

# Terrington St. John Neighbourhood Plan 2016 – 2036 Basic Conditions Statement

Prepared by Terrington St. John Parish  
Council



December 2020

<b>1. INTRODUCTION</b>	<b>1</b>
<b>2. THE LEGISLATIVE REQUIREMENTS</b>	<b>1</b>
2.1 Qualifying Body	1
2.2 The Neighbourhood Area	1
2.3 The time period	1
2.4 Excluded development	1
<b>3. THE BASIC CONDITIONS</b>	<b>2</b>
3.1 Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan:	2
3.2 The making of the plan contributes to sustainable development	5
3.3 The making of the plan is in general conformity with the strategic policies contained in the development plan for the area	7
3.4 The making of the plan does not breach, and is otherwise compatible with EU obligations.	9
(i) Strategic Environmental Assessment	9
(ii) Habitats Regulations Assessment	10
<b>4. HUMAN RIGHTS</b>	<b>10</b>

## **APPENDIX: BCKL&WN SEA/HRA Screening Report**

## **LIST OF TABLES**

<b>Table 1:</b> Terrington St John Neighbourhood Plan policies in relation to National Planning Policy and Guidance	<b>2</b>
<b>Table 2:</b> How Terrington St John Neighbourhood Plan contributes to the three objectives of Sustainable Development	<b>5</b>
<b>Table 3:</b> The relationship between the policies in the Terrington St John Neighbourhood Plan and the Borough Council of Kings Lynn and West Norfolk Local Development Framework Core Strategy 2011 (CS) and Site Allocations and Development Management Policies Plan 2016 (SADMP)	<b>7</b>

# **1 INTRODUCTION**

This statement has been prepared to accompany the submission version of the Terrington St John Neighbourhood Plan in accordance with Regulations 15 (1)(d) of the Neighbourhood Planning (General) Regulations 2012 (as amended). The statement explains how the Terrington St John Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990. More specifically it shows how the Plan:

- Meets the legislative requirements set out in Sections 38A and 38B of the Town and Country Planning Act 1990 and
- Meets the basic conditions which require that:
  - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan
  - The making of the plan contributes to sustainable development
  - The making of the plan is in general conformity with the strategic policies contained in the development plan for the area
  - The making of the plan does not breach, and is otherwise compatible with, EU obligations
  - The making of the neighbourhood development plan does not breach the requirements in Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d)

## **2 THE LEGISLATIVE REQUIREMENTS**

### **2.1 Qualifying Body**

Terrington St John Parish Council is the qualifying body for the preparation of the Terrington St John Neighbourhood Plan.

### **2.2 The Neighbourhood Area**

The Neighbourhood Area is the whole of the Parish of Terrington St John. The process for the designation of the Neighbourhood Area is described in the Consultation Statement.

### **2.3 The time period**

The Terrington St John Neighbourhood Plan clearly states that it relates to the period 2016-2036. The end date was chosen to coincide with the end date for the emerging West Norfolk Local Plan.

### **2.4 Excluded Development**

The Neighbourhood Plan does not deal with mineral extraction, waste development, nationally significant infrastructure or any other matters set out in section 61K of the Town and Country Planning Act 1990.

## **3 THE BASIC CONDITIONS**

### **3.1 Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan**

Table 1 below explains the relationship of the Terrington St John Neighbourhood Plan (TSJNP) and each of its policies to national guidance contained mainly in the National Planning Policy Framework (NPPF) July 2018 and Planning Practice Guidance (PPG).

