
Willand Neighbourhood Plan

Strategic Environmental Assessment & Habitats Regulation Assessment Screening Report

Prepared on behalf of Willand Parish Council by
the Planning Department of Mid Devon District
Council



June 2023

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1. Introduction

This screening report is designed to determine whether the content of the emerging Willand Neighbourhood Plan (hereafter known as NP) requires a Strategic Environmental Assessment (SEA) in accordance with The Environmental Assessment of Plans and Programmes Regulations 2004 as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018.

This report will also screen to determine whether the NP requires a Habitats Regulation Assessment (HRA) in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) including changes as made by the Habitats Regulations – the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (the 2019 Regulations). A HRA is required when it is deemed that likely negative significant effects may occur on protected National Site Network as a result of the implementation of a plan/project. Sites within a 10km range of the plan/project boundary are generally included within a HRA.

The legislative background set out in the following section outlines the regulations that require the need for this screening exercise. Section 3 provides a screening assessment of the likely significant environmental effects of the NP and the need for a full SEA. Section 4 provides a screening assessment of the likely significant effects of the implementation of the NP and the need for a HRA.

This report was sent to the three statutory consultees (Environment Agency, Historic England and Natural England) who were invited to provide their screening opinion in accordance with the requirements set out in the 'The Environmental Assessment of Plans and Programmes Regulations 2004 as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018'. The results of this consultation are included in Appendix 3 and this report represents a formal screening opinion of the emerging NP submitted to Mid Devon District Council 22nd February 2023, indicating the outcomes of the screening stage to Willand Parish Council.

2. Legislative Background

A NP must meet the basic conditions, as set out in 8(2) of Schedule 4B of the Town and Country Planning Act 1990. This includes demonstrating that the NP does not breach, and is otherwise compatible with retained EU obligations.

Strategic Environment Assessment (SEA)

The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is set out within the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018), or SEA Regulations. Detailed Guidance of the SEA requirements can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).

Paragraph 027 of the National Planning Practice Guidance (NPPG) notes that in some limited circumstances, where a NP is likely to have significant environmental effects, a SEA may be required. This should be undertaken in accordance with SEA regulations. There is no legal requirement for a neighbourhood plan to have a Sustainability Appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. Sustainability appraisal is one approach that can be used to demonstrate this which is also the approach used by Local Authorities for local development documents to meet the requirement of the EU Directive on SEA. If this approach is to be used by the Neighbourhood Plan guidance on sustainability appraisal for local plans and spatial development strategies can be referred to.

Section 3 of this report fulfils the legal requirement to identify if the NP requires screening for an SEA and outlines the criteria for establishing whether a full assessment is needed.

Habitats Regulation Assessment (HRA)

The UK left the European Union on 31st January 2019 under the term set out in the European Union (Withdrawal Agreement) Act 2020 ("the Withdrawal Act"). The Withdrawal Act retains the body of existing EU-derived law within our domestic law. During the transition period (ended 31st December 2020) EU law applied in the UK. The most recent amendments to the Habitats Regulations – the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 – make it clear that the need for HRA has continued after the end of the Transition Period.¹

It is required by the Conservation of Habitats and Species Regulations 2017 (as amended), including changes made by the 2019 Regulations, that Habitat Regulations Assessment (HRA) of plans and programmes is carried out with regard to the Conservation Objectives of the National Site Network. HRA refers to the assessment of the potential effects of a development plan alone or in combination with other plans and projects on one or more national network sites. The National Site Network includes existing Special Protection Areas (SPAs)² and Special Areas of Conservation (SACs)³ and new

¹ [Changes to the Habitats Regulations 2017 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/changes-to-the-habitats-regulations-2017)

² SPAs are protected areas for birds in the UK classified under: The Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales (including the adjacent territorial sea) and to a limited extent in Scotland and Northern Ireland); The Conservation (Natural Habitats &c.) Regulations 1994 (as amended) in Scotland; The Conservation (Natural Habitats&c.) (Northern Ireland) Regulations 1995 (as amended) in Northern Ireland; the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) in the UK offshore area.

³ SACs are protected areas in the UK designated under: The Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales (including the adjacent territorial sea) and to a limited extent in Scotland and Northern Ireland); The Conservation (Natural Habitats &c.) Regulations 1994 (as amended) in Scotland; The Conservation (Natural Habitats&c.) (Northern

SACs and SPAs designated under the 2019 Regulations.

To fulfil the legal requirements to identify if likely significant effects will occur with the implementation of the NP on the National Site Network, a screening assessment has been undertaken in Section 4 of this report.

3. Strategic Environmental Assessment Screening

Criteria for Assessing the Effects of Willand NP

Criteria for determining the likely significance of effects referred to in Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations 2004 (as amended) are set out below:

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 transboundary 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 limited values,
 - > intensive land-use.
 - the effects on areas or landscapes which have recognised national, Community or international protection status.

Source: Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations 2004

SEA Screening Assessment

The basic conditions require NP to be in general conformity with the strategic policies contained in the development plan for the area of the authority. Mid Devon District Council adopted its Local Plan 2013 – 2033 in July 2020. The Local Plan 2013 - 2033 was subject to a full Sustainability Appraisal which included an SEA assessment. This ensured that there were no likely significant effects which would be produced from the implementation of the Plan and if so ensured that mitigation measures were in place.

