



Strategic Environmental Assessment

Screening Determination

Mattishall

Neighbourhood Plan

September 2016

Neighbourhood Planning Strategic Environmental Assessment Screening Report

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1. Introduction

1.1. Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes prior to their final adoption. SEA is a tool used internationally to improve the environmental performance of plans so that they can better contribute to sustainable development.

1.2. Establishing whether a Neighbourhood Plan has been subject to a SEA is an important legal requirement. The Independent Examiner appointed to consider the Mattishall Neighbourhood Plan (MNP) will check that it meets the 'Basic Conditions' set out in national Planning Practice Guidance (PPG)¹. One of the Basic Conditions is whether the MNP is compatible with European Union obligations.

1.3. This screening report is designed to determine whether or not the contents of the Mattishall Neighbourhood Plan requires a SEA in accordance with the European Directive 2001/42/EC and the associated Environmental Assessment of Plans and Programmes Regulations (2004)².

1.4. The legislative background set out in section 2. outlines the regulations that require the need for this screening exercise.

1.5. The policies of the Mattishall Neighbourhood Plan are set out in section 3.

1.6. To assess whether an SEA is required, a screening process must be undertaken based on a standard set of criteria. This must be subject to consultation three statutory consultees of the Environment Agency, Historic England and Natural England. The results of the screening process must be detailed in a Screening Report, available to the public.

¹ <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

² <http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

2. Legislative Background

2.1. The basis for SEA legislation is European Union Directive 2001/42/EC³ which requires a Strategic Environmental Assessment to be undertaken for certain types of plans or programmes that would have a significant environmental effect. This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, commonly referred to as the SEA Regulations. The Government published 'A Practical Guide to the Strategic Environmental Assessment Directive'⁴, which provides more detailed guidance on how an SEA should be carried out.

2.2. In accordance with the provisions of the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) (Regulation 9(1)), the Council must determine if a plan requires an environmental assessment. Where the Council determines that SEA is not required, then the Council must, under Regulation 9(3), prepare a statement setting out the reasons for this determination.

2.3. In accordance with Regulation 9 of the SEA Regulations 2004, Mattishall Parish Council (the qualifying body) has requested Breckland District Council (BDC), as the responsible authority, to consider whether an environmental assessment of the emerging Neighbourhood Plan is required due to significant environmental effects.

2.4. Whether a neighbourhood plan requires an SEA, and if so, the level of detail needed, will depend on what is proposed in the draft neighbourhood plan (see PPG Paragraph 046). The PPG suggests that SEA 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; and
- 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 (LP).

³ <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32001L0042>

⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

3. Mattishall Neighbourhood Plan

3.1 Mattishall's Neighbourhood Plan has reached the pre-submission consultation stage. It can be stated with certainty that:

- In terms of environmental assets the area does not encompass any Area of Outstanding Natural Beauty, National Park, Special Area of Conservation, Special Protection Area or Ramsar Site. It does, however two Sites of Special Scientific Interest within the parish and two Norfolk Valley Fens Special Areas of Conservation/Sites of Special Scientific Interest within 5 km. The area also includes one County Wildlife Site and two Areas of Conservation. A portion of the Plan area is considered to be Flood Risk Zone 2 and 3.
- The NP will not propose a higher level of development than is already identified within Breckland's Local Plan.
- The policies within the plan are not likely to lead to any major new development or infrastructure, nor are they likely to have any significant adverse effects on any SEA topic.
- The NP will not allocate land in and above that identified within the Breckland Site Specific Policies and Proposals document

The policies to be considered in the SEA Screening Opinion are:

Environment

ENV1: Conservation Areas and Heritage

All development within or adjacent to the Conservation Areas must be sympathetic to the existing historic fabric of these areas. A statement must be provided in support of all development proposals within or adjacent to the Conservation Areas and other designated heritage assets that identifies any adverse impacts the development may have on these assets and propose measures that will, as a minimum, compensate for any adverse impacts.

ENV2: Important views and vistas

Given that the land surrounding the village boundary is defined in the Breckland District Settlement Fringe Landscape Assessment (July 2007) as being of moderate and moderate/high sensitivity with respect to development, due account should be taken of its assessment, guidelines and principles when considering any sites for new development.

Notwithstanding the landscape assessment, views across the parish that are of particular community importance should be protected. Development within these views and vistas that is overly intrusive, unsightly or prominent, to the detriment of the views and vistas as a whole will not be permitted.

