

**Borough Council of King's Lynn & West Norfolk screening report for the
Strategic Environmental Assessment (SEA) and Habitats Regulation
Assessment (HRA) for the emerging Tilney All Saints Neighbourhood Plan**

March 2019

Borough Council of
**King's Lynn &
West Norfolk**



Borough Council of King's Lynn & West Norfolk screening report for the Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) for the emerging Tilney All Saints Neighbourhood Plan

1. Introduction

- 1.1 This screening report is designed to determine whether or not the content of the Tilney All Saints Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. A SEA would be required when the implementation of the contents of the Tilney All Saints Neighbourhood Plan are likely to cause significant environmental effects.
- 1.2 This report will also determine whether or not the contents of the Tilney All Saints Neighbourhood Plan require a Habitats Regulations Assessment (HRA) in accordance with Article 6 (3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). A HRA is required when the implementation of the contents of the Tilney All Saints Neighbourhood Plan are likely to cause significant negative effects on a designated protected European Site (Natura 2000 sites).
- 1.3 This report is based upon the screening opinion request and information provided on the emerging content of the Plan as of February 2019 from Tilney All Saints Parish Council (and their consultant) which comprised the latest merging draft of the Neighbourhood Plan a SEA / HRA Screening Assessment, and the screening opinion consultation responses received from the Environment Agency, Historic England and Natural England. It should be noted that the Borough Council reviewed the screening opinion provided by the Parish Council and their consultants and concurred with its conclusions as a screening opinion.
- 1.4 To avoid any doubt, this does not affect the Borough Council's obligation to provide further advice on later stages of the emerging Neighbourhood Plan/SEA process which may subsequently arise if there are changes to the plan's content that could have an adverse effect upon the environment.

2. Legislative Background

- 2.1 **Strategic Environmental Assessment (SEA)** - The European Directive 2001/42/EC is the basis for Strategic Environmental Assessments and Sustainability Appraisal legislation, which was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations.
- 2.2 If a neighbourhood plan is likely to cause significant negative environmental effects, it is necessary to undertake a SEA assessment in line with the SEA regulations. To fulfil the legal requirements to identify if a neighbourhood plan requires a SEA, a screening for a SEA has to be undertaken.
- 2.3 **Habitat Regulation Assessment (HRA)** - It is required by Article 6 (3) of the EU Habitats Directive and by regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) that an appropriate assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans and projects to identify if any significant effect is likely for any European Site.
- 2.4 To fulfil the legal requirements to identify if likely significant effects will occur with the implementation of a neighbourhood plan upon the European Sites (Natura 2000 sites) a screening assessment has been undertaken

3. SEA Screening

- 3.1 The process for determining whether or not an SEA is required is called screening. The SEA screening is a two stage interrelated process. The first part considers the Neighbourhood Plan against the SEA assessment flow chart set out in the national guidance "A Practical Guide to the Strategic Environmental Assessment Directive", (Paragraph 2.18, Figure 2, ODPM, 2005). The second part of the assessment is required in order to answer specific questions contained in the above, specifically question 8 and considers whether the Neighbourhood Plan is likely to have a significant effect on the environment, using criteria drawn from the EU SEA Directive and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.2 The regulations state that before making a determination the three statutory consultation bodies must be consulted. Accordingly they have been consulted upon the Borough Council's preliminary opinion (February / March 2019) and their comments have been taken into consideration within this screening report.
- 3.3 The process taken follows the application of the SEA Directive as set out in Figure 2 of 'A practical guide to the Strategic Environmental Assessment Directive' followed by application of the criteria determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC (Annex 11) and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004:

