

# HAMPTON-IN-ARDEN NEIGHBOURHOOD PLAN 2017 - 2028

## Basic Conditions Document



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## **1. Legal Requirements**

### **1.1. The Qualifying Body**

- 1.1.1.** The Hampton-in-Arden Neighbourhood Plan has been prepared by Hampton-in-Arden Parish Council. It was recognised as a qualifying body by Solihull Metropolitan Borough Council (Solihull MBC) in June 2013.

### **1.2. The Neighbourhood Plan**

- 1.1.2.** The Hampton-in-Arden Neighbourhood Plan relates to the area of land in the Civil Parish of Hampton-in-Arden in the Metropolitan Borough of Solihull. It has been prepared in accordance with the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning (General) Regulations 2012.

### **1.3. Period Covered**

- 1.1.3.** The Hampton-in-Arden Neighbourhood Plan covers the period 2017-2028.

### **1.4. Excluded Development**

- 1.1.4.** The Hampton-in-Arden Neighbourhood Plan does not deal with those matters formally dealt with by Solihull MBC, including mineral extraction and waste development, nationally significant infrastructure (such as highways and railways) or other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 1.1.5.** The Neighbourhood Plan relates solely and entirely to the Civil Parish of Hampton-in-Arden. No other Neighbourhood Plan relates to this area.

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## 2. Basic Conditions

### 2.1. Conformity with the National Planning Policy Framework (NPPF)

#### Presumption in Favour of Sustainable Development

- 2.1.1.** The Parish Council has accepted the need to accommodate new dwellings allocated in the *Solihull Development Plan*<sup>1</sup> (see Section 3.1 – Housing) and has made a commitment to sustainable development in line with the UK Sustainable Development Strategy *Securing the Future*<sup>2</sup> (see Objective 1, Section 1.3 – Planning Policy Context and Section 3.4 – Environment).
- 2.1.2.** The Neighbourhood Plan demonstrates its commitment and contribution to sustainable development by its conformity with the *Solihull Development Plan*. As outlined above, the Neighbourhood Plan acknowledges the need to accommodate new dwellings in the Parish as allocated in the *Solihull Development Plan*. Each of these sites have been evaluated by Solihull MBC against a formula to determine the sustainability of each development. In addition, throughout the preparation of the Neighbourhood Plan, the Working Group consulted with local residents, businesses, utilities and Solihull MBC on employment and the local economy, business and business development, housing and future needs, the natural environment and Green Belt, and on community facilities including transport, shops and broadband.

#### Core Planning Principles

- 2.1.3.** The 12 planning principles contained in the NPPF are outlined below:
- Planning Principle 1: led by local plans which set out a vision for the future of the area;
  - Planning Principle 2: enhance and improve the places where people live;
  - Planning Principle 3: drive sustainable development;
  - Planning Principle 4: secure a high quality of design and a good standard of amenity;
  - Planning Principle 5: protect the diversity of different areas;
  - Planning Principle 6: support the transition to a low-carbon future;
  - Planning Principle 7: help conserve and enhance the natural environment;
  - Planning Principle 8: encourage the re-use of land;
  - Planning Principle 9: promote mixed developments;
  - Planning Principle 10: conserve heritage assets;
  - Planning Principle 11: make full use of public transport, walking and cycling; and,
  - Planning Principle 12: improve health, social and cultural wellbeing.
- 2.1.4.** These have been achieved by:
- **Planning Principle 1:** The Neighbourhood Plan was prepared by a Working Group of the Parish Council following consultation with local residents, statutory authorities, local businesses and community organisations. Community organisations are members of the Working Party to whom key stages in the Plan development have been referred.

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<sup>1</sup> Formed of the *Solihull Local Plan - Shaping a Sustainable Future* (Solihull MBC, December 2013) and the *Gypsy and Traveller Site Allocations Plan* (Solihull MBC, December 2014)

<sup>2</sup> See Page 2 of the National Planning Policy Framework (March 2012)



Solihull MBC officers have been consulted throughout to ensure compliance with the *Solihull Development Plan*. In addition, other non-statutory local plans have also been considered during the formation of the Neighbourhood Plan including the *Parish Plan: A Vision for the Future*<sup>3</sup> and *Hampton-in-Arden Village Design Statement*<sup>4</sup> (see Section 1.4 – Plan Development). Once the Neighbourhood Plan has been ‘made’ Solihull MBC and the Parish Council will make arrangements to monitor development in the Parish and review annually against the Plan. All planning applications within the Parish will be tested against the adopted Plan (see Section 4.2 – Monitoring and Review);

