise connectivity to the village facilities and wider area.</p> |
| <b>Policy 8: Parking Standards</b>  |   |
| <p><b>Policy 9: Accessibility – Pedestrian and Cycle Routes</b></p> <p>The provision and upgrading of existing cycle and footpath routes.</p>   | <p>Policy sets out to promote sustainable, low impact transport through the provision of new, or the upgrading of existing footpaths and cycle routes. Travel to, through and between villages and their facilities is required.</p>  |
| <p><b>Policy 10: Business Development Standards</b></p> <p>Policy to support new or existing businesses located within the Parish whilst protecting against the impact any such change might bring about.</p> | <p>Policy establishes the need to guard against impact on:</p> <ul style="list-style-type: none"> <li>• On local heritage assets and their setting.</li> <li>• residential amenity of nearby properties;</li> <li>• the local environment and biodiversity;</li> </ul> <p>Policy promotes the re-use of vacant or redundant buildings as part of the development – especially those with historic merit.</p>  |
| <p><b>Policy 11: Important Views and Vistas</b></p> <p>This policy sets out to safeguard views into, out of and within the village from inappropriate development.</p>  | <p>Policy identifies significant views which contribute towards the local character. It aims to safeguard the visual and physical, heritage and biological environment through clear identification of place, spatial orientation, purpose and impact</p>   |

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| <p><b>Policy 12: Environmental Policies</b></p>   | <p>This policy seeks positive environmental outcomes. It identifies Green areas and corridors, and protects their function, setting, biodiversity, landscape, access and recreational value. This policy aims to make clear expectations to minimise the impact of development</p>  |
| <p><b>Policy 13: Local Green Spaces and Important Open Spaces</b><br/>Policy identifies these green spaces and protects them against development</p>  | <p>This policy seeks positive environmental outcomes. It protects 7 valued existing public open spaces, in accordance with the NPPF. It proposes 4 additional Local Green Spaces which make a valued environmental contribution to the setting and character of Reepham village. This policy seeks to protect them and prevent their use for unintended purposes.</p>   |
| <p><b>Policy 14: Settlement Break</b><br/>Safeguarding green space from development. Its purpose is to prevent coalescence with proposed development on the edge of bordering villages, thus safeguarding the distinctiveness of Reepham Village.</p> | <p>This Plan designates a Settlement Break between Cherry Willingham and Reepham, as identified. The Settlement Break will be safeguarded from built development which would detract from the separation of the three settlements. Insofar as planning permission is required development in the Settlement Break which is essential for agricultural or forestry purposes will be supported where it safeguards the separation and integrity of the settlements.</p> |
| <p><b>Policy 15: Funding provision to meet the needs of our growing community.</b></p>  | <p>Identification of the needs and opportunities identified by the Reepham Neighbourhood Plan.</p>  |
| <p><b>Policy 16: Community Facilities</b><br/>Policy identifies facilities that the community values and aims to protect them from development for alternative uses.</p>  | <p>This policy seeks to protect existing community facilities and affords for the provision of improvements and new facilities which could have the potential to have environmental consequences. The policy is not, however, allocating a site for new community facilities or proposing improvements.</p>   |

**Table 4: Stage 8 of Table 1 - Detailed assessment of the likely significant effects on the environment by environmental receptors as recognised in Annex 1(f) of the SEA Directive (2004)**

| Environmental receptor  | Assessment- Likely significant effect?   |
|---|--|
| <p><b>Air quality</b><br/>Plans should prevent development from contributing to, or being put at risk by, air pollution.</p>  | <p>The 3 housing allocations in the RNP are not near any busy roads or industrial uses so new residents are unlikely to be influenced by poor quality air emissions. These proposals are unlikely to significantly increase traffic congestion or create air quality problems for nearby residents or biodiversity hotspots.</p>   |
| <p><b>Biodiversity</b><br/>Plans should identify important biological features and work to protect and enhance these.</p>   | <p>There appear to be no designated wildlife sites in the RNP area. Development is proposed in the RNP which is unlikely to have a significant impact on existing environmental assets. To enhance biodiversity in the area the plan is proposing new or protecting existing local green spaces.</p>   |
| <p><b>Landscape</b><br/>Development should seek to promote or reinforce local distinctive landscape features.</p>   | <p>Policy 2 of the RNP encourages design in keeping with local development style and the features of local character areas as defined by the character assessment. The RNP area has no nationally important landscape designations.</p>  |
| <p><b>Material Assets</b><br/>These refer to physical infrastructure including social infrastructure, transport infrastructure, water, and energy infrastructure.</p>   | <p>The existing infrastructure in the RNP area and nearby appears to have the capacity to meet the likely demands to come from its 3 housing allocations.</p>  |
| <p><b>Population</b><br/>Plans should encourage development that adds to the overall quality of the area, establishes a strong sense of place, is visually attractive, and contributes to safe and accessible environments.</p> | <p>The RNP is proposing 3 housing and one settlement break allocations which will all lie on the edge of the developed footprint of the village. Its policies will ensure that development of these sites will be in keeping with local character features and be in easy reach of existing facilities and also suitably linked to existing road, cycle and footpath networks.</p> |
| <p><b>Health</b><br/>Plans should promote healthy communities by emphasising the value of social and recreational facilities including open space and recreational facilities.</p>  | <p>The RNP protects existing community facilities in the village and would support new ones where suitable. It designates 11 local green spaces and promotes the creation and</p>  |