**Table 1:** Terrington St John Neighbourhood Plan policies in relation to National Planning Policy and Guidance.

Terrington St John NP Policy	Relevant National Policy & Guidance	NDP Relationship with National Policy & Guidance
<b>General</b>	<p>PPG Reference ID:41-009-20190509</p> <p>PPG Reference ID: 41-040-20160211</p> <p>PPG Reference ID: 41-041-20140306</p>	<p>The Working Group has consulted with the Borough Council throughout the preparation of the Plan to ensure that its policies are aligned to take account of the evidence informing the emerging Local Plan, and in particular to ensure that the position of Terrington St John in the settlement hierarchy and the role it will play in the provision of new housing is fully understood.</p> <p>The Plan takes full account of national policy and the development plan. All the policies in the TSJNP are based on evidence and reasoned justification which is presented in the Plan or its appendices.</p> <p>The policies have been drafted to reflect the characteristics of Terrington St John and the issues that are relevant to it. They do not seek to repeat national or strategic Local Plan policies</p>
<b>Vision &amp; Objectives</b>	NPPF 28-30	The TSJNP has been developed on the basis of an analysis of the issues facing the village taking account of the views expressed by the community of residents, businesses and statutory consultees. Terrington St John is a small village with a character typical of village in the Fens which derives from its location and the way it has developed. The Vision and Objectives are carefully framed to reflect the distinctive character of the village and the issues it faces.
<b>The Plan as a whole</b>	<p>NPPF Paragraphs 7-10</p> <p>NPPF Paragraph 11a</p>	<p>The preparation of the Plan has been guided by the need to contribute to sustainable development. The Plan has regard to the economic, social and environmental dimensions of sustainable development.</p> <p>The Plan has been prepared in order to meet the development needs for the area which have been identified the Borough Council of King's Lynn and West Norfolk.</p>

Terrington St John NP Policy	Relevant National Policy & Guidance	NDP Relationship with National Policy & Guidance
	NPPF Paragraph 16	The Plan has had regard to all of the criteria in Paragraph 16. It has a small number of policies as it has only included policies where it can add to national and local plan policy.
	NPPF Paragraph 29	The key consideration of the Neighbourhood Plan has been to ensure that it can accommodate the amount of development required to meet the needs identified by the Borough Council in the adopted and emerging plans and provide some flexibility for further development in a way that reinforces the form and character of the village.
	PPG Neighbourhood Planning	The preparation of the Plan has had regard to the section of PPG relating to neighbourhood Planning in particular :
	Ref 41-004-20190509 What should a neighbourhood plan address?	The policies relate to the development and use of land, and local aspirations which go beyond this are clearly distinguished from the policies.
	Ref 41-009-20190509 Can a neighbourhood plan come forward before an up-to-date local plan or spatial development strategy is in place?	The Plan has been prepared during the preparation of Local Plan for King's Lynn and West Norfolk. It is aligned with the policies of the adopted Core Strategy and Site Allocations and Development Management Development Plan Document, but the Parish Council has worked closely with the Borough Council to ensure that the Plan takes account of the evidence informing the Local Plan and the emerging policies.
	Ref 41-040-20160211 What evidence is needed to support a neighbourhood plan or Order? and Ref 41-041-20140306 How should the policies in a neighbourhood plan be drafted?	Policies have only been included where it is considered that there is clear evidence to support them and the policies have been drafted to be distinctly related to Terrington St John and not repeat national or Local Plan policy.

Terrington St John NP Policy	Relevant National Policy & Guidance	NDP Relationship with National Policy & Guidance
<b>Policy 1 Extension to Village Development boundary</b>	<p>NPPF paragraphs 65 and 66</p> <p>NPPF Paragraph 68</p> <p>NPPF Paragraph 78</p> <p>NPPF Paragraphs 102 and 103</p>	<p>Although the indicative figure for additional dwellings required, provided by the Borough Council was zero, the decision to extend the Development Boundary was taken to allow some flexibility to allow sustainable development on a small scale in the village. While the extensions should not be considered as allocations at this stage as this would require a more detailed evaluation of their development potential, they will ensure that any development helps to consolidate the built form of the village.</p> <p>The extension of the development boundary and the support for infill development within it is consistent with criteria a), c) and d) of paragraph 68.</p> <p>The provision for further development on a modest scale is consistent with the support for sustainable development which will support local services.</p> <p>Accessibility to local services on foot or by cycle was an important consideration in evaluating the options for the extension of the settlement boundary.</p>
<b>Policy 2 Housing Mix</b>	<p>NPPF paragraph 61</p>	<p>Paragraph 61 encourages planning policies to identify the size, type and tenure of housing need for different groups in the community.</p>
<b>Policy 3 Exception Sites for Affordable Housing</b>	<p>NPPF Paragraph 77</p>	<p>Paragraph 77 encourages rural exception sites that will provide affordable housing to meet identified local needs.</p>
<b>Policy 4 Design</b>	<p>NPPF Section 12 and paragraph 125 in particular</p>	<p>Section 12 of the NPPF stresses the importance attached in national policy to good design and policy 4 taken with the supporting text responds to the encouragement given in Paragraph 125 to Neighbourhood Plans to provide design guidance related to the distinctive characteristics of their area.</p>
<b>Policy 5 Development of Shops, workshops and Business Units.</b>	<p>NPPF Section 6 and paragraph 83 in particular</p>	<p>Policy 5 recognises the importance of business development in the achievement of sustainable development. It sets out a positive approach to such development where it would not have an unacceptable impact on the environment.</p>