The following views and vistas are considered particularly (but not exclusively) important:

- Approaching Mattishall along Norwich Road from the east:
- Approaching Mattishall along Dereham Road from the west; and
- View of Mattishall from Thynnes Lane.

ENV3: Trees, hedgerows and boundaries

Given limited open green space within the village, trees and significant hedge masses should be retained as an integral part of the design of any development, except where their long-term survival would be comprised by their age or physical condition or there are exceptional and overriding benefits in accepting their loss.

Where the removal of a tree(s) of recognised importance is proposed, a replacement of similar amenity value should be provided on site.

Where adjacent to the countryside, new development site boundaries should be soft, using native trees and hedgerow species to give a rural edge and to ensure connectivity to existing wildlife corridors.

ENV4: Open and Local Green Space

New development must not impact on the uses and functions of existing green infrastructure (i.e. all types of green space, large or small, public or private) within the village and wider parish. Where it is considered that a development will have a detrimental effect on the quantity or function of existing green infrastructure, then the development will not be permitted unless replacement provision is made that is of equal or greater value than that which will be lost through development. Development that fails to exploit opportunities to incorporate green infrastructure will not be considered appropriate.

The following areas are designed as Local Green Spaces for special protection (i.e. where the community is able to rule out new development other than in very special circumstances, for example, for reasonable expansion of existing facilities to meet growing needs):

- The playing field to the south of the school, unless for reasonable school expansion; and
- Mattishall Memorial Hall and Playing Fields.

ENV5: Distinct villages

A clear visual break must be retained between Mattishall and nearby villages/settlements, for example, Clint Green/Yaxham, Welbourne, East Tuddenham and North Tuddenham. Development that significantly reduce this separation, either individually or cumulatively, will not be permitted.

ENV6: Tranquillity and dark skies

Mattishall residents value the quiet, peaceful nature of the Parish and its dark skies. Any new developments should not disturb this tranquillity through the creation of excess noise, inappropriate increases in traffic or light pollution.

ENV7: Protecting and enhancing the local environment

Development should not impact on areas of particular local ecological importance (for example, water courses, significant ponds, wildlife corridors, Sites of Special Scientific Interest and County Wildlife Sites).

Proposals should seek to maintain and enhance ecological networks and habitat connectivity.

ENV8: Walking, cycling and horse riding

To improve health and well-being, new developments should make provision, where practicable, for footpaths, cycle paths and bridleways to access the wider countryside.

ENV9: Flood risk and drainage

All developments are required to demonstrate that proposed sites have not been and are not likely to be subject to surface or fluvial water flooding or that these risks can be adequately managed.

Future development should not cause or contribute to the problem of flooding or drainage issues (including sewerage), or pollution. All new developments should take advantage of modern drainage methods to avoid localised flooding.

Identified flooding areas include, but are not limited to:

- a. Mill Road;
- b. Junction of Old Hall Road and Dereham Road;
- c. Thynnes Lane;
- d. South Green near golf course;
- e. Hunter Avenue;
- f. Mattishall Lane between Grove Farm and Rookery Farm; and
- g. Lower end of Back Lane.

Surface water drainage ponds associated with any planned development should appear natural and be able to be colonised by the local fauna and flora whilst still maintaining their design purpose.

Permeable materials should be used on freestanding areas, such as parking bays, vehicle laybys and new play areas.

Housing

HOU1: Size of individual developments

Small-scale proposals of up to 12 homes are preferred. Proposals of 13-24 are potentially acceptable and those over 24 are not acceptable.

HOU2: Phasing of development

The total number of dwellings anticipated to be built in the Parish over the lifetime of the Plan should be granted approvals evenly throughout the period of the Plan.

Proposals should provide evidence of the ability to deliver the proposed development in a timely manner and taking note of the following:

- Heads of Terms for Section 106 Agreement should be included in the application with pre-application negotiations for key points having been undertaken;
- Detailed applications are favoured over outline applications; and
- Proposals that include plots for self-build are preferred.

HOU3: Housing types

Developments that demonstrate a varied approach to type and size of dwelling will be supported.

Developers should address the specific needs of the population so that they may retain their ability to live in the Parish, incorporating:

- Housing to downsize/upsized; and
- Housing for first-time buyers.

HOU4: Affordable housing

Proposals that exceed the district level requirements of affordable homes will be supported. Proposals for affordable homes will be required to show that they meet the local need.