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

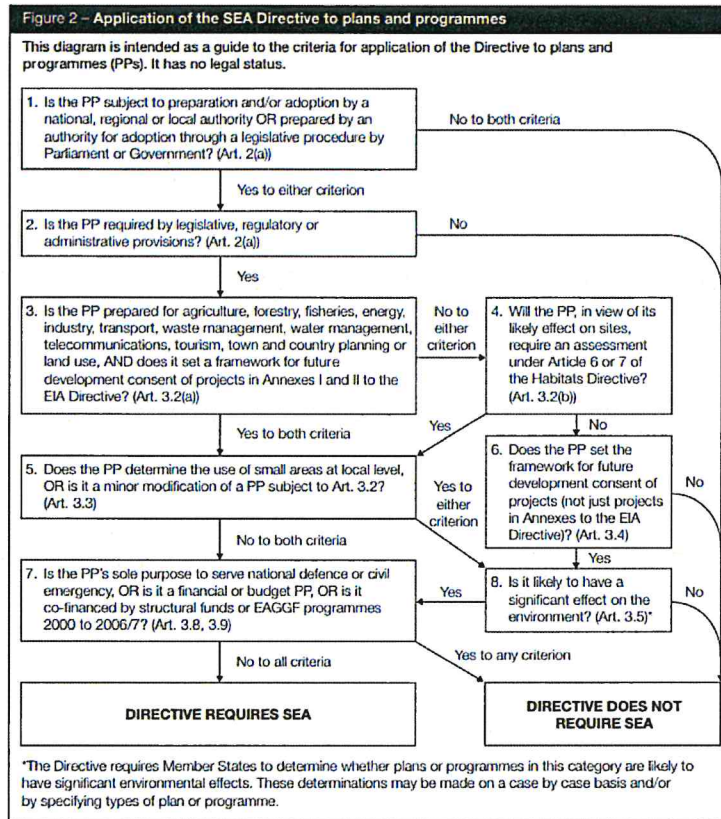


Table 1: Criteria for determining the likely significance of effects

<p>1. The characteristics of plans and programmes, having regard, in particular, to</p> <ul style="list-style-type: none">• 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) <p>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to</p> <ul style="list-style-type: none">• 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 and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004

4. Assessment

4.1 Application of the SEA Directive to plans and programmes:

Stage	Yes/No	Reason
1. Is the Neighbourhood Plan subject to preparation and/or adoption by national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes	<p>The preparation and adoption of the Neighbourhood Plan is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan is being prepared by the Parish Council (as the “relevant body”) and will be “made” by the Borough Council of King’s Lynn and West Norfolk as the local authority subject to passing an independent examination and community referendum. The preparation of NP’s are subject to the following regulations (not intended to be a complete list):</p> <ul style="list-style-type: none"> • The Neighbourhood Planning (General) Regulations 2012, • The Neighbourhood Planning (referendums) Regulations 2012 • The Neighbourhood Planning (General)(Amendment) Regulations 2015 • The Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2016 • The Neighbourhood Planning (General)and Development Management Procedure (Amendment) Regulations 2017
2. Is the Neighbourhood Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	Yes	<p>Whilst the Neighbourhood Plan 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 Borough. 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</p>
3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future	Yes	<p>A Neighbourhood Plan 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 Neighbourhood Plans (as set out in the Localism Act 2011 and Section 61(k) of the Town and Country Planning Act 1990 (as subsequently amended).</p> <p>The Neighbourhood Plan is being prepared to set out a</p>

<p>development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))</p>		<p>framework for town and country planning and land use within the Parish of Tilney All Saints. Its intention is to complement the higher order strategic framework that already exists for land use planning across the Borough.</p> <p>The strategic framework for development is set by the adopted Core Strategy (2011) and the Site Allocations and Development Management (2016) of the Borough Council of King's Lynn and West Norfolk. The Neighbourhood Plan seeks to align and be in general conformity with these. The Neighbourhood Plan 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>
<p>4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))</p>	<p>No</p>	<p>A Neighbourhood Plan could potentially have impacts on sites covered by the Habitats Directive. Although there are no European sites located in the Neighbourhood Plan Area.</p> <p>The Borough Council of King's Lynn and West Norfolk Habitats Regulations Assessment of Detailed Policies and Sites Plan prepared by Wild Frontier Ecology stated that Tinley All Saints is 10Km by road from the Wash SPA / Ramsar and The Wash and North Norfolk Coast SAC.</p> <p>Given the intention that the Neighbourhood Plan will be in general conformity with the existing Local Plan, especially given its scale and local context it could be reasonable to conclude at this stage that this Neighbourhood Plan is unlikely to have any substantial effect on the network of protected sites. It is also not currently the intention of the Neighbourhood Plan to allocate a sites or sites for further housing.</p>
<p>5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a plan or project subject to Art. 3.2? (Art. 3.3)</p>	<p>Yes</p>	<p>A Neighbourhood Plan can determine the use of small areas at a local level. The Neighbourhood Plan for Tinley All Saints proposes to include policies relating to the location of sustainable development.</p>
<p>6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art. 3.4)</p>	<p>Yes</p>	<p>Once "made" a Neighbourhood Plan forms part of the statutory Development Plan and will be used by the Borough Council of King's Lynn and West Norfolk in the determination of planning applications. The intention is that the Neighbourhood Plan will provide a land use policy framework for future development at a local level.</p>
<p>7. Is the plan or programme's sole purpose to serve the national</p>	<p>No</p>	<p>Does not apply to a Neighbourhood Plan.</p>