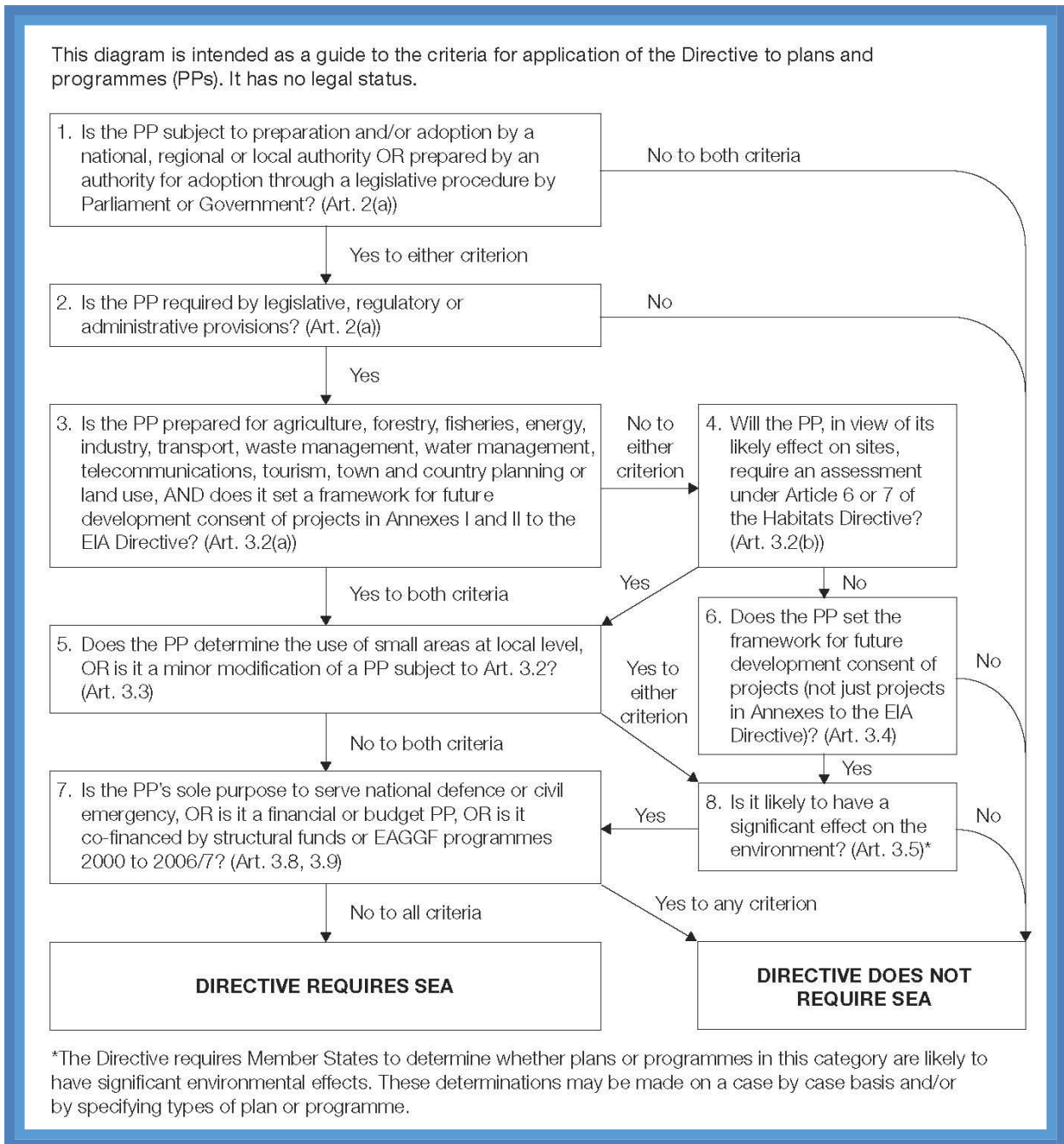
Willand is a small Parish in a rural part of Mid-Devon district with a population of around 3,415 people.

At its heart is Willand village, around 15 miles from Exeter to the south and to Taunton to the north and 6 miles south-east of the market town of Tiverton and two miles north of Cullompton. It is situated between Junctions 27 and 28 of the M5 motorway with the B3181 running through the centre of the village. Willand is a designated village in accordance with Policy S13 of the Local Plan Review and is considered suitable for limited development meeting local needs appropriate to their individual opportunities. The NP may include policies which provide specific criteria to influence development proposals.

An assessment of the proposed NP policies and their conformity to the policies of the adopted Local Plan, likely significant effects in regards to SEA criteria and potential impacts on relevant national network sites is provided in Appendix 2. This assessment raises some potential conformity issues between the Local Plan and the emerging NP.

Guidance on SEA's written by the Department of the Environment produced a diagram showing the process for screening a planning document to ascertain whether a full SEA is required, see Figure 1.

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



The process in Figure 1 has been undertaken and the findings can be viewed in Table 1. Table 1 shows the assessment of whether the NP will require a full SEA. The questions in Table 1 are drawn from the diagram above which sets out how the SEA Directive should be applied.

Table 1: Assessment of Requirement for SEA

Stage	Y/N	Reason
1. Is the PP (plan or programme) 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 Willand Neighbourhood Plan is being prepared by Willand Parish Council and not by a national, regional or local authority. However, if the NP receives 50% or more votes in support at the referendum stage, the Neighbourhood Plan can be made by Mid Devon District Council. Continue to section 2
2. Is the PP required by legislative, regulatory or administrative provisions? (Art 2(a))	N	Communities have a right to prepare a NP on behalf of the local community. However there is no legislative, regulatory or administrative requirement to prepare a NP. This plan however, if adopted, would form part of the statutory development plan, therefore it is considered necessary to answer the following questions to determine if an SEA is required. Continue to section 3.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Y	The Willand Neighbourhood Plan is prepared for town and country planning purposes and may include policies which address issues surrounding energy, transport, industry, employment and retail development which may fall under 7(a) of Annex I and 3(a) 10(b and e) of Annex II of the EIA Directive. Continue to section 5.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))	N	See screening assessment for HRA in section 4.
5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art 3.2? (Art 3.3)	Y	The Willand Neighbourhood Plan does not seek to allocate land for development. The NP extends and sets local context for some of Mid Devon District Council's Local Plan Policies. Continue to section 8 (Note: For completeness, the NP has also been considered under sections 6 and 7 below)
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	Once made, planning applications will be determined against the policies set out in the Willand Neighbourhood Plan.

Stage	Y/N	Reason
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 4.8, 3.9)	N	N/A
8. Is it likely to have a significant effect on the environment? (Art 3.5)	N	See screening outcome in Section 3 (below) and Appendix 2.

Table 2 below sets out a signposting table to clearly identify how the SEA Directive Requirements have been met.

Table 2: SEA Directive Requirements Signposting Table

Signposting Table

SEA Directive requirements	Covered in SEA & HRA Screening Report
1. The characteristics of plans and programmes, having regard, in particular, to -	
(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;	Chapter 3 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report 2023', identifies examples of the types of projects such as planning applications that will follow the Neighbourhood Plan's framework.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	Chapter 2 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report 2023', provides examples of the types of other plans and programmes that will be influenced by it.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	Chapter 2 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report 2023', identifies that a key objective of the Neighbourhood Plan as set out in the NPPF (2021) is to contribute to the achievement of sustainable development.
(d) environmental problems relevant to the plan or programme; and	Chapter 3 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report for Willand Parish, including the environmental problems relevant to the plan.