Terrington St John NP Policy	Relevant National Policy & Guidance	NDP Relationship with National Policy & Guidance
<b>Policy 6 Village Services and Facilities</b>	NPPF 83c)	Policy 6 seeks to secure the retention of existing services and facilities and support the establishment of new ones. In this it reflects the aims of NPPF paragraph 83c).

### 3.2 The making of the plan contributes to sustainable development

The National Planning Policy Framework states that “The purpose of the planning system is to contribute to the achievement of sustainable development”. It summarises sustainable development as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Within sustainable development the NPPF identifies three overarching objectives: an economic objective, a social objective and an environmental objective. All of the policies in the TSJ NDP have been carefully formulated with the intention of contributing to sustainable development and the vision and objectives of the Plan recognise the inter-related nature of the three objectives of sustainable development.

**Table 2: How Terrington St John Neighbourhood Plan contributes to the three objectives of Sustainable Development**

The table summarises the effect of each policy on the economic, social and environmental objectives the bar below summarises these effects on a 5 point scale

++	Substantial positive effect
+	Slight positive effect
	Neutral effect
-	Slight negative effect
--	Substantial Negative effect

Policy	Economic	Social	Environmental
The Principle of Sustainable Development	The TSJNP has been consistently developed against a consideration of the economic, social and environmental objectives of sustainable development, starting from a careful assessment of the issues facing the village. The Plan aims to accommodate a level of development consistent with the strategic policies of the adopted and emerging Local Plans and provide some flexibility for further development, in order to maintain the vitality of the village and meet housing needs, while ensuring that development does not have a harmful effect on the environment in terms of landscape, the built environment and climate change.		
<b>Policy 1: Extension to Village Development Boundary</b>	New development would result in modest benefits to the local economy in terms of employment and profits in the construction sector and increased demand for local services from the occupants.	The extension to the village development boundary will provide some potential for additional small scale development to meet housing need and maintain the vitality of the village. The locations of the extensions will strengthen the social cohesion of the village.	The extensions are designed to reinforce and consolidate the built form of the village and avoid extensions into open countryside where they would have a more substantial environmental impact.
	+	++	+
<b>Policy 2 Housing Mix</b>		The requirement for a focus on smaller dwellings	



		and starter homes and affordable rented accommodation reflects the needs identified by both the local community and the strategic housing needs assessment. It will therefore contribute to the social health of the village	
	0	++	0
<b>Policy 3 Exception Sites for Affordable Housing</b>	New development would result in modest benefits to the local economy in terms of employment and profits in the construction sector and increased demand for local services from the occupants	The provision for local exception sites for affordable housing will help to ensure that people with a local connection needing affordable housing will be able to live in the village.	Potential for slight adverse environmental impact as a result of extension of built up area into the countryside, but small scale and policy provides for mitigation of effects.
	++	++	-
<b>Policy 4 Design</b>		New development that clearly belongs to the village in terms of design will enhance pride of place and quality of life.	The requirement for new development to reflect the character of the village in terms of scale and materials will enhance the quality of the built environment.
	0	+	++
<b>Policy 5 Development of shops, workshops and business units</b>	The policy will contribute to the economy through the provision of employment opportunities and the generation of income in the area	The provision of local employment opportunities will be beneficial to the community and help to support local services and facilities.	Local employment opportunities will reduce the need to travel significant distances to work, with benefits in terms of emissions of greenhouse gases.
	++	+	+
<b>Policy 6 Village Services and Facilities</b>	Support for existing and new services and facilities will help to maintain or strengthen the local economy.	A good range of local services and facilities is essential to the social health of the village.	
	+	++	0

### 3.3 The making of the plan is in general conformity with the strategic policies contained in the development plan for the area

The development Plan for Terrington St John comprises:

- Borough Council of King's Lynn and West Norfolk Local Development Framework Core Strategy 2011 (CS)
- Borough Council; of King's Lynn and West Norfolk Site Allocations and Development Management Policies Plan 2016 (SADMDPD)
- Norfolk County Council Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 (adopted September 2011)



- Minerals Site Specific Allocations Development Plan Document (DPD) (adopted October 2013, amendments adopted December 2017)
- Waste Site Specific Allocations Development Plan Document (DPD) (adopted October 2013)

None of the policies in the Plan impinge on any of the site-specific policies in the Minerals and Waste Plans.