<p>defence or civil emergency, OR is it a financial or budget plan or programme, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/07? (Art. 3.8, 3.9)</p>		
<p>8. Is it likely to have a significant effect on the environment? (Art. 3.5)</p>	<p>No</p>	<p>The Neighbourhood Plan seeks general conformity with the adopted Core Strategy (2011) and the Site Allocations and Development Management Policies Plan (2016) Development Plan Documents and has regard to the emerging Local Plan review. From the application of criteria for determining the likely significant effects below it is considered it is unlikely that there will be significant effect.</p>

4.2 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:

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 Local Plan of King’s Lynn and West Norfolk Borough Council which currently comprises the Core Strategy (2011) and the Site Allocations and Development management Policies Plan (2016). The Borough Council are currently in the process of reviewing the Local Plan. Neighbourhood Plan 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 Neighbourhood Plan will be adopted alongside the higher order Local Plan and form part of the Borough’s Development Plan. The Neighbourhood Plan will expand upon some of the Local Plan and emerging Local Plan 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 Neighbourhood Plan will be subject to environmental considerations of the Core Strategy and the Site Allocations and Development Management Policies Plan. These policies have been subject to sustainability appraisal, and are in place to ensure that sustainable development is achieved. This will also be the case once the Local Plan review is adopted in the future.	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 Local Plan. The Neighbourhood Plan 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 Neighbourhood Plan	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 Neighbourhood Plan is seeking to be in general conformity with both the current and emerging Local Plan. The neighbourhood plan period is aligned to that of the Local Plan review, 2036. The Neighbourhood Plan is not currently seeking to make any further allocations for housing. Although it is seeking to influence development, it is considered to have minimal impact on the historic and natural environments.	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 Current Local Plan and emerging Local Plan review will introduce significant environmental effects. Whilst both the Neighbourhood Plan and Local Plan review are being prepared, the Local Plan review will be subject to full SEA including SA and Habitats Regulations. Clearly the current Local Plan has been through this process.	No
The trans-boundary nature of the effects;	The emerging Neighbourhood Plan policy areas provide supplementary policy areas on a local scale. The impacts beyond the parish are unlikely to be significant. Neighbouring parishes' Neighbourhood Plans, specifically Walpole Cross Keys (Made) and Terrington St. John (emerging) have been considered.	No
The risks to human health or the environment (e.g. due to accidents);	The Neighbourhood Plan is unlikely to produce any significant effects in relation to this criteria.	No
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Neighbourhood Plan covers the Parish of Tinley All Saints, 11.56 km ² . The current population (mid-year estimate 2016) is 531. In comparison the Borough of King's Lynn and West Norfolk is 1,473 km ² and has population of 147,451 (2011 census).	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	i) The Neighbourhood Plan Area contains 15 listed buildings and 1 Scheduled Monument. It contains no further historic environmental designations. It also does not contain any areas of environmental designations. The Neighbourhood Plan by virtue of the "basic conditions" will however conform to the strategic policies of the existing Development Plan, which	No

<p>iii) Intensive land use</p>	<p>provides protection to environmental characteristics across the Borough to ensure that they are not vulnerable to significant impacts from development.</p> <p>ii) The Neighbourhood Plan is unlikely to result in exceedance of environmental quality standards, such as those relating to air, water, and soil quality</p> <p>iii) The Neighbourhood Plan 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>The effects on areas or landscapes which have a recognised national, community or international protection status</p>	<p>The Plan Area includes listings which reflect the cultural and heritage value of the area such as listed buildings. The environmental effects on areas of biodiversity designations have been considered through the emerging Local Plan</p>	<p>No</p>

5. Habitat Regulations

- 5.1 The Habitats Regulations Assessment (HRA) refers to the assessment required for any plan or project to assess the potential implications for designated European wildlife sites. This includes Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites, collectively known as internationally designated wildlife sites.
- 5.2 In general it is noteworthy, that if a HRA is necessary automatically also a SEA has to be undertaken.
- 5.3 There are no SPAs, SACs or Ramsar sites within the Tilney All Saints Neighbourhood Plan Area therefore the Tilney All Saints Neighbourhood Plan will have no potential adverse effects on internationally designated sites.
- 5.4 A HRA for the Local Plan (Site Allocations and Development Management Policies Plan 2016) was undertaken in 2015. This can be used as basis to analyse if the proposed Tilney All Saints Neighbourhood Plan might have a significant effect on designated European sites.
- 5.5 The Local Plan HRA concluded that Tilney All Saints was 10km by road from The Wash SPA/ Ramsar and The Wash and North Norfolk Coast SAC. This distance and the scale of development proposed (5 dwellings in the Local Plan) was considered not sufficiently large or close enough to Natura 2000 site to cause a likely significant effect. Therefore there is considered to be no likely significant effect and an Appropriate Assessment is not required.