SEA Directive requirements	Covered in SEA & HRA Screening Report
(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).	Chapter 3 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report 2023' sets out that the Willand Neighbourhood Plan must be in general conformity with the strategic policies contained in the development plan for the area of the authority. The Strategic Environmental Assessment underpinning the Local Plan 2013 – 2033 identifies a framework to assess the sustainability effects of the Local Plan including minimisation of waste and consideration of water framework objectives. Chapter 5 of the Screening Report concludes that overall the policies are in conformity with strategic policies and it is unlikely that any significant environmental effects will occur from the implementation of the NP over and above those considered through the Local Plan 2013 – 2033.
2. Characteristics of the effects of and the area likely to be affected, having regard, in particular, to -	
(a) the probability, duration, frequency and reversibility of the effects;	Appendix 2 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report 2023', sets out a framework the sustainability effects of the Neighbourhood Plan whereby the probability, duration, frequency and reversibility of the effects are considered in a summary of information for each appraised policy.
(b) the cumulative nature of the effects;	Appendix 2 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report 2023' sets out a framework for the sustainability effects of the Neighbourhood Plan whereby the cumulative nature of effects is considered in a summary of information for each appraised policy.
(c) the transboundary nature of the effects;	Appendix 2 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report 2023' sets out a framework for the sustainability effects of the Neighbourhood Plan whereby the transboundary nature of effects is considered in a summary of information for each appraised policy.
(d) the risks to human health or the environment (for example, due to accidents);	Chapter 3 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report 2023', identifies the risks to human health or the environment.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	Chapter 3 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report 2023', sets out the spatial extent of Willand Neighbourhood Plan and the population. Appendix 2 provides assessment of the proposed NP policies.

SEA Directive requirements	Covered in SEA & HRA Screening Report
(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	Appendix 2 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening report 2023' sets out a framework for the sustainability effects of the Neighbourhood Plan which includes consideration of the value and vulnerability of the area likely to be affected. Appendix 2 takes each policy in turn to consider any areas likely to be affected including those of value or vulnerability of which it is concluded for each policy there are no significant effects in relation to the SEA criteria.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	Chapter 4 of the 'Willand Neighbourhood Plan Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report 2023', identifies whether any national network site might be exposed to likely significant effects as a result of implementation of the plan alone or in combination with other plans and projects.

Screening Outcome

The purpose of the screening at this stage of the plan-preparation is to identify the potential for significant environmental effects to occur from the implementation of the NP. Following the assessment in Table 1 (and Appendix 2), it is unlikely that any significant environmental effects will occur from the implementation of the NP. As such, it is considered that the NP does not require a full SEA to be undertaken.

4. Habitats Regulation Assessment Screening

The purpose of the screening at this stage of the plan-preparation is to identify whether the National Site Network might be exposed to likely significant effects as a result of implementation of the plan alone or in combination with other plans and projects, and therefore determine whether further stages of the HRA process are required.

The screening process should provide a description of the plan and an identification of the sites that form the National Site Network which may be affected by the plan and assess the significance of any possible effects on the identified sites. A 10km buffer zone has been applied to the identified national network sites which has then been mapped to determine if this coincides with the Willand Neighbourhood Plan Area. The 10km buffer was used in accordance with the distance agreed between Mid Devon District Council and Natural England for the Local Plan Review Habitats Regulation Assessment (HRA) March 2015. As this buffer was used for the Local Plan Review HRA, it is suitable to use a buffer of the same distance for the Neighbourhood Plan HRA. Although no National Site Networks sites fall within 10km of the Willand Neighbourhood Plan and therefore it is unlikely there would be an impact on the National Site Network, a precautionary approach has been taken and the impact of each proposed policy in the Willand Neighbourhood Plan has been screened to ascertain the potential impact on the National Site Network (Appendix 2).

Screening Outcome

A map showing Willand Neighbourhood Plan Area and the location of national network sites is included in Appendix 1. This shows that the Neighbourhood Plan Area is outside of the 10km buffer of the National Site Network. Additionally, the policies do not allocate new development although they support it in certain circumstances. It is concluded that no policies in the Willand Neighbourhood Plan are likely to impact the National Site Network sites. As such it is considered that the NP does not require an appropriate assessment HRA.

5. Conclusions and Recommendations of the Screening Assessment

This screening report is based on the emerging NP submitted to Mid Devon District Council 22nd February 2023 for consideration and screening. This screening report concludes that based on the policies currently presented, it is unlikely that there will be significant effects in relation to the SEA criteria or national network sites identified. As such, it is recommended that a full SEA and appropriate assessment HRA are not required for the NP.