Table 3 below identifies for each policy the relevant policies (if any) in the CS and SADMP and explains the relationship of the Policy to the strategic policies.

**Table 3:** The relationship between the policies in the Terrington St John Neighbourhood Plan and the Borough Council of Kings Lynn and West Norfolk Local Development Framework Core Strategy 2011 (CS) and Site Allocations and Development Management Policies Plan 2016 (SADMP)

Policy	Relevant CS policies	Relevant SADMP policies
<b>Policy 1: Extension to Village Development Boundary</b>	<p><b>CS01 Spatial Strategy</b> The spatial strategy sets out the overall approach to development. For Key Rural Service Centres such as Terrington St John it seeks to provide for “locally appropriate levels of growth”. For rural and coastal areas it aims to promote sustainable communities and sustainable patterns of growth and to locate most development in Key Rural Service Centres. It also aims to protect the countryside beyond villages for its intrinsic character and beauty. The modest extensions to the village development boundary coupled with existing permissions are consistent with this approach.</p> <p><b>CS02 The settlement hierarchy</b> This policy identifies Terrington St John as a Key Rural Service Centre where Limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the Development Limits In accordance with Policy CS06 Development in rural areas. The key principles in Policies CS01 and CS02 are restated in</p>	<p><b>Paragraph A.0.25</b> indicates that: “neighbourhood plans must support the overall scale and nature of growth for their area indicated by the Core Strategy, ...but may otherwise provide revised development boundaries, policies and allocations to those in this Plan to shape development in their area in line with community aspirations.”</p> <p><b>Policy DM2 Development Boundaries</b> indicates that “Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.” It also sets out in full the approach to new development outside development boundaries.</p>

Policy	Relevant CS policies	Relevant SADMP policies
	<b>Policy CS06 Development in Rural areas</b>	
<b>Policy 2 Housing Mix</b>	The policy is consistent with the requirement in <b>Policy CS09</b> relating to <b>Housing size, type and tenure</b> for new housing to reflect up to date evidence of housing need with respect to the type size and tenure of dwellings.	
<b>Policy 3 Exception Sites for Affordable Housing</b>	<b>Policies CS06 Housing in rural areas and CS09 Housing</b> both provide for “exception housing in accordance with criteria to support the housing strategy”.	<b>Policy DM2</b> provides for affordable housing outside settlement boundaries in accordance with the approach to exception sites in Policy CS06.
<b>Policy 4 Design</b>	<b>CS06 Development in rural areas</b> sets out the importance of maintaining local character and a high quality of environment. Policy 4 reflects and builds on this and is in general conformity with the requirement in <b>Policy CS08 Sustainable development</b> to “respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment”.	<b>Policy DM15 – Environment Design and Amenity</b> sets out criteria against which applications should be assessed to protect the local environment. Policy 4 is consistent with its approach but indicates issues that will be particularly relevant in Terrington St John.
<b>Policy 5 Development of shops, workshops and business units</b>	Policy 5 is in general conformity with <b>Policy CS10 The Economy</b> which supports new employment generating uses in rural areas where they are within or adjacent to villages, consistent in size and scale with the area and do not have harmful environmental	

Policy	Relevant CS policies	Relevant SADMP policies
	effects.	
<b>Policy 6 Village Services and Facilities</b>	The policy is consistent with part (ii) of <b>Policy CS13 Community and Culture</b> which supports development which will “protect retain or enhance sports leisure and recreation facilities, including children’s playgrounds and resists the loss of cultural facilities.”	Policy is similar to <b>Policy DM9 – Community Facilities</b> , but adds local detail by identifying relevant facilities.

### 3.4 The making of the plan does not breach, and is otherwise compatible with, EU obligations.

#### (i) Strategic Environmental Assessment

PPG indicates that “In some limited circumstances, where a Neighbourhood Plan is likely to have significant environmental effects it may require a strategic environmental assessment”, subsequently referred to as SEA. A SEA requires the preparation of an Environmental Report. In order to determine whether the plan is likely to have a significant environmental effect, a screening assessment is necessary.