6. Screening Outcome

- 6.1 The Borough Council concurred with the Tilney All Saints Parish Council and their consultant's preliminary screening opinion. The statutory bodies, the Environment Agency, Historic England and Natural England, as required within the SEA and HRA screening process, were consulted upon this (22/02/2019 – 25/03/2019). The consultation responses of the statutory bodies have underpinned the Local Planning Authority's evaluation and conclusions. The statutory bodies' consultation responses are appended in full to this report.
- 6.2 The assessments contained within this report are based upon the preliminary screening opinion and the consultation responses received from the statutory bodies. They clearly identify that, based upon the information available to date; that there is no likely significant environmental effects which could arise from the implementation of the proposals in the emerging Neighbourhood Plan for Tilney All Saints.
- 6.3 The consultation responses from Historic England and Natural England with the preliminary screening opinion, in that neither a Strategic Environment Assessment nor a Habitats Regulation Assessments would be required for the Tilney Neighbourhood Plan. The Environment Agency through their consultation response raised no issue. After careful consideration and on balance the Borough Council agrees with these opinions. Therefore **the Tilney All Saints Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) or a Habitats Regulation Assessments (HRA).**
- 6.4 This report is based on the screening request including the emerging Neighbourhood Plan and initial screening opinion, which the Borough Council concurs with, and the responses from the three environmental bodies. The outcome of this screening report will be subject to review by Natural England, Historic England and the Environment Agency. The screening opinion and report may also need to be reviewed if changes are made to the Neighbourhood Plan.
- 6.5 This report will be issued to the Parish Council, and in line with the requirements, Historic England, Natural England and the Environment Agency. A copy of the report must also be submitted with the Neighbourhood Plan proposal and made available to the independent examiner

Report agreed by:



Geoff Hall, Executive Director Environment and Planning

27/03/2019.

Date

Appendix: Statutory Body Consultation Responses

Date: 19 March 2019
Our ref: 274821
Your ref: Tilney All Saints PC Neighbourhood Plan SEA/HRA



Ms Clare Robinson
Administrator, CIL & Projects
Planning Policy
Borough Council of King's Lynn & West Norfolk
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Electra Way
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BY EMAIL ONLY

T 0300 060 3900

Dear Ms Robinson

Tilney All Saints PC Neighbourhood Plan SEA/HRA Screening

Thank you for your consultation on the above dated and received by Natural England on 22 February 2019.

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.

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

Yours sincerely,

Clare Foster
Consultations Team



Historic England

EAST OF ENGLAND OFFICE

Ms Clare Robinson
Borough Council of King's Lynn & West Norfolk
Chapel Street
KING'S LYNN
Norfolk
PE30 1EX

Direct Dial: 01223 582746

Our ref: PL00554602

21 March 2019

Dear Ms Robinson

RE: Tilney All Saints Neighbourhood Plan SEA Screening

Thank you for your email of 22 February 2019 regarding the above consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome this opportunity to review the Screening Report for this plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Tilney All Saints Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied with the Screening Opinion.

The Screening Report indicates that the Council considers that the neighbourhood plan will not have any significant effects on the historic environment. We note that it does not propose any site allocations.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence dated 22 February 2019. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SA/SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance) where we consider that, despite the SA/SEA, these would have an adverse effect upon the environment.



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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Historic England

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Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Yours sincerely,

Edward James
Historic Places Advisor, East of England
Edward.James@HistoricEngland.org.uk

cc:



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From: Anglian Central, Planning_Liaison [<mailto:planning.brampton@environment-agency.gov.uk>]
Sent: 27 March 2019 13:31
To: Clare Robinson
Subject: RE: Statutory consultation Tilney All Saints PC Neighbourhood Plan SEA/HRA Screening: "SEA & HRA requirements of the NP"

Dear Clare,

Apologies for the delay in our response. Thank you for consulting us on the Tilney All Saints Neighbourhood Plan SEA/HRA Screening Opinion.

Due to resource pressures we are no longer able to provide Local Planning Authorities with bespoke advice on screening opinions. If there is a specific issue that you require our expert advice on before issuing the screening opinion then please contact us with details and we will endeavour to assist you. We remain a statutory consultee for scoping opinions so please continue to submit these for our review and comments.

Below is a link to our developers guidance entitled 'Building a better environment' this sets out our role in development and how we can help.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf

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

Kind regards,

Alison Craggs

Sustainable Places Advisor

East Anglia Area (West)

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Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!

If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who be a single point of contact for you at the EA, giving you detailed specialist advice within guaranteed delivery dates. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#).

Please note – From 1st April 2018, our hourly charge is £100 per hour plus VAT.