Proposals should include a range of affordable housing tenures including rented, shared ownership, shared equity and starter homes wherever feasible.

HOU5:

Developers need to demonstrate how proposals complement and enhance the historic and rural character of Mattishall and its landscape setting to ensure the village's strong and established sense of place in the heart of rural Norfolk.

Proposals should seek to be sympathetic to the immediate neighbouring residential architectural style and type.

HOU6: High quality and energy efficiency

Proposals whose design, layout and specification enhances the energy efficiency of the dwellings beyond that required by the prevailing Building Regulations are encouraged.

Proposals should demonstrate how they have achieved the following specific points in a way that is relevant to Mattishall:

- Local character;
- Form and character;
- Density, height, massing and scale; and
- Building detailing and materials.

How developments contribute to a low carbon future should be demonstrated.

Proposals are also encouraged to support working from home by inclusion of home office space within the dwelling, reducing the need to travel.

HOU7: Building for Life

Developers are required to use Building for Life 12 and to demonstrate the quality of their schemes, through full and thorough assessment. Development in Mattishall should be exemplary and should ideally secure 12 out of 12 Greens. Building for Life can then drive up design quality standards and ensure only the very best development is permitted.

The Parish Council working with Breckland District Council and appropriate professional design support will review developers' submission in respect of Building for Life 12 to ensure scores are a true reflection of scheme quality.

HOU8: Single dwellings, alterations and extensions

Proposals for single dwelling developments on individual plots will be supported, provided that regard is given to the following criteria and in accordance with other Plan policies:

- The impact of the development on the character and appearance of the landscape and quality of design. Development will not be permitted where it does not take the opportunity to make a positive contribution to the appearance of the locality;
- The sustainability of the location, in terms of its accessibility; and
- Access to the highway and the ability of the highway network to accommodate the demands resulting from the proposed development.

Alterations or extensions to existing residential properties should maintain or enhance the design, character and quality of the building. This can include contemporary design to enhance existing older properties.

HOU9: Parking spaces for new properties

Proposals should provide adequate in-curtilage parking or off-road parking in the form of garages or parking spaces to ensure street scenes are parking free and discourage on-street parking.

In all instance, proposals should soften parking areas with landscaping.

Community

COM1: New community facilities

Proposals for new or improved community facilities will be supported unless any adverse impacts would significantly outweigh the benefits.

COM2: Community facility change of use

Change of use of an existing community facility to a non-community use will be resisted unless either:

- The facility will be (or has been) replaced by an equivalent or better community facility, or
- It can be shown that the existing community use is not viable and no alternative community use is viable.

COM3: Medical facilities

The provision of extended and improved medical facilities within the Parish will be supported. Easy accessibility for pedestrians and public and private transport users will be a requirement for any redeveloped or relocated premises.

COM4: Early years and school expansion

The expansion of early years and primary school provision in the Parish to ensure that all Mattishall children can have a place locally will be supported.

COM5: Supported living and care facilities

The provision of supported living and residential/nursing care facilities for those who are elderly or have a disability will be supported.

Economy

ECON1: New businesses and employment

To enhance employment opportunities and the long-term viability of a dynamic community, planning applications for new and existing businesses that fit within the rural surroundings and which are appropriate both in scale and environmental impact will be supported. Applications should demonstrate that the local road network can accommodate any associated increased traffic.

ECON2: Agricultural business

Support will be given to the development and/or diversification of agricultural businesses to maintain the essential character of a village with farming at its heart unless it is in conflict with other policies in this Plan.

ECON3: Home-based and small businesses

Home-based businesses will be supported. Where a planning application includes incubator units, office facilities, training facilities, or live-work units, these will be considered favourably.

Transport and Telecommunications

TRA1: Safe and sustainable transport

Residential and community developments should demonstrate that there is good access to public transport and ensure that amenities in the village can be readily and safely accessed by pedestrians and cyclists.

Residential, commercial and community developments should:

- Not unduly increase traffic volumes within or through the village;
- Not create additional safety risks; and
- Provide adequate off-road parking to ensure no undue hindrance to traffic or safety issues.

TRA2: Public parking

The provision of essential public parking (for example, at medical facilities and for disabled people) to allow access to village facilities whilst not unduly encouraging the use of cars will be supported.