Regulation 15 of the Neighbourhood Planning Regulations requires that the submission of a Neighbourhood Plan must include:

“(i) an environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans Regulations (EAPPR) or

(ii) where it has been determined under regulation 9(i) of these Regulations that the proposal is unlikely to have significant environmental effects (and accordingly does not require an environmental assessment), a statement of reasons for the determination”.

An initial screening report was prepared by the Borough Council of King’s Lynn and West Norfolk in 2018. This indicated that an SEA was not necessary and this was confirmed in the consultation with the statutory consultees. However, as the draft plan has changed significantly since that time, and now includes extensions to the village development area it was considered necessary to revisit the screening process. A further screening report was prepared by the Borough Council in July 2020. It also concluded that a full SEA was not necessary. This conclusion was endorsed by the statutory consultees and the screening report issued by the Borough Council was issued in August 2020. The report confirmed that this is a determination in accordance with regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004. The Screening Report is attached as an Appendix. The table on pages 10-12 of the report may be read as the statement of reasons for the determination.

#### (ii) Habitats Regulations Assessment

The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 changed the prescribed condition for the purpose of paragraph 8(2)(g) of Schedule 4B to the 1990 Act to read that: “The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017”.

Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (CHSR) puts into effect the requirements of Article 6.3 of the EU Habitats Directive and requires that: “(1) Where a land use plan -

“is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects) and is not directly connected with or necessary to the management of the site, the plan-making authority must, before the plan is given effect, make an appropriate assessment of the implications of the site in view of that site’s conservation objectives.”

Regulation 106 of the CHSR requires that:

“A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 102 or to enable them to determine whether that assessment is required.”

The Screening Report prepared by BCKLWN also includes a screening of the need for an Appropriate Assessment under the Habitats Regulations.

There are no internationally or European designated sites within the parish or in close proximity. The screening report refers to the HRA which has been (was?) prepared for the Local Plan. It notes that the nearest European site is the Wash SPA/ Ramsar site and the Wash and North Coast Special Area of Conservation (SAC). These designations at their nearest point are 11km away from the parish and the Local Plan HRA concluded that the development proposed in the Parish would not have a significant affect and that an Appropriate Assessment was therefore not necessary. The screening report therefore concludes that as the Neighbourhood Plan is consistent with the Local Plan no Appropriate Assessment is required for the Neighbourhood Plan.

## **4 HUMAN RIGHTS**

Nothing in the Plan infringes on the European Convention on Human rights.

## **APPENDIX**

### **BCKL&WN SEA/HRA SCREENING**

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

**August 2020**

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 Terrington St John Neighbourhood Plan**

## **1. Introduction**

- 1.1 This screening report is designed to determine whether or not the content of the Terrington St John Neighbourhood 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 Terrington St John Neighbourhood Plan are likely to cause significant environmental effects.
- 1.2 This report will also determine whether or not the contents of the Terrington St John 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 Terrington St John 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 June 2020 from Terrington St John Parish Council, their consultant, and the screening opinion consultation responses received from the Environment Agency, Historic England and Natural England.
- 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.

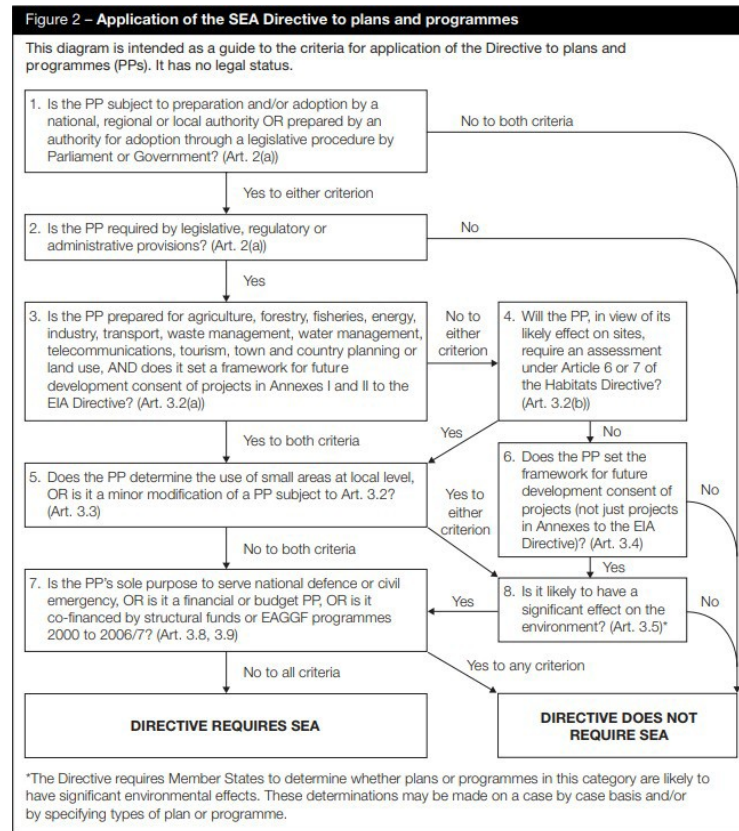
2.3 **Habitat Regulation Assessment (HRA)** - It is required by Article 6 (3) of the EU Habitats Directive and by regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) that an appropriate assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans and projects to identify if any significant effect is likely for any EuropeanSite.