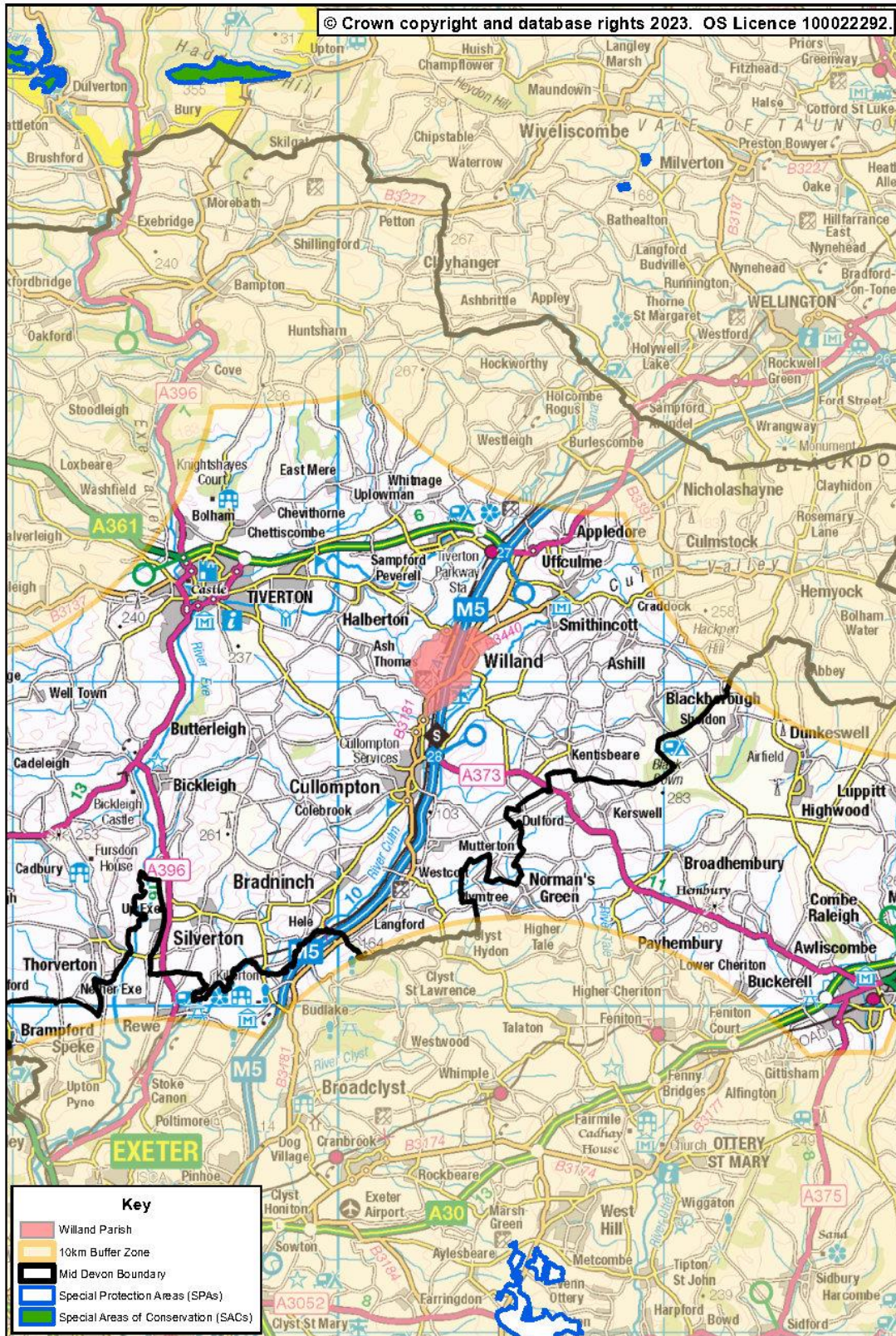
Overall, the majority of policies are in conformity with the Local Plan strategic policies; however some policies or aspects of policies have been identified as not in conformity. In these cases please see the detailed comments in the table in Appendix 2 for the reasons for non-conformity. The deletion or modification to ensure conformity is recommended for these policies. In some cases, policies may benefit from rewording to improve clarity and make the aims of the policy clearer. In some cases, policies are lacking a clear evidence base. Where policies identify thresholds or requirements, justification needs to be provided through evidence. This includes for example, how the policy will achieve the objectives set out in the justification, how the threshold figures or requirements in the policy have been derived, whether they will be viable, deliverable and reasonable for development to provide and what mechanisms will be in place to ensure the requirements of the policy are achievable.

It is suggested that consideration is given to National Planning Practice Guidance (NPPG) when drafting neighbourhood plan policies to ensure they are clear and unambiguous. Policies should be concise, precise and supported by appropriate evidence. They should also be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. Some of the policies in the Willand Neighbourhood Plan repeat policies set out in the Local Plan. Where such issues have been identified, more detailed comments relating to the relevant policy are provided in the table in Appendix 2. Although the Local Plan Review (2013-2033) policies cover Mid Devon as a whole they will be applied on a case-by-case basis and will address the issues raised by development proposals in the context of Willand. Repeating policies can be problematic for decision makers and applicants who will be required to refer to two separate policies which generally aim to achieve the same objective although with slightly different wording. It also means that if a policy is similar to a Local Plan policy it is likely that the policy is not responding to the unique characteristics and planning context of the local area. It is recommended that consideration is given to the added value provided by these policies in light of existing Local Plan Review (2013-2033) policies. Deletion or amendment of policies may be required to ensure that the Neighbourhood Plan is specific and unique to Willand.

This report was sent to the three statutory consultees (Environment Agency, Historic England and Natural England) who were invited to provide their screening opinion in accordance with the requirements set out in 'The Environmental Assessment of Plans and Programmes Regulations 2004 as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018' during 5 week consultation period 28th April – 2nd June 2023. Responses were received from two of the statutory consultees, Historic England and Natural England. The full responses can be found in Appendix 3 of this report.

The responses from the two of the statutory consultees support the conclusion of this screening report that a full SEA and HRA are not required for the Willand NP.

Appendix 1: Map of Willand Neighbourhood Plan Area in relation to 10km buffers from Protected Areas.



Appendix 2: SEA and HRA Screening Assessment

Table detailing likely significant effects of each policy within the Willand Neighbourhood Plan in regards to the SEA criteria. As explained in section 4, the HRA screening assessment identified that the NP area is not within a 10 km buffer from national network sites. However in taking a precautionary approach individual policies have been assessed in relation to potential HRA impacts to ascertain the impact of the proposed policies in the Willand Neighbourhood Plan on the National Site Network.

Willand NP Policy Options	Relevant Local Plan Review Policies	Conformity between Willand NP options and Local Plan Review (LPR) Policy	Likely effects of the policy/option in regards to SEA criteria (p.3)	Impact on National Site Network.
Policy SD1: High-quality Design in New Developments	S1, DM1	<p>Clause i) is consistent with Local Plan Policies S1 h) and DM1 e) but it is unclear what value it adds.</p> <p>Clause i) [should be Clause iii] is consistent with NPPF para 92, and adds to Local Plan Policies S1 h) and DM1 d) to identify user groups, and include reference to connectivity and permeability.</p> <p>Clause ii) [should be Clause iv] is consistent with and adds to Local Plan Policies S1 h) and DM1 d) to identify refuse, emergency and delivery vehicles.</p>	<p>The policy option does not allocate development, it however sets out that new development proposals should incorporate high quality design, which responds and integrates well with its surroundings. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.</p>	<p>The policy option does not allocate development. It sets out the NP's approach to preserving and enhancing the character of development. Therefore, the policy is not expected to result in negative effects on the National Site Network.</p>
Policy SD2: Sustainable Design in New Developments	S1, DM1	<p>This policy is in conformity with local plan policy.</p>	<p>The policy seeks to ensure a high level of sustainable design and construction and be optimized for energy efficiency, targeting net zero emissions. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033)</p>	<p>The policy options does not allocate development. It proposes a high level of sustainable design and construction for new development. Therefore, the policy is not expected to result in negative effects on</p>