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|   | improvement of footpaths and cycle routes in the plan area.  |
| <p><b>Natural resources</b><br/>Plans should protect and enhance soils particularly best and most versatile agricultural land. The plan should, where relevant, recognise the need for a sufficient supply of minerals and making best use of these finite resources.</p> | The RNP minimises the impact on surrounding farmland in use and would not impact on the supply of minerals.  |
| <p><b>Climate change</b><br/>Plans should try and reduce our contribution to, and better prepare for the effects of, climate change.</p>  | The RNP environmental and design policies aim to reduce contribution towards and better prepare for these effects.   |
| <p><b>Water</b><br/>New and existing development should not contribute to or be put at risk from water pollution.</p>   | It is understood that the RNP's proposals are unlikely to contaminate any nearby water bodies or affect water supply or impact on any groundwater source protection zones that may exist in the RNP area. The three allocated sites are not within a Source Protection Zone. Sewage and drainage impact and mitigation measures will be dealt with on a procedural basis by prospective applicants. As part of any development of the sites, the Environment Agency will be supplied with additional information demonstrating how risks to groundwater or non mains disposal of foul water will be mitigated. |

#### **4. SEA screening conclusion**

4.1 As a result of the evaluations carried out in Tables 2, 3 and 4 it is considered that it is unlikely that any significant environmental effects will arise as a result of the Reepham Neighbourhood Plan. Consequently, the assessment within Table 1 concludes that an SEA is not required when judged against the application of the SEA Directive criteria.

4.2 No sensitive natural or heritage assets will be significantly affected by policies contained in the RNP. The RNP's policies are in general conformity with those within the CLLP. The RNP allocation is in accordance with target growth within the CLLP and does not allocate large scale development sites. It is not near or in a national or international designated area or contravenes significant elements of the CLLP.



## **5. HRA Screening Assessment**

5.1 The HRA involves an assessment of any plan or project to establish if it has potential implications for European wildlife sites. The HRA will consider if the proposals in the neighbourhood plan have the potential to harm the habitats or species for which European wildlife sites are designated. European wildlife sites are:

- Special Protection Areas (SPA) designated under the Birds Directive (79/409/EEC)
- Special Areas of Conservation (SAC) designated under the Habitats Directive (92/43/EEC).

5.2 In addition to SPA and SAC sites, Ramsar sites are designated under the Ramsar Convention (Iran 1971 as amended by the Paris Protocol 1992). Although they are not covered by the Habitats Regulations, as a matter of Government Policy, Ramsar sites should be treated in the same way as European wildlife sites. European wildlife sites and Ramsar sites are collectively known as Natura 2000 sites.

5.3 The initial screening stage of the HRA process determines if there are any likely significant effects possible as a result of the implementation of the plan and if an appropriate assessment is needed. This stage should provide a description of the plan's policies (see Table 3) and an identification of the Natura 2000 sites which may be affected by the plan and assess the significance of any possible effects on the identified sites.

5.4 As a general 'rule of thumb' it is identified that sites with pathways of 10-15km of the plan boundary should be included within a HRA. However, there are no European sites within 15km of the Reepham neighbourhood plan boundary nor are there any sites within the Central Lincolnshire Area.

5.5 The neighbourhood plan also needs to be screened for the likelihood of combined effects with other plans and projects. For the purpose of this HRA, other plans and projects would include: national plans; core strategies / local plans; neighbourhood plans; water resource management plans; catchment flood management plans; catchment abstraction management strategies; and river basin management plans. However as there are no European Sites affected by the neighbourhood plan it is not necessary to then screen the plan for likelihood of its combined effects with these identified other plans and projects,

## **6. HRA Screening Conclusion**

6.1 None of the policies in the Reepham Neighbourhood Plan are likely to have a significant effect on a European Site whether alone or in combination with other plans and projects. Locally designated sites within 15km include Fiskerton

Fen (Nature Reserve) and Greetwell Hollow (SSSI designation for its Geology). Reepham Neighbourhood Plan will have no impact on these designated sites. Consequently the plan is not considered to require further assessment under Article 6 or 7 of the Habitats Directive (Art. 3.2(b)).