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 (July 2018) 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:

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



**Table 1: Criteria for determining the likely significance of effects**

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

Source: Annex 11 of SEA Directive 2001/42/EC 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 NP 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 intend to be a complete list):</p> <ul style="list-style-type: none"> <li>• The Neighbourhood Planning (General) Regulations 2012,</li> <li>• the Neighbourhood Planning (referendums) Regulations 2012</li> <li>• the Neighbourhood Planning (General) (Amendment) Regulations 2015</li> <li>• the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016</li> <li>• the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017</li> </ul>
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 development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	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 framework for town and country planning and land use within the Parish of Terrington St. John. Its intention is to</p>

		<p>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>
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))	No	<p>A Neighbourhood Plan could potentially have impacts on sites covered by the Habitats Directive. Although there are no European sites located in or within close proximity to the Neighbourhood Plan Area.</p> <p>Habitats Regulation Assessment (2015) was carried out as part of Borough Council of King's Lynn and West Norfolk's site allocation process to support the Site Allocations and Development Management Policies Plan (SADMP)(2016) which states with regard to Terrington St. John (page 77) that the settlement is 11.06km from The Wash SPA/ Ramsar and The Wash and North Norfolk Coast SAC. Development would not be sufficiently close or large enough to Natura 2000 site to cause a likely significant effect. At this time the emerging allocation which now forms part of the SADMP was assessed and this was for an allocation of at least 35 new dwellings. The HRA concludes with that there would be no likely significant effect and no need for an appropriate assessment.</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.</p> <p>The Neighbourhood Plans seeks to support a modest amount of new development to take place in the shape of windfall development within the development boundary this is the same position as the Local Plan and is requirement of the Neighbourhood Plan Basic Conditions that a Neighbourhood Plan supports sustainable development. Albeit the Neighbourhood Plan seeks to extend the development boundary.</p>
5. Does the Neighbourhood Plan determine the use of small areas at	No	<p>Whilst a Neighbourhood Plan can determine the use of small areas at a local level. The Neighbourhood Plan for</p>

local level, OR is it a minor modification of a plan or project subject to Art. 3.2? (Art. 3.3)		Terrington St. John appears to be in conformity with the Borough's Local Plan and proposals could be described as minor.
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)	Yes	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.
7. Is the plan or programme's sole purpose to serve the national 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)	No	Does not apply to a Neighbourhood Plan.
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	No	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.



**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
<b>(1) Characteristics of the plan and programmes, having regard in particular, to:</b>		
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;	<p>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.</p> <p>The Neighbourhood Plan seeks to align and be in general conformity with this.</p>	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.	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.	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 amend the development boundary for the settlement in a relatively minor way which could cater for sustainable development to come forward within the development boundary. This is the approach of the existing Local Plan and supporting sustainable development is a Basic Condition of Neighbourhood Plans.	No
The cumulative nature of the effects;	It is considered unlikely 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. It should be noted that the Local Plan review will not seek to propose allocations at Terrington St John, as a Neighbourhood Plan is being prepared.	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.	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 criterion.	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 Terrington St. John. The 2011 census recorded the population at 891 and the Parish covers an area of 826 ha. In comparison the Borough of King's Lynn and West Norfolk is 152,760 ha and has population of 147,451 (2011 census).	No
<p>The value and vulnerability of the area likely to be affected due to:</p> <p>i) Special natural characteristics or cultural heritage;</p> <p>ii) Exceeded environmental quality standards or limit values</p> <p>iii) Intensive land use</p>	<p>i) The Plan Area does not contain a conservation area. There are a small number of listed buildings, however through listing, National Policy and the Local Plan the appropriate level of protection to these historic assets and their settings is afforded. The Plan Area does not contain any areas of environmental designations. The Neighbourhood Plan by virtue of the "basic conditions" will conform to the existing Development Plan, which provides protection to environmental</p>	No