Willand NP Policy Options	Relevant Local Plan Review Policies	Conformity between Willand NP options and Local Plan Review (LPR) Policy	Likely effects of the policy/option in regards to SEA criteria (p.3)	Impact on National Site Network.
			which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.	the integrity of the National Site Network.
Policy COM1: Engaging with the Community on Mayor Development Proposals		The policy is in conformity with local and national policies.	The policy option sets out a proposal for major developers to engage with the local community prior to submission of a planning application to the Local Planning Authority. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.	The policy option does not allocate development. It proposes engagement with local community before applying for a major development. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.
Policy COM2: Protecting Community Facilities and Assets	S1, S2, DM23	This policy is in conformity with local plan policy. It is not clear what Policy COM2 will add to Local Plan Policy DM23 other than providing a list of community facilities and assets that are identified for protecting.	The policy option seeks to protect community facilities and assets across the NP area. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.	The policy option does not allocate development. It seeks to protect community facilities and assets across the NP area. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.

Willand NP Policy Options	Relevant Local Plan Review Policies	Conformity between Willand NP options and Local Plan Review (LPR) Policy	Likely effects of the policy/option in regards to SEA criteria (p.3)	Impact on National Site Network.
Policy COM3: Enhancing Community Facilities and Assets	S1, S2, DM23	<p>This policy is in conformity with local plan policy.</p> <p>It is not clear what Policy COM3 will add to Local Plan Policy DM23.</p>	<p>The policy option seeks to enhance community facilities and assets across the NP area. The policy encourages but does not allocate development. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.</p>	<p>The policy option does not allocate development. It seeks to enhance community facilities and assets across the NP area. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.</p>
Policy COM4: Protecting Sports Facilities, Amenities and Assets	DM24	<p>Clause 2.i) is consistent with, but does not add to Local Plan Policy DM24 clause c) and we question the need for its inclusion in the Neighbourhood Plan.</p> <p>Clause 2.ii) is consistent with, but does not add to Local Plan Policy DM24 clause b). Clause 2.ii) requires alternative replacement provision 'in the Plan area'. What if there is no suitable site or building within Willand Parish? We also draw your attention to the NPPF paragraph 85 which states "Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements.... The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist". The wording of this clause is</p>	<p>The policy option seeks to protect sports facilities, amenities and assets across the NP area. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.</p>	<p>The policy option does not allocate development. It seeks to protect sports facilities, amenities and assets across the NP area. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.</p>

Willand NP Policy Options	Relevant Local Plan Review Policies	Conformity between Willand NP options and Local Plan Review (LPR) Policy	Likely effects of the policy/option in regards to SEA criteria (p.3)	Impact on National Site Network.
		<p>inflexible and could rule out consideration of a suitable site or building outside, but well related and accessible to Willand Parish.</p> <p>Clause 2.iii). We suggest the removal of the words “through a community use agreement”. This is too precise and the removal of these words provides flexibility to secure community access through other means (e.g. Section 106 planning agreement).</p> <p>Clause 2.v) is vague since it implies that a planning decision will be based on the requirements of Sport England and relevant sports governing bodies, but which are not set out in a development plan policy. We suggest this part of Policy COM4 is removed, and that perhaps the reasoned justification include a reference to having regard to advice provided by Sport England and relevant sports governing bodies on planning applications.</p> <p>Clause 3. Remove direct reference to section 106 because it removes the option of alternatives to section 106. We recommend rewording it as follows: “Where replacement cannot be achieved in the Plan area, satisfactory alternative provision will be provided elsewhere in the district.”</p>		

Willand NP Policy Options	Relevant Local Plan Review Policies	Conformity between Willand NP options and Local Plan Review (LPR) Policy	Likely effects of the policy/option in regards to SEA criteria (p.3)	Impact on National Site Network.
Policy COM5: Enhancing Sports Facilities, Amenities and Assets	DM24	<p>Clause 1 is consistent with Local Plan Policy DM23 but the detailed requirements set out go beyond DM23 and it is unclear whether these are necessary for proposals to be supported.</p> <p>Clause 2. Please refer to our comment made to Policy COM4 Clause 2.ii) with regards 'within the Plan area'.</p>	<p>The policy option seeks to enhance sports facilities, amenities and assets across the NP area. The policy encourages but does not allocate development. Development proposals which provide additional facility and / or pitches, will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.</p>	<p>The policy option does not allocate development. It seeks to enhance sports facilities, amenities and assets across the NP area. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.</p>
Policy COM6: Protecting Community "Services"		<p>This policy is in conformity with local plan policy.</p> <p>Clause 2 ii) Please refer to our comment made to Policy COM4 Clause 2.ii) with regards 'within the Plan area'.</p>	<p>The policy option seeks to protect community services across the NP area. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.</p>	<p>The policy option does not allocate development. It seeks to protect community services across the NP area. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.</p>

Willand NP Policy Options	Relevant Local Plan Review Policies	Conformity between Willand NP options and Local Plan Review (LPR) Policy	Likely effects of the policy/option in regards to SEA criteria (p.3)	Impact on National Site Network.
Policy GI1: Local Green Space	DM24	<p>This policy is in conformity with local plan policy. However, Policy GI1 will need evidence to ensure any sites identified as LGS are in accordance with NPPF para 102.</p> <p>Clause 3. is consistent with, but does not add to Local Plan Policy DM24 and we suggest this requirement is removed</p>	<p>The policy option designates a series of Local Green Spaces in accordance with the NPPF. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.</p>	<p>The policy option does not allocate development. It designates a series of Local Green Spaces in accordance with the NPPF. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.</p>
Policy GI2: Locally Valued Areas of Biodiversity, Geodiversity and Habitat	S9	<p>Clause 3 ii) is too restrictive. It states that the replacement area should be in close proximity to their original location. What if that is not possible? The wording of this clause is inflexible and could rule out consideration of a suitable site somewhere else.</p> <p>Clause 4 – we suggest this requirement is removed from Policy GI2 and added to the supporting text at 5.3.1 to explain the circumstances in which it would apply.</p>	<p>The policy option lists locally valued biodiversity, geodiversity and habitat areas across the NP area to be protected. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.</p>	<p>The policy option does not allocate development. It lists locally valued biodiversity, geodiversity and habitat areas across the NP area to be protected. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.</p>
Policy GI3: Protecting Trees from Loss as a Result of Development		<p>This policy is in conformity with local plan policy.</p>	<p>The policy option seeks to protect trees from loss with regard to new development. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no</p>	<p>The policy option does not allocate development. It seeks to protect trees from loss with regard to new development. Therefore, the policy is not expected to result in negative effects on the integrity of the National</p>