## 7. Overall Screening Conclusions

7.1 A SEA and HRA screening report exercise has been undertaken for the Reepham Neighbourhood Plan. The assessments have concluded that the neighbourhood plan is unlikely to give rise to any significant environmental effects or have significant effects on a European site. Accordingly it is considered that a SEA or HRA assessment is not required for the neighbourhood plan.

7.2 It is important to note that this screening opinion is based on a draft regulation version of the Reepham Neighbourhood Plan. Consequently if the content of the neighbourhood plan should materially change then the SEA/HRA screening process will need to be re-assessed and updated.

7.3 It is a requirement of the screening process to consult statutory consultation bodies when forming a view on whether a SEA and/or HRA are required and they are: Historic England, the Environment Agency and Natural England. A copy of the Reepham Neighbourhood Plan SEA/HRA screening report was sent to these bodies and their responses were as follows:

### Historic England



Our ref: PL00570239

4 August 2022

Dear Mr Hewerdine

#### Neighbourhood Plan for Reepham

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) <<http://www.heritagegateway.org.uk/>>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

You may also find the advice in “*Planning for the Environment at the Neighbourhood Level*” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf)

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf)

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

C. Fletcher

Clive Fletcher

Principal Adviser, Historic Places

[clive.fletcher@HistoricEngland.org.uk](mailto:clive.fletcher@HistoricEngland.org.uk)

## Environment Agency

*The Environment Agency agree with the conclusions of the SEA/HRA screening report.*



FAO: Reepham Parish Council  
By email: [ReephamNDP@gmail.com](mailto:ReephamNDP@gmail.com)

**Our ref:** AN/2007/101718/OT-37/SB1-L01

**Date:** 19 August 2022

Dear Sir/Madam

### **Reepham Neighbourhood Plan – Regulation 14 Consultation**

Thank you for consulting us on the Reepham Neighbourhood Plan.

A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while protecting the environment. It ensures that the right development, is built in the right place at the right time. To assist in the preparation of any document towards achieving sustainable

development we have identified the key environmental issues within our remit that are relevant to this area and provide guidance on any actions you need to undertake. We also provide hyperlinks to where you can obtain further information and advice to help support your neighbourhood plan.

### **Environmental constraints**

#### Flood risk

Your Plan includes areas which are located in flood zone 3. In accordance with the National Planning Policy Framework (NPPF) paragraphs 161-167, we remind you that the Sequential and/or Exception Test should be undertaken if the Plan is proposing development or promoting growth to ensure development is directed to the areas of lowest flood risk.

The application of the Sequential Test should be informed by the Local Planning Authority's Strategic Flood Risk Assessment (SFRA). It is important that your Plan also considers whether the flood risk issues associated with any proposed development can be safely managed to ensure development can come forward. Without this understanding your Plan is unlikely to be compliant with the NPPF.

The Lead Local Flood Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your Plan area. The Surface Water Management Plan will contain recommendations and actions about how areas at risk of surface water flooding can be managed. This may be useful when developing policies or guidance.

#### Ground conditions

NPPF paragraph 174 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 183). The Plan boundary is underlain by a sequence of bedrock strata comprising, from west to east across the Parish, the Blisworth Clay Formation, Cornbrash Formation (limestone), Kellaways Formation (sandstone, siltstone and mudstone) and the Oxford Clay Formation. The Cornbrash Formation and Kellaways Formation are classified as a Secondary A Aquifers, with the Blisworth and Oxford Clays classified as Unproductive Strata. A band of superficial Alluvial deposits are mapped along the approximate course of the Beck, which is also classified as a Secondary A aquifer. Secondary Aquifers are often capable of supporting water supplies at a local scale and normally provide an important source of flow to some rivers.

#### Source protection zones

Your Plan includes areas which are located on Source Protection Zones. These should be considered within your Plan if growth or development is proposed here. The relevance of the designation and the potential implication upon development proposals should be seen with reference to our Groundwater Protection guidance: <https://www.gov.uk/government/collections/groundwater-protection>

The far western extent of the Parish lies within a Source Protection Zone (SPZ) 2, relating to groundwater abstractions located approximately 3 to 4 km to the south of Reepham. SPZs are used for the purpose of protecting groundwater sources used to supply drinking water, with the zones showing the level of risk to the groundwater sources from pollution. Further information on groundwater SPZs can be found at Groundwater source protection zones (SPZs) - GOV.UK ([www.gov.uk](http://www.gov.uk))

#### Groundwater

A groundwater abstraction is located to the north-east of Reepham village at National Grid Reference (NGR) TF04557485 for the purpose of process water for industrial, commercial

and public services. The use of groundwater in the area makes parts of the area vulnerable to pollution from certain types of development. We would like to refer the applicant/enquirer to our groundwater position statements in 'The Environment Agency's approach to groundwater protection', available from gov.uk. This publication sets out our position for a wide range of activities and developments, including:

- Waste management
- Discharge of liquid effluents
- Land contamination
- Ground source heat pumps
- Cemetery developments

### Drainage

We are able to provide further advice on protecting groundwater, including guidance on the use of SuDS.