	<p>characteristics across the Borough to ensure that they are not vulnerable to significant impacts from development. It should be noted that the Neighbourhood Plan considers the Historic Environment through a dedicated section.</p> <p>iii) 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>iv) 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>
The effects on areas or landscapes which have a recognised national, Community or international protection status	The Neighbourhood Plan Area includes a relatively small number of 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 Local Plan.	No

## 5. Habitat Regulations

- 5.1 Plans which may have a significant effect on designated European Sites are required to undertake a HRA. 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 Terrington St. John Neighbourhood Plan might have a significant effect on designated European sites.
- 5.2 There are no International and European Protected Sites within the Parish Boundary and Neighbourhood Plan Area. Or within close proximity.
- 5.3 The Local Plan HRA says that the settlement / Local Plan allocation was 11.06km from The Wash SPA / Ramsar and The Wash and North Norfolk Coast SAC. The HRA states: *'Development would not be sufficiently close or large enough to Natura 2000 site to cause a likely significant effect.'* The HRA concludes that there is no likely significant effect and no need for Appropriate Assessment. (Page 77).
- 5.4 Given the Neighbourhood Plan will be in general conformity with the Local Plan and the above it is considered unlikely that a HRA will need to be undertaken. In general it is noteworthy, that if a HRA is necessary automatically also a SEA has to be undertaken.

## 6. Screening Outcome

- 6.1 The Borough Council prepared a preliminary screening opinion (June 2020). The statutory bodies, the Environment Agency, Historic England and Natural England, as required within the SEA and HRA screening process, were consulted upon this. 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 Borough Council's preliminary screening opinion and the consultation responses received from the statutory bodies. They clearly identify that, based upon the information available to date, that an SEA or HRA is not required:
- 6.3 The Environment Agency do not state that in their view an SEA is required for this Neighbourhood Plan. Historic England in their response concurs with the Borough Council's screening opinion that the preparation of a Strategic Environmental Assessment is not required. Therefore, **the Terrington St John Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA).**
- 6.4 The consultation response from Natural England, agreed with the Borough Council's preliminary screening opinion, and the assessments within this report in that a Habitats Regulation Assessments would not be required for the Neighbourhood Plan. Therefore, **the Terrington St John Neighbourhood Plan does not require a Habitats Regulation Assessments (HRA).**
- 6.5 It should be noted that this is the second screening process that the emerging Terrington St John Neighbourhood Plan has been through. The first was in 2018 and the outcome of this was that an SEA and HRA were not required. The process has been carried out again as the Parish Council felt their plan had changes significantly in the intervening period and that it was appropriate to re-appraise the emerging plan.
- 6.6 After careful consideration and on balance the Borough Council agrees with the opinion of the three statutory bodies.
- 6.7 This report is based on the screening request June 2020. The Neighbourhood Plan at this stage is emerging. 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.

- 6.8 This report will be issued to the Terrington St John 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, 03/08/2020:

GH

Geoff Hall

Mon 03/08/2020 15:48

To: Alex Fradley

Cc: Alan Gomm; Katie Evans

🔗

🔍

↶

↷

→

⋮

I am happy that you adopt this approach.

...

From: Alex Fradley <Alex.Fradley@West-Norfolk.gov.uk>

Sent: 03 August 2020 15:46

To: Geoff Hall <geoff.hall@West-Norfolk.gov.uk>

Cc: Alan Gomm <alan.gomm@west-norfolk.gov.uk>; Katie Evans <Katie.Evans@West-Norfolk.gov.uk>

Subject: Terrington St John NP Screening

Good afternoon Geoff,

Hope you're keeping well?