TRA3: Broadband and mobile facilities

Provision of facilities to support the delivery of efficient and effective broadband and mobile connectivity throughout the Parish will be supported provided they do not conflict significantly with other policies in this Plan.

TRA4: Broadband and mobile connection.

New residential, commercial or community developments should seek to ensure that broadband and mobile connectivity will meet the needs of occupiers and/or users, and support the connectivity of the wider community.

4. SEA Screening

4.1. The process for determining whether or not an SEA is required is called screening. In order to screen, it is necessary to determine if a plan will have significant environmental effects using the criteria set out in Annex II of the SEA Directive and Schedule I of the SEA Regulations. A determination cannot be made until the three statutory consultation bodies have been consulted: The Environment Agency, Natural England and Historic England.

4.2. Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out in Table 1 below:

Figure 1: Criteria for Determining the Likely Significance of Effects.

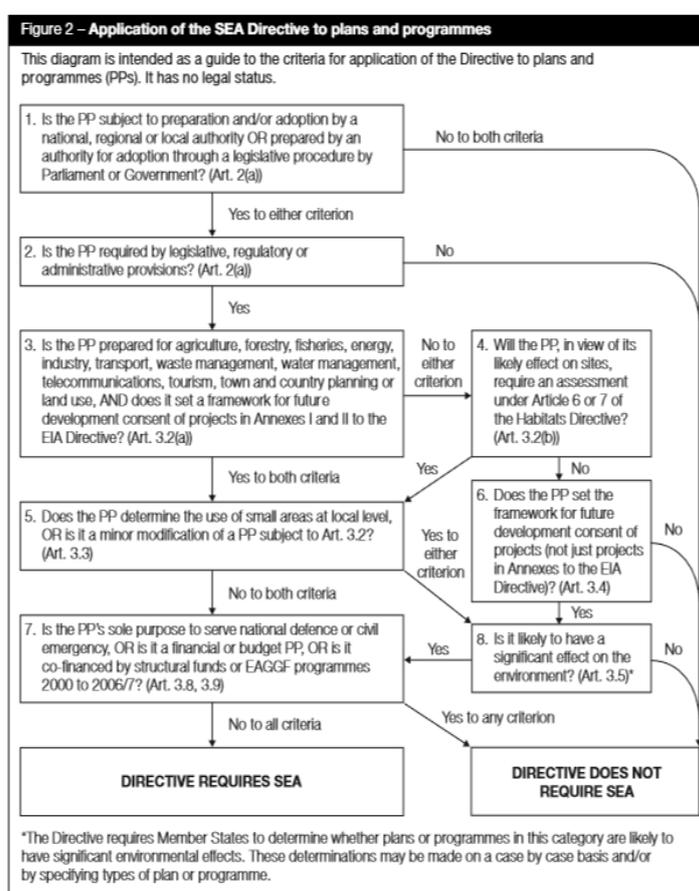
1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development, - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the trans-boundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex 11 of SEA Directive 2001/42/EC

5. Assessment

5.1. The SEA screening is a two stage process. The first part considers the Neighbourhood Plan against the SEA assessment criteria set out in the national guidance, 'A Practical Guide to the Strategic Environmental Assessment Directive'⁵. The second part of the assessment considers whether the NP is likely to have a significant effect on the environment, using criteria drawn from Schedule 1 of the EU SEA Directive and the UK Environmental Assessment of Plans and Programmes Regulations 2004⁶.

5.2. The process shown has been undertaken and the findings can be viewed in the figure below and in Table 1 which follows. This sets out how the SEA Directive should be applied.



(Source: Annex 11 of SEA Directive)