We recommend that developers should:

- Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination
- Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information

### Contaminated land on source protection zones

A small (c. 0.5 ha) historic landfill site is located in the far south-western corner of the parish, to the rear of 41-43 Hawthorn Road at NGR TF0190073200. It is understood that this landfill was licensed to accept inert waste between 1985 and 1992.

Your Plan includes historical landfill located on Source Protection Zones. If considering the redevelopment of this land, we recommend that developers:

- Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination (<https://www.gov.uk/government/collections/land-contamination-technical-guidance>) when dealing with land affected by contamination.
- Refer to the Environment Agency Guiding Principles for Land Contamination (<https://www.gov.uk/government/collections/land-contamination-technical-guidance>) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- Refer to the Anglian River Basin Management Plan (<https://www.gov.uk/government/collections/river-basin-management-plans-2015#anglian-river-basin-district-rbmp:-2015>) or Humber River Basin Management Plan (<https://www.gov.uk/government/collections/river-basin-management-plans-2015>).
- Refer to our website at [www.gov.uk/environment-agency](http://www.gov.uk/environment-agency) for more information. Piling Piling or any other foundation designs / investigation boreholes / tunnel shafts / ground source heating and cooling systems using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

### Wastewater infrastructure

If your plan proposes development or promotes growth, we recommend early consultation with Anglian Water to determine whether there is (or will be prior to occupation) sufficient

infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water associated with any proposed development within environmental limits of the receiving watercourse. This may impact on the housing figures and the phasing of development.

General opportunities Drawing up a neighbourhood plan is an opportunity to think about improving the local environment. You may want to consider new green spaces or improvements to public space through new development. This could include linking open spaces to make green corridors for people and wildlife, planting trees, or making improvements to water quality and to local waterways.


Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me using the details below.

Yours sincerely

Amelia Crawford

Sustainable Places Planning Advisor

Tel 07387 134115 (mobile)

 [amelia.crawford@environment-agency.gov.uk](mailto:amelia.crawford@environment-agency.gov.uk)

 [www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

This EA requirement is noted in Table 4 of the report.

## Natural England



Nigel Hewerdine  
Reepham Neighbourhood Plan Steering Group  
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**BY EMAIL ONLY**

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Dear Nigel Hewerdine

### **Reepham Neighbourhood Plan – Regulation 14 Consultation**

Thank you for your consultation on the above dated 19 July 2022

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.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact:  
consultations@naturalengland.org.uk.

Yours sincerely  
Dominic Rogers  
Consultations Team

## Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

### Natural environment information sources

The Magic<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here<sup>2</sup>.

<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/807247/NPP\\_F\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPP_F_Feb_2019_revised.pdf)

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found here<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas** (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the Magic<sup>5</sup> website and also from the LandIS website<sup>6</sup>, which contains more information about obtaining soil data.

### Natural environment issues to consider

The National Planning Policy Framework<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance<sup>8</sup> sets out supporting guidance.

**Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.**



1 <http://magic.defra.gov.uk/>

2 <http://www.nbn-nfbr.org.uk/nfbr.php>

3 <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

4 <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

5 <http://magic.defra.gov.uk/>

6 <http://www.landis.org.uk/index.cfm>

7 [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/807247/NPP\\_F\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPP_F_Feb_2019_revised.pdf)

8 <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

## Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

## Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here<sup>9</sup>), such as Sites of Special Scientific Interest or Ancient woodland<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

## Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed here<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice here<sup>12</sup> to help understand the impact of particular developments on protected species.

## Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land<sup>13</sup>.

## Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this <sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Actions responding to Feedback

### **Historic England**

LCC Historic Places have been consulted and recommendations acted upon.

“The Historic Environment and Housing Allocations in Local Plans” document downloaded and utilised in modifications recommended by LCC Historic Places.

### **Environment Agency**

Flood Risk from Zone 3 noted and verified to have no impact on Housing allocations

### Ground conditions

Noted and required survey by competent person added to policy.

### Source Protection Zone

Proximity of SPZ noted and used to verify no risk due to allocations

### Groundwater Abstraction

Location identified and used to verify no risk of pollution due to pollution due to allocations.

### Contaminated Land records

Identified and confirms no risk of disturbance from allocations

**Natural England**

Natural England does not have any specific comments on this draft neighbourhood plan.