Willand NP Policy Options	Relevant Local Plan Review Policies	Conformity between Willand NP options and Local Plan Review (LPR) Policy	Likely effects of the policy/option in regards to SEA criteria (p.3)	Impact on National Site Network.
			likely significant effects are identified in relation to the SEA criteria.	Site Network.
Policy GI4: New Trees and Planting	S1, S8, DM1, DM3	This policy is in conformity with local plan policy.	The policy option proposes planting of new trees on new development sites. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.	The policy options does not allocate development. It proposes planting of new trees on new development sites. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.
Policy TAC1: Improving Transport, Accessibility and Connectivity		<p>Policy TAC1 is about transport, accessibility and connectivity. It is unclear why clause ii) has been included since this is about built and landscape character.</p> <p>It is unclear how Policy TAC1 will be applied in the determination of planning proposals as (with the exception of clause 3) it is not set out what is expected.</p> <p>We query what Policy TAC1 will add over and above Local Plan Policies S1 e (promoting sustainable transport), S8 (promoting sustainable modes of transport), DM1 d), and DM3.</p> <p>We suggest that Policy TAC1 could, for example, be</p>	The policy seeks to improve transport, accessibility and connectivity. The policy does not allocate new roads but encourages development proposals to contribute positively to reducing, adapting to and mitigating locally generated traffic impacts. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA	The policy option does not allocate development. It seeks to improve transport, accessibility and connectivity. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.

Willand NP Policy Options	Relevant Local Plan Review Policies	Conformity between Willand NP options and Local Plan Review (LPR) Policy	Likely effects of the policy/option in regards to SEA criteria (p.3)	Impact on National Site Network.
		re-written to focus on identifying and protecting (where there is robust evidence) sites and routes that could support infrastructure to widen transport choice at Willand. Map 11 would appear to support this possible approach.	criteria.	
Policy TAC2: Protecting the Footpath, Bridleway and Cyclepath Network	S1, DM1, DM26	<p>We don't wish to make any specific comment on this policy other than note its consistency with the NPPF and Local Plan policies as follows:</p> <p>Clause 1. is consistent with NPPF para 100. The policy is also consistent with NPPF para 92 clause a) "street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, " and para 92 clause b) "are safe and accessible [...] – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas;" Clause 2.iii) and 2.v) are consistent with NPPF para 92.</p> <p>The policy is consistent with relevant Local Plan policies as follows: S1 clause e), i), k), DM1 clause d), DM26 clause c), more specifically</p> <p>Clause 2.i) is consistent with Policy S1 clause i), and k) and Policy DM26 c).</p> <p>Clause 2.ii) is consistent with Policy DM26 c).</p>	The policy seeks to protect footpaths, bridleways and cyclepaths. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no likely significant effects are identified in relation to the SEA criteria.	The policy option does not allocate development. It seeks to protect footpaths, bridleways and cyclepaths. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network

Willand NP Policy Options	Relevant Local Plan Review Policies	Conformity between Willand NP options and Local Plan Review (LPR) Policy	Likely effects of the policy/option in regards to SEA criteria (p.3)	Impact on National Site Network.
		<p>Clause 2.vii) is consistent with Policy S1 clause k).</p> <p>Clause 2.viii) is consistent with Policy S1 and Policy DM1.</p> <p>Given this consistency, there is a need to be clear what Policy TAC2 adds to the NPPF and the relevant local plan policies and in this regard draw your attention to our opening comment in this schedule.</p>		
Policy TAC3: Electric Charging Points for Plug-in Vehicles	S1, S8, DM5	This policy is in conformity with local plan policy. Any standards that exceed local plan policies or building regulations will need to be subject to robust and proportionate evidence.	The policy seeks to provide electric charging points for developments where planning permission is required and building regulations do not apply. The policy encourages but does not allocate areas of EV charging points. The policy refers to already developed areas, in addition to EV charging points being small development on their own. Development proposals will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For those reasons no likely significant effects are identified in relation to the SEA criteria.	The policy option does not allocate development. It seeks to provide for electric charging points for plug-in vehicles. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.

Willand NP Policy Options	Relevant Local Plan Review Policies	Conformity between Willand NP options and Local Plan Review (LPR) Policy	Likely effects of the policy/option in regards to SEA criteria (p.3)	Impact on National Site Network.
Policy TAC4: E-cargo and Electric Vehicle Hub	DM5	This policy adds to Local Plan Policy DM5 which makes provision for the inclusion of infrastructure for electric vehicles in development at Tiverton, Cullompton and Crediton. Any standards that exceed local plan policies or building regulations will need to be subject to robust and proportionate evidence.	The policy seeks to add to provision of E-cargo and Electric Vehicle hubs. The policy supports but does not allocate development. If a sustainable transport hub is to be allocated, the proposal will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. Additionally, electric vehicles have zero tailpipe emissions and are therefore more environment friendly than gasoline-powered vehicles. For those reasons no likely significant effects are identified in relation to the SEA criteria.	The policy option does not allocate development. It seeks to add to provision of E-cargo and Electric Vehicle hubs. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.
Policy EE1: Small Employment Units and Hubs to Support the Local Economy	DM1	Clause 1 is consistent with Local Plan Policy S13 a) but this should not preclude other locations at Willand. We draw attention to the NPPF paragraph 85 which states that “Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.” Additionally, it is unclear what is meant by “is not compromised”. We suggest this is replaced with “do not have an unacceptable adverse effect on” which will mirror (although will not add to) Local	The policy seeks to encourage the provision of small employment units and hubs to support local economy. The policy encourages but does not allocate development. When a development proposal falls within policy EE1, it will be considered in relation to the adopted Mid Devon Local Plan (2013-2033) which was subject to full SEA. For that reason no	The policy option does not allocate development. It seeks to encourage the provision of small employment units and hubs to support local economy. Therefore, the policy is not expected to result in negative effects on the integrity of the National Site Network.

Willand NP Policy Options	Relevant Local Plan Review Policies	Conformity between Willand NP options and Local Plan Review (LPR) Policy	Likely effects of the policy/option in regards to SEA criteria (p.3)	Impact on National Site Network.
		Plan Policy DM1 clause e).	likely significant effects are identified in relation to the SEA criteria.	