⁵ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

⁶ http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

Table 1: Application of the SEA Directive to the Mattishall Neighbourhood Plan

Assessment 1: Establishing the need for SEA

| STAGE | Y/N | REASON |
|--|-----|--|
| 1. Is the Neighbourhood Plan (NP) 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 | The preparation and adoption of the NP is permitted under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP is being prepared by Mattishall Parish Council (as the “relevant body”) and will be “made” (adopted) by Breckland District Council as the Local authority subject to passing an independent examination and community referendum. The preparation of NP is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Planning (referendums) Regulations 2012, and the Neighbourhood Planning (General) (Amendment) Regulations 2015. |
| 2. Is the NP required by legislative, regulatory or administrative provisions? (Art.2(a)) | Y | Whilst the NP is not a requirement of the Town and Country Planning Act as amended by the Localism Act 2011, it will be “made” and eventually form part of the Development Plan for the District. These are directed by legislative processes and it is important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive. |
| 3. Is the NP 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 | <p>A NP can include these policy areas and could provide, at a Neighbourhood Area level, the framework for development that would fall within Annex II of the EIA Directive. Developments that fall within Annex I are ‘excluded’ development for NPs (as set out in Section 61(k) of the Town and Country Planning Act 1990 (as amended)).</p> <p>The NP is prepared to set out a framework for town and country planning and land use within the parish of Mattishall. The strategic framework for development is set by the adopted Core Strategy and the emerging LP of the Breckland District Council. The NP seeks to align and be in general conformity with this.</p> <p>The NP does not anticipate being the tool to manage development of the scale and nature envisaged by Annex I and Annex II of the EIA Directive.</p> |

| | | |
|--|---|---|
| 4. Will the NP, 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 | <p>A NP could potentially have impacts on sites covered by the Habitats Regulations.</p> <p>A Habitats Regulation Assessment (HRA) Screening Report (2013) and the Assessment of the Breckland LP at Preferred Directions stage (2015) were carried out as part of the plans preparation.</p> <p>A further HRA screening on the Mattishall Neighbourhood Plan will also take place.</p> |
| 5. Does the NP determine the use of small areas at local level, or is it a minor modification of a PP subject to Art 3.2? (Art3.3) | Y | A NP can determine the use of small areas at a local level. The NP proposes to include policies relating to the location and type of sustainable development, but does not propose to specifically allocate land for development. |
| 6. Does the NP set the framework for future development consent of Projects (not just projects in Annexes to the EIA Directive)? (Art 3.4) | Y | Once ‘made’, a NP forms part of the statutory Development Plan and will be used in the determination of planning applications in the Neighbourhood Area. Therefore, it sets the framework for future developments at a local level. |
| 7. Is the NP sole purpose to serve national defence or civil emergency, or is it 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 | The NP does not deal with these categories. |
| 8. Is it likely to have a significant effect on the environment? | N | The NP seeks general conformity with the “adopted” Core Strategy and regard to the emerging LP. No specific development is proposed through the plan, nor is land allocated for development through the plan. It is therefore considered that the plan would not have a significant effect on heritage assets, landscape, biodiversity interests or areas of flood risk. |

5.3 The Environment Agency, Natural England and Historic England were consulted on the requirement for SEA for the NP. The responses received are attached in Appendix 1.

SEA Screening Stage 2: SEA Directive Article 3(5) Annex II – Application of Criteria for determining the likely significance of effects of a Neighbourhood Plan

5.4 Table 2 below sets out the assessment against the Strategic Environmental Assessment criteria for the NP. This is to determine whether the implementation of the Neighbourhood Plan will have a significant effect on the environment. This criteria against which the screening is carried out are taken directly from Annex II of the European Union Directive 2001/42/EC (also known as the SEA Directive), as required by Article 3(4).

Table 2: SEA Screening Stage 2 - Assessment of the Likelihood of Significant Effects on the Environment

| Criteria in Annex 11 of the SEA Directive | Response | Is there a significant effect? |
|--|--|--------------------------------|
| (1) Characteristics of the plan and programmes, having regard, in particular, to: | | |
| 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 strategic framework for development is set by the adopted Core Strategy and the emerging LP of Breckland District Council. The NP seeks to align and be in general conformity with this. | No |
| The degree to which the plan or programme influences other plans or programmes including those in a hierarchy; | The NP will be adopted alongside the higher order LP and form part of the District’s Development Plan. The NP will expand upon some of the emerging LP policies, providing supplementary information on a local scale. | No |
| The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development; | Any development that comes forward through the NP will be subject to environmental considerations of the Core Strategy and the LP when adopted. These policies have been subject to sustainability appraisal, and are in place to ensure that sustainable development is achieved. | No |
| Environmental problems relevant to the plan or programme; | There are not considered to be any significant environmental problems which are specific to the area, above and beyond those considered and addressed in the LP. The NP may include policies which provide additional environmental protection. | No |