We have been asked to screen the TSJ Neighbourhood Plan, which we have done and consulted the 3 environmental bodies. The outcome is the attached report which concludes that an SEA and HRA are not required for the TSJ NP.

Previously we would have asked for your signature, however in today's world a digital approach seems appropriate. Therefore the easiest way forward would be an email reply stating that you agree with the screening report and its conclusion.

Many thanks,

Alex

Alex Fradley BSc (Hons) MA MRTPI  
Principal Planner  
Planning Policy  
Borough Council of King's Lynn & West Norfolk

**APPENDIX: STATUTORY BODY CONSULTATION RESPONSES**



## Natural England

Date: 21 July 2020  
Our ref: 320398  
Your ref: Terrington St John Neighbourhood Plan

Katie Jayne Evans  
Assistant Planner  
Planning Policy  
Borough Council of King's Lynn & West Norfolk



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

**BY EMAIL ONLY**

T 0300 080 3900

Dear Ms Evans,

### **SEA HRA Screening for Terrington St John Neighbourhood Plan**

Thank you for your consultation on the above dated 23 June 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

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

#### **Strategic Environmental Assessment (SEA) Screening**

Natural England considers that, based on the material supplied with the consultation, in so far as our strategic environmental interests are concerned, significant environmental effects resulting from the neighbourhood plan are unlikely. We therefore agree with the conclusion of the SEA screening report that a Strategic Environmental Assessment would not be required.

Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the [National Planning Practice Guidance](#).

#### **Habitats Regulations Assessment (HRA) Screening**

Natural England agrees with the report's conclusions that the Terrington St John 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 further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely,

Ben Jones  
Consultations Team

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

## Natural environment information sources

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

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

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

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

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

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic<sup>5</sup>](http://magic.defra.gov.uk/) website and also from the [LandIS website<sup>6</sup>](http://www.landis.org.uk/index.cfm), which contains more information about obtaining soil data.

## Natural environment issues to consider

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

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

---

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

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

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

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

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

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

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/807247/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf)

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

### Landscape

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

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

### Wildlife habitats

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

### Priority and protected species

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

### Best and Most Versatile Agricultural Land

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

## **Improving your natural environment**

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

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

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

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

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

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

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

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

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

---

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

## 5 HISTORIC ENGLAND

RE: SEA HRA Screening for Terrington St John Neighbourhood Plan - Ref: PL00462423

James, Edward <Edward.James@HistoricEngland.org.uk>

Tue 28/07/2020 13:13

To: Katie Evans <Katie.Evans@West-Norfolk.gov.uk>

Cc: Martin, Eric <Eric.Martin@HistoricEngland.org.uk>

Dear Ms Evans,

Our Reference: PL00462423

Thank you for inviting Historic England to comment on this 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 Terrington St John 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 revised Screening Report indicates that the Council considers that the plan will not have any significant effects on the historic environment. We note the changes to the development boundary, and the local planning policy context set out by the Core Strategy and Site Allocations and Development Management Policies Plan. The report indicates that the revised neighbourhood plan does not itself propose to allocate any sites for development, although it does seek to guide the development of two sites already allocated through the Local Plan process.

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.

As before, 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. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the 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) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

As we have previously advised, we would strongly suggest that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment, as well as in the development of policies related to the two development sites. 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.

Please do contact me, either via email or the number below, if you have any queries.

Kind regards,

Edward

-----

Edward James MA BA ACIfA  
Historic Places Adviser - East of England  
Historic England

**Direct Line:** 01223 582 746  
**Mobile:** 07833 718 273



**Historic England**  
Brooklands | 24 Brooklands Avenue | Cambridge | CB2 8BU  
[www.historicengland.org.uk](http://www.historicengland.org.uk)

Twitter: @HE\_EoE



## Environment Agency

RE: SEA HRA Screening for Terrington St John Neighbourhood Plan

Anglian Central, Planning\_Liaison <planning.brampton@environment-agency.gov.uk>

Tue 30/06/2020 15:19

To: Katie Evans <Katie.Evans@West-Norfolk.gov.uk>

Dear Katie

Thank you for consulting us on the Terrington St John 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](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)

Environment Agency, Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE

Tel: 02084745242

Mob: 07467335963

Direct dial: 02077140285

	For the latest guidance: - INTRANET.EA.GOV - NHS.UK/coronavirus - GOV.UK/coronavirus	
---	---	--



**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](#).