Appendix 3: Consultation Responses

On 28th April 2023, the three statutory consultees (Environment Agency, Historic England and Natural England) were invited to comment on the above screening report in accordance with the requirements set out in 'The Environmental Assessment of Plans and Programmes Regulations 2004 as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018'. Following a 5 week consultation period, responses were received from two of the statutory consultees, Historic England and Natural England. These responses are attached below.

Date: 31 May 2023
Our ref: 431647
Your ref: Willand Neighbourhood Plan



██████████
Mid Devon District Council

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

BY EMAIL ONLY
██

T 0300 060 3900

Dear ██████████

Willand Neighbourhood Plan – Review SEA & HRA Screening

Thank you for your consultation on the above dated and received by Natural England on 28 April 2023.

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.

Screening Request: Strategic Environmental Assessment

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

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

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

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

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

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local

record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

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

Habitats Regulations Assessment (HRA) Screening

Natural England agrees with the report's conclusions that the Willand Neighbourhood Plan would not be likely to result in a significant effect on any European Site, either alone or in combination and therefore no further assessment work would be required.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely


Consultations Team

[REDACTED]

From: [REDACTED]
Sent: 02 May 2023 12:58
To: [REDACTED]
Subject: Willand Neighbourhood Development Plan - Strategic Environmental Assessment (SEA) screening report - formal response
Attachments: NP checklist 2022-05-18 13_36_57.pdf; NP schedule of information sources 2022-05-18 13_37_25.doc; NPs - positive egs 2022-05-18 13_37_54.doc
Follow Up Flag: Follow up
Flag Status: Flagged

Dear [REDACTED]

Thank you for your email of 28th April inviting us to comment on the Strategic Environmental Assessment (SEA) screening report for the Willand Neighbourhood Development Plan. We congratulate the Neighbourhood Plan Steering Group on their effort and dedication required to arrive at this stage in the planning process.

At Historic England, we mainly focus our engagement on Neighbourhood Plans that seek to make specific site allocations for development. Such site allocations pose the greatest potential for harm to heritage assets, so our detailed advice is of greatest value on those occasions.

We note that the draft Willand Neighbourhood Plan is not proposing to allocate specific sites for development; therefore, we do not wish to make any detailed comments regarding the draft plan. Given the lack of site allocations, we concur with your decision to recommend that a full SEA study is not carried out for this project.

We recognise that the Willand Neighbourhood Plan is particularly modest in scope; however, moving forward, it may be helpful for the Neighbourhood Plan Steering Group to consult our standard advice, on the preparation of neighbourhood plans, if they haven't already done so. Here is a link to our recently updated guidance:

<https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

The community may wish to include more detail on Heritage. Further to this, I would like to suggest some general guidance that is likely to be helpful to the steering group in finessing the Neighbourhood Plan. I have attached a list of sources of information. I have also attached our generic guidance on plan preparation and a live list we have compiled of those plans in the Southwest that we have come across which are notable from a heritage perspective. You will see that this covers a wide range of themes to draw upon.

Perhaps you would forward our current guidance to the steering group.

We have no further comments to make at this point in time. However, we welcome the opportunity to make further comments at the Regulation 14 stage. We wish the Neighbourhood Plan Steering Group well with their ongoing work.

Kind Regards,

[REDACTED]

[REDACTED] | Historic Places Adviser

Historic England | South West

1st Floor Fermentation North | Finzels Reach | Hawkins Lane | Bristol | BS1 6WQ

[REDACTED]
<https://historicengland.org.uk/southwest>



Historic England

Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.

Follow us: [Facebook](#) | [Twitter](#) | [Instagram](#) Sign up to our [newsletter](#)

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Shane Gould



NEIGHBOURHOOD PLANS AND HERITAGE

Shane Gould, Local Government and National Infrastructure Advisor at Historic England explains how to prepare a heritage-aware neighbourhood plan

The historic environment is the legacy of thousands of years of human activity in the form of buildings, monuments, settlements and landscapes. People value their local heritage, and neighbourhood plans can help in its conservation, using local character to guide future development.

What information is needed, and where can it be found?

A sound evidence base is essential, including information on how a place has developed, how its heritage can contribute in future, and what needs to be done to conserve or enhance it. Local authority Historic Environment Records are important resources for identifying what there is and why it is important, and many can be accessed online (www.heritagegateway.org.uk). Information on nationally-important listed buildings, scheduled monuments, registered parks and gardens, and registered battlefields can be found on the National Heritage List for England www.historicengland.org.uk/listing/the-list/.

It is advisable to speak to the local authority conservation officer and the local authority archaeological advisory service (often provided by the County Council), who manage the Historic Environment Record and provide advice on archaeological matters, on how to incorporate heritage in neighbourhood plans.

How can you properly capture heritage in your plan?

- An analysis of the historic character and its contribution to the appearance of the place
- The identification of any nationally and locally designated heritage assets, and sites of local importance
- Environmental issues the plan seeks to address
- Policies to protect heritage assets, their settings and views, and historic environment considerations to be taken into account when developing sites
- Guidance to encourage locally distinctive development
- Opportunities to conserve, repair and bring heritage assets back into use, especially those that are at risk
- Opportunities for use of heritage assets to generate social, economic or environmental benefits
- The possibility of new or revised conservation areas together with conservation area appraisals, the need for a local heritage list or local buildings at risk survey

How can Historic England help?

Historic England has a statutory role in the neighbourhood planning process and is likely to get involved in those plans which affect heritage sites and areas of the greatest importance, that are sensitive to change or at risk, and where our limited resources can have the greatest impact. We also have to be consulted on all neighbourhood development orders and community right to build orders.

If you are not sure whether Historic England needs to be involved, we advise you to contact our relevant office as early in the process as possible (www.historicengland.org.uk/about/contact-us/local-offices/).

We have also prepared further guidance on neighbourhood planning and the historic environment: www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.