| | | |
|--|---|-------------------------------|
| The relevance of the plan or programme for the implementation of community legislation on the environment (e.g plans and programmes linked to waste management or water protection). | The implementation of community legislation is unlikely to be significantly compromised by the NP. | No |
| (2) Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: | | |
| The probability, duration, frequency, and reversibility of the effects; | The NP is a long-term plan up to 2037. It does not seek to allocate sites for growth. | No |
| The cumulative nature of the effects; | It is considered unlikely that the degree of development proposed through the Neighbourhood Plan when combined with the Core Strategy and the emerging LP will introduce significant environmental effects. Whilst both documents are being written, the LP will be subject to full SEA and HRA screening. | No |
| The transboundary nature of the effects; | The impacts beyond the parish are unlikely to be significant. | No |
| The risks to human health or the environment (e.g. due to accidents); | The NP is unlikely to produce any significant effects. | No |
| The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected); | The NP covers Mattishall Parish with a population of 2617 (Census 2011). The spatial extent and the magnitude of the population affected are not considered significant for the purpose of the SEA. | No |
| 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 iii) Intensive land use | <p>i) The NP area contains a number of environmental designations. The NP will however conform to the LP, which provides protection to these environmental characteristics to ensure that they are not vulnerable to significant impacts from development.</p> <p>ii) The NP is unlikely to result in exceedance of environmental quality standards, such as those relating to air, water, and soil quality.</p> <p>iii) The NP is unlikely to bring forward development of an extent that would result in a significant intensification of Local land Use.</p> | <p>No</p> <p>No</p> <p>No</p> |

| | | |
|---|---|-----------|
| <p>The effects on areas or landscapes which have a recognised national, Community or international protection status.</p> | <p>The NP Area includes designations which reflect the cultural and heritage value of the area such as listed buildings and conservation areas. The environmental effects on areas of biodiversity designations have been considered through the emerging LP.</p> | <p>No</p> |
|---|---|-----------|

6. Screening Outcome

6.1. The assessment shown above identifies that based on the information available to date, there are unlikely to be any significant environmental effects from the implementation of the proposals in the emerging NP.

6.2. The Environment Agency, Historic England and Natural England have responded to the Screening Opinion request and their responses are contained in Appendix 3. Their responses are based on the information provided between 17th June and 30th August 2016 from the Screening Opinion request dated 12th May 2016.

6.3. Environment Agency, Historic England and Natural England, do not consider that an SEA will be required. However, Natural England *“note that if the intention is to restore light to any areas which are currently dark where bats are known to be present (e.g. in areas containing any obvious foraging routes or foraging features such as rivers, streams, hedgerows and wooded areas), effects to any species present should be taken into account when making the decision to restore light (in accordance with the NPPF and biodiversity duties under the NERC Act 2006).”*

6.4. Having reviewed the criteria, the Council has concluded that the emerging NP is not likely to have any significant environmental effect and accordingly will not require a Strategic Environmental Assessment. The main reasons for this conclusion are:

- The NP does not allocate any sites for development.
- The NP seeks to avoid or minimise environmental effects when determining development proposals.
- The NP is unlikely to affect any designated sites in the vicinity or lead to other environmental effects.

6.5. This report is based on the Screening Opinion request of 12th May 2016 on the draft Neighbourhood Plan is at a draft stage. Should the contents differ from that described in this Screening Opinion Request, there may be a requirement to revisit this Screening Opinion.

6.6. This report has been issued to the Historic England, Natural England and the Environment Agency. A copy of the report will be available for inspection at Breckland Council Offices, Elizabeth House, Wolpole Loke, Dereham, Norfolk, NR19 1EE.

APPENDIX 1

Responses from Statutory Consultees

From: Mugova, Elizabeth [mailto:elizabeth.mugova@environment-agency.gov.uk]
Sent: 26 July 2016 10:27
To: Heinrich, Susan <Susan.Heinrich@breckland.gov.uk>
Subject: RE: Screening Opinion Request - Mattishall Neighbourhood Plan

Susan

Based on the fact that the Neighbourhood Plan is not proposing to allocate new sites and that it will comply with the strategic objectives of the Breckland District Local Plan, we consider that an SEA would not be required.

I hope this helps.

Kind regards
Elizabeth

Elizabeth Mugova
Sustainable Places Planning Advisor
Cambridgeshire and Bedfordshire Area

Direct dial: 020 3025 5999

Internal: 55999

Email: elizabeth.mugova@environment-agency.gov.uk



Awarded to Cambridgeshire and Bedfordshire Area

From: Heinrich, Susan [mailto:Susan.Heinrich@breckland.gov.uk]
Sent: 25 July 2016 17:39
To: Mugova, Elizabeth
Subject: RE: Screening Opinion Request - Mattishall Neighbourhood Plan

Elizabeth,

Further to our telephone conversation today, regarding the above, where a Sustainability Scoping Report was sent to you rather than the Neighbourhood Plan.

You confirmed that you carried out all the standard “environmental consultant checks” and due to the information contained in the Sustainability Scoping Report, you would have come to the same conclusions if you had been set a copy of the Neighbourhood Plan.

Please could you confirm that this is the case, by return of email?

Many thanks
Susan

From: Mugova, Elizabeth [<mailto:elizabeth.mugova@environment-agency.gov.uk>]

Sent: 18 July 2016 12:11

To: Heinrich, Susan <Susan.Heinrich@breckland.gov.uk>

Subject: Screening Opinion Request - Mattishall Neighbourhood Plan

Susan

Thank you for your email seeking a screen opinion.

According to the submitted Sustainability Scoping Report the objectives identified for the Neighbourhood Plan are in compliance with the strategic objectives of the Breckland District Local Plan and are consistent with local and national planning policy. We welcome this approach. Please note that Government guidance states that where a sustainability appraisal is produced for a neighbourhood plan then the [guidance on sustainability appraisal of Local Plans](#) should be referred to.

Paragraph 46 of the NPPF Practice Guidance, states that a strategic environmental assessment may be required for a neighbourhood plan which allocates sites for development. In this case, the Plan is not proposing to allocate additional housing and employment sites.

We consider that the Neighbourhood Plan is not likely to have significant environmental effects. Therefore, it is our view that a Strategic Environmental Assessment would not be required for the Neighbourhood Plan.

We hope that this information is of assistance to you. If you have any further queries please do not hesitate to contact us.

Regards

Elizabeth

Elizabeth Mugova
Sustainable Places Planning Advisor
Cambridgeshire and Bedfordshire Area

Direct dial: 020 3025 5999

Internal: 55999

Email: elizabeth.mugova@environment-agency.gov.uk



Awarded to Cambridgeshire and Bedfordshire Area

From: Gates, Natalie [mailto:Natalie.Gates@HistoricEngland.org.uk]

Sent: 30 August 2016 11:20

To: Heinrich, Susan <Susan.Heinrich@breckland.gov.uk>

Cc: Cattier, Sophie <Sophie.Cattier@HistoricEngland.org.uk>

Subject: RE: Mattishall NP - screening.

Dear Susan,

I can confirm that the letter you received in July regarding a SEA screening opinion is the correct letter to have received for a SEA screening opinion. Please can you register Historic England's July response to the screening opinion and use this letter in your appendix.

Best wishes,
Natalie

Dr Natalie Gates
Principal Adviser, Historic Places
Planning Group | East of England
Historic England
Direct Line: 01223 582747 Mobile: 07766 497750

Historic England
Brooklands | 24 Brooklands Avenue | Cambridge | CB2 8BU
www.historicengland.org.uk
@HE_EoE

From: Heinrich, Susan

Sent: 26 July 2016 16:08

To: 'Natalie.Gates@HistoricEngland.org.uk' <Natalie.Gates@HistoricEngland.org.uk>

Subject: FW: Historic England response - Screening opinion - Mattishall Neighbourhood Plan

Natalie,

Further to our telephone conversation today, regarding the above, where a Sustainability Scoping Report was sent to you rather than the Neighbourhood Plan.

Can you confirm that your response would have been the same if you had been set a copy of the Neighbourhood Plan instead?

Please could you confirm that this is the case, by return of email?

Many thanks
Susan

From: Pickles, Sebastian [mailto:Sebastian.Pickles@historicengland.org.uk]

Sent: 12 July 2016 13:25

To: Heinrich, Susan <Susan.Heinrich@breckland.gov.uk>

Subject: Historic England response - Screening opinion - Mattishall Neighbourhood Plan

Dear Susan,

Thank you for your email requesting our comments on the screening opinion for Mattishall Neighbourhood Plan.

Please find attached our advice on the proposed designation.