Alvechurch Neighbourhood Plan Committee Workshop



✓ Heritage Checklist

1. Does the plan have a clear vision and strategy for the historic environment, and are the key conservation issues identified?
2. Does the plan record all heritage assets?
3. As part of the evidence gathering have you consulted your local Historic Environment Record?
4. Has consideration been given to Historic England's 'Heritage at Risk Register', local authority buildings at risk registers and whether proposals in the plan can use these assets?
5. What are the opportunities to protect, enhance, and improve the understanding and appreciation of the historic environment?
6. How can the historic environment be used to help shape and inform future development in the area?
7. How can the contribution of the area's heritage to its economy, social cohesion and environmental quality be sustained and enhanced?
8. What impact will the proposals have on heritage assets, their settings and local character?
9. Does the plan include specific historic environment policies to address locally specific matters?
10. Do the design policies consider historic or locally distinctive aspects of character?
11. Have proposed site allocations taken proper account of heritage assets (including setting) in both selecting these and through accompanying policies which set out development parameters?
12. Have you discussed your plan proposals with the local authority heritage specialists and, if appropriate and necessary, Historic England as early in the process as possible?

NEIGHBOURHOOD PLANS – POSITIVE EXAMPLES

BATHNES

Chew Valley

- Summary character assessments
- Identification of important local characteristics in Plan ie skyline, built character, views etc

Clutton

- Character assessment

CORNWALL

Bude-Stratton

- NP contains Action Plan

Camelford

- Character Areas
- Design Statement

Feock

- Good coverage of historic settlement character & issues
- Picks up settlement boundary sensitivities, settings, views, townscape qualities etc
- Impressive regime of local heritage assets & basis for inclusion

Gwennap

- Landscape Character Assessment & Parish Design Guide specially produced.

Hayle

- Good heritage coverage.
- Policies on shopfronts and lighting.

Liskeard

- Good range of policies to tackle locally specific heritage issues.
- Comprehensive heritage-informed town centre agenda.

Roche

- Scope of understanding of heritage in policies
- Design Guide

St Endellion

- Definition of character areas with specific policy objectives for their individual preservation

DEVON

Crediton (Mid Devon)

- High Street Vision

Bishops Clyst (East Devon)

- Village Design Statement based on historic character
- Good general coverage of heritage
- Community Action Plan to complement NP

Thurlestone (S Hams)

- Robust identification of non-designated heritage assets
- Associated policy and asset trail

Ugborough (S Hams)

- Community produced CA Appraisal & Mgt Plan
- Heritage as lead objective
- Detailed policies based on comprehensive heritage evidence

DORSET

Bridport

- Good & detailed policies promoting locally distinctive character

Shillingstone (West Dorset)

- SEA heritage sites assessment

Piddle Valley (West Dorset)

- Detailed understanding of HE to inform site allocations and briefs.

Broadstone (Poole)

- Characterisation Study
- Building heights policy
- Village centre enhancement masterplan

Sturminster Newton (N Dorset)

- Detailed regime of policies underpinned through understanding of historic character
- Seeks to define a C21 role for the town embracing place branding principle

Milborne St Andrew (N Dorset)

- PLACE report

Holwell (N Dorset)

- Heritage Character Assessment
- Design Guide (with illustrations) informed by the above.

GLOUCESTERSHIRE

Stroud DC

- Locally specific SEA flow chart

Eastington (Stroud)

- Good understanding of heritage and provision in policies.
- Separate Character Assessment as evidence base.

Kingswood

- Thorough understanding of local character and heritage interest.
- Policies to protect specific attributes eg townscape, views, setting, landscape.

Stonehouse (Stroud)

- Community undertaking of character assessment of the NP area
- Protection and enhancement of the canal
- Identification of important views and vistas

Stroud

- Impressive & detailed scope of understanding of local heritage
- Policies to address specific heritage issues.

Whiteshill & Ruscombe (Stroud)

- Strong emphasis on historic built character
- Evidence based on detailed research inc street surveys
- Criteria for defining and retaining non-designated heritage assets

Alderton (Tewkesbury)

- Local distinctiveness development criteria

Coleford (Forest of Dean)

- Very well underpinned by an understanding of local historic character.

SOMERSET

Rode (Mendip)

- Character appraisal (using Planning Aid & BANES template)
- Distillation of village character
- Protection of local heritage policy
- Basis for green and open space inclusions
- Heritage as an underpinning consideration

Stogumber (W Somerset)

- Detailed understanding of local (heritage) character and significance
- Specific policy on preserving setting of settlement.

Wincanton (S Somerset)

- Use of Placecheck
- Identification of visually sensitive areas
- Public realm improvements

East Coker (S Somerset)

- Good identification of significant views.

Burnham and Highbridge (Sedgemoor)

- Good shopfront and façade policies

WILTSHIRE

Wootton Rivers

- Modest plan but underpinned by excellent grasp of local character and significance
- Well-tailored policies which are evidenced by above and issues
- Gazetteer of locally important features.

Appendix

The National Heritage List for England: a full list with descriptions of England's listed buildings: <http://www.historicengland.org.uk/advice/hpg/heritage-assets/nhle>

Heritage Gateway: includes local records of historic buildings and features
www.heritagegateway.org.uk

Historic England's Advice by topic: you can search for advice on a range of issues relating to the historic environment in the Advice section of our website

Heritage Counts: facts and figures on the historic environment
<http://hc.historicengland.org.uk>

HELM (Historic Environment Local Management) provides accessible information, training and guidance to decision makers whose actions affect the historic environment.
www.helm.org.uk or www.helm.org.uk/communityplanning

Heritage at Risk programme provides a picture of the health of England's built heritage alongside advice on how best to save those sites most at risk of being lost forever.
<http://www.historicengland.org.uk/caring/heritage-at-risk>

Placecheck provides a method of taking the first steps in deciding how to improve an area.
<http://www.placecheck.info/>

The Building in Context Toolkit grew out of the publication 'Building in Context' published by English Heritage and CABI in 2001. The purpose of the publication is to stimulate a high standard of design when development takes place in historically sensitive contexts. The founding principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal of context. <http://building-in-context.org/toolkit.html>

Knowing Your Place deals with the incorporation of local heritage within plans that rural communities are producing,
<https://www.historicengland.org.uk/images-books/publications/knowing-your-place/>

Planning for the Environment at the Neighbourhood Level produced jointly by English Heritage, Natural England, the Environment Agency and the Forestry Commission gives

ideas on how to improve the local environment and sources of information.
<http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

Good Practice Guide for Local Heritage Listing produced by English Heritage uses good practice to support the creation and management of local heritage lists.
<https://www.historicengland.org.uk/images-books/publications/good-practice-local-heritage-listing/>

Understanding Place series describes current approaches to and applications of historic characterisation in planning together with a series of case studies
<http://www.helm.org.uk/server/show/nav.19604:>



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