Yours Sincerely,

Sebastian Pickles - MScCHE
Business Officer | Historic England | East
24 Brooklands Avenue | Cambridge | CB2 8BU
Direct Line: 01223 582761
www.historicengland.org.uk

We have launched four new, paid-for Enhanced Advisory Services, providing enhancements to our existing free planning and listing services. For more information on the new Enhanced Advisory Services as well as our free services go to our website:
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Historic England

Susan Heinrich
Breckland Council
Elizabeth House
Walpole Lake
Dereham
NR19 1EE

Our ref: PL00028618
Your ref:
Date: 12 July 2016
Direct Dial: 01223 582747

Dear Susan

Ref: Mattishall Neighbourhood Plan Screening Opinion

Thank you for your email requesting a screening opinion for Mattishall Neighbourhood Plan.

We would refer you to our advice on *Strategic Environmental Assessment, Sustainability Appraisal and the Historic Environment* which can be found here: https://content.historicengland.org.uk/Images-books/publications/strategic-environmental-assessment-sustainability-appraisal-historic-environment/SA_SEA_final.pdf This advice sets out the factors which need to be considered when assessing whether a Strategic Environmental Assessment or Sustainability Appraisal is required.

If you have any further questions, please contact the Historic Places Team who can be reached on 01223 582749.

Yours sincerely

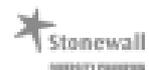
Dr Natalie Gates
Principal, Historic Places Team
e-mail: natalie.gates@HistoricEngland.org.uk



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



From: Plan Cons Area Team (Norfolk, Suffolk) (NE)
[mailto:PlanConsAreaTeamNorfolkSuffolk@naturalengland.org.uk]
Sent: 26 July 2016 15:00
To: Heinrich, Susan <Susan.Heinrich@breckland.gov.uk>
Subject: FW: 185674 Screening Opinion Request - Mattishall Neighbourhood Plan

Susan

Yes I confirm that I would have come to the same conclusions.

Kind regards
Francesca

Francesca Shapland
Lead Adviser, Planning & Conservation
Norfolk & Suffolk Team
Tel: 0208 0265792
www.naturalengland.org.uk

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

From: Heinrich, Susan [<mailto:Susan.Heinrich@breckland.gov.uk>]
Sent: 26 July 2016 09:56
To: Plan Cons Area Team (Norfolk, Suffolk) (NE)
Subject: RE: 185674 Screening Opinion Request - Mattishall Neighbourhood Plan

Francesca ,

Further to our telephone conversation today, regarding the above, where a Sustainability Scoping Report was sent to you rather than the Neighbourhood Plan.

You confirmed that you carried out all the standard "environmental consultant checks" and due to the information contained in the Sustainability Scoping Report, you would have come to the same conclusions if you had been set a copy of the Neighbourhood Plan.

Please could you confirm that this is the case, by return of email?

Many thanks
Susan

Susan Heinrich | Neighbourhood Planning Co-Ordinator | **Breckland Council**
DDI: 01362 656841
Please note that I do not normally work on Wednesdays

From: Plan Cons Area Team (Norfolk, Suffolk) (NE)
[mailto:PlanConsAreaTeamNorfolkSuffolk@naturalengland.org.uk]
Sent: 17 June 2016 10:03
To: Wright, Josephine <Josephine.Wright@breckland.gov.uk>
Subject: 185674 Screening Opinion Request - Mattishall Neighbourhood Plan

Dear Jo,

Thank you for consulting Natural England on the need for a Strategic Environmental Assessment (SEA) for the Mattishall Neighbourhood Plan. As the plan will not be allocating sites it is not likely to lead to significant effects on the two Sites of Special Scientific Interest in the vicinity of the proposal, Rosie Curston's Meadow, Mattishall SSSI and Mattishall Moor SSSI. We would also not anticipate there would be any adverse effects on local sites, landscapes, protected species, priority habitats or other aspects of biodiversity or sustainability (in accordance with our remit); many of the objectives of the proposal appear to be positive for the environment. Natural England therefore advises that as the plan is not, in our view, likely to adversely affect the environment, a SEA is not necessary.

However note that if the intention is to restore light to any areas which are currently dark where bats are known to be present (eg. in areas containing any obvious foraging routes or foraging features such as rivers, streams, hedgerows and wooded areas), effects to any species present should be taken into account when making the decision to restore light (in accordance with the NPPF and biodiversity duties under the NERC Act 2006).

I hope that is helpful. If you have any questions, please feel free to give me a call. I'm around all next week but out of the office Tuesday and Thursday.

Kind regards
Francesca

Francesca Shapland
Lead Adviser, Planning & Conservation
Norfolk & Suffolk Team
Tel: 0208 0265792, mob: 07920 214513
www.naturalengland.org.uk

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