- **Planning Principle 2:** The Plan includes policies designed to enhance the physical setting of the villages and improve the places where people live (see paragraph 2.2.12, Objective 2, Policy HOU2, Section 3.4 – Environment and Section 3.5 - Community);
- **Planning Principle 3:** The Plan seeks to facilitate sustainable development (see Objective 1, Section 1.3 – Planning Policy Context and Section 3.4 – Environment) and includes employment, transport and community services needs arising from development (see Section 3.2 – Local Economy, Section 3.3 – Transport and Section 3.5 – Community respectively);
- **Planning Principle 4:** Achieving high quality design is a major concern of the Plan, including attention to residential, business and amenity needs whilst protecting and enhancing the environment. Paragraph 1.4.3 refers to the *Parish Plan: A Vision for the Future* and the *Hampton-in-Arden Village Design Statement* and paragraph 1.4.4 refers to the Conservation Area Appraisal. These all form an important base of the Neighbourhood Plan. Policies HOU2 – Design, ENV7 – Heritage and the policies and key actions outlined in Section 3.5 – Community seek to secure a high quality of design and a good standard of amenity within the Neighbourhood Plan area;
- **Planning Principle 5:** The Plan recognises the varying character of the Parish (see Section 3.4 – Environment) and the different needs that arise, such that community coherence is maintained (including Policies HOU2 – Design and ENV7 – Heritage);
- **Planning Principle 6:** The Plan recognises the need to support the transition to a low-carbon future and seeks to ensure that through good housing design development minimises its impact on climate and energy sources (see Policy HOU2 - Design). The Plan also seeks to improve the use of public transport (see Key Actions TRA1 to TRA3) and the provision of safe cycling routes (see Key Action TRA6).
- **Planning Principle 7:** Policies have been produced which seek to conserve, protect and enhance the natural environment (see Section 3.4 - Environment);
- **Planning Principle 8:** The use of brown-field sites is encouraged in order to re-use developed land wherever possible and to protect the best quality arable land (see paragraph 3.2.2 and Policy ECN2 – Business Premises);
- **Planning Principle 9:** Although the principal demand in the Parish is for residential development, mixed development is supported in the Plan. Paragraph 3.2.2 refers to the existing profile of the Parish and a determination to maintain its character typified by agriculture, sport, leisure and recreation, craft and hospitality as well as light industry and office accommodation;
- **Planning Principle 10:** Provision is made in the Plan to conserve and protect Heritage assets (see Objectives 2 and 5, paragraphs 3.4.19 to 3.4.25 and Policy ENV7 - Heritage);
- **Planning Principle 11:** The Plan seeks to enhance the use and provision of public transport and to encourage both walking and cycling (see Key Actions TRA1, TRA2, TRA3, TRA6, TRA7 and TRA8 ); and,

<sup>3</sup> Produced by Hampton-in-Arden Parish Council (January 2010)

<sup>4</sup> Produced by the Hampton-in-Arden Society (2003)

- **Planning Principle 12:** The Plan seeks to support local strategies to improve health, social and cultural well-being and specific actions have been identified for children, families and the elderly to ensure services and facilities are maintained and enhanced (see Section 3.5 - Community).

2.1.5. For clarity, Tables A.1 to A.5 in Appendix A provide cross references between each Policy and Key Action within the Neighbourhood Plan and the NPPF.

## 2.2. Conformity with Solihull Development Plan

2.2.1. The Hampton-in-Arden Neighbourhood Plan has been written having regard to the *Solihull Development Plan*. Solihull MBC officers have advised and commented on the Plan throughout its development in order to establish conformity with the *Solihull Development Plan*. The Neighbourhood Plan is cross-referenced below to the Policy Themes of the *Solihull Development Plan*:

- **Sustainable Economic Growth:** Neighbourhood Plan Section 3.2 - Local Economy sets out Policies ECN1 and ECN2 and Key Actions ECN1 and ECN2 for local shops, businesses and for home working;
- **Providing Homes For All:** Neighbourhood Plan Section 3.1 - Housing sets out policies HOU1 and HOU2 and Key Action HOU1 on housing provision. These include details relating to affordable homes, design and outline the details of an allocation site (specified in the *Solihull Development Plan*) for a new development of an estimated 110 houses within the Parish;
- **Improving Accessibility and Encouraging Sustainable Travel:** Neighbourhood Plan Section 3.3 - Transport reflects the priorities and challenges identified in our consultations, road safety, parking and parking provision, traffic management and safe footpaths (reflected in Policies TRA1 to TRA4). Key actions include public transport frequency and accessibility, safe cycle and pedestrian routes and local and voluntary transport services;
- **Protecting and Enhancing our Environment:** Neighbourhood Plan Section 3.4 - Environment describes the semi-rural character of the area, its ecology and heritage. Policies ENV1 to ENV4 deal with issues related to the Green Belt, trees, local green spaces and biodiversity. Policies ENV5 and ENV6 require new development to adopt sustainable drainage to manage and reduce flood risk, and to protect the local landscape and historic views within the Parish.
- **Promoting Quality of Space:** Neighbourhood Plan Policy HOU2 outlines the design principles that all developments should adhere to within the Parish to ensure that high quality developments, fitting to the local area, are brought forward. Paragraphs 3.4.19 to 3.4.25 of the Neighbourhood Plan and Policy ENV7 describe how sensitive development and design will be expected to protect and enhance the historic landscape and buildings heritage of the Parish, both within and outside the conservation area. Policy ENV1 establishes Green Belt principles consistent with the *Solihull Development Plan*.
- **Supporting Local Communities:** Neighbourhood Plan Section 3.5 - Community sets out how provisions for children, young people and older people will be enhanced and supported. This section also outlines how the local services and facilities will also be protected. Policy COMM1 and COMM2 deal with the retention of key services and facilities, including the role of developer contributions.



- 2.2.2.** For clarity, Tables A.1 to A.5 in Appendix A provide cross references between each Policy and Key Action within the Neighbourhood Plan and the *Solihull Development Plan*.

## 3. Compatibility with EU Obligations

### 3.1. Natural Environment

- 3.1.1.** The Neighbourhood Plan is required to take cognisance of the EU Strategic Environmental Assessment (SEA) Directive 2001. The protection and enhancement of the natural environment were major considerations in the preparation and formulation of the Neighbourhood Plan, reflect the concerns of Parishioners and is in general conformity with the Solihull Development Plan. Within the Parish the River Blythe is a nationally important wildlife and migration corridor and a designated SSSI currently threatened by HS2 proposals. The Parish Council has sought to secure appropriate mitigation to offset the injurious effects of HS2 both during construction and operation should HS2 be approved.
- 3.1.2.** In April 2015, Solihull MBC produced the *Hampton-in-Arden Neighbourhood Plan Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report* (see Appendix B). The purpose of this report was to determine whether or not the contents of the Hampton-in-Arden Neighbourhood Plan required a Strategic Environmental Assessment (SEA) (in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004) and/or a Habitat Regulations Assessment (HRA) (in accordance with Article 6(3) and (4) of the EU Habitats Directive 92/43/EEC).

#### Strategic Environmental Assessment (SEA)

- 3.1.3.** With regard to Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, the conclusion of the SEA Screening Report produced by Solihull MBC is:

*“...the policies in the HiANP are likely to be in general conformity with the strategic policies of the Development Plan. It is therefore unlikely that there will be any significant environmental effects arising from the HiANP that were not covered in the Sustainability Appraisal / SEA of the Solihull Local Plan and the Gypsy and Traveller Site Allocations Plan. It is therefore concluded that the HiANP does not require a full SEA to be undertaken”.*

- 3.1.4.** The consultation responses in relation to this Screening Report from Natural England, Historic England and the Environment Agency supported this conclusion (see Appendix C).

#### Habitats Regulations Assessment (HRA)

- 3.1.5.** With regard to Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds, the conclusion of the HRA Screening Report produced by Solihull MBC is:

*“The policies of the Solihull Local Plan and the Gypsy and Traveller Site Allocations Plan have also been subject to HRA. The screening assessment for both documents concluded that there would be no likely significant effect on the Natura 2000 network, either alone or in combination with other local plans. For the reasons outlined above, it is also concluded that the HiANP does not require a full HRA to be undertaken.”*

- 3.1.6.** The consultation responses in relation to this Screening Report from Natural England, Historic England and the Environment Agency supported this conclusion (see Appendix C).

### Other Directives

- 3.1.7.** With regard to Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive). This is to confirm that no neighbourhood development orders are proposed by the qualifying body, so the directive does not apply.
- 3.1.8.** With regard to the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) and the Water Framework Directive (2000/60/EC). This is to confirm that there are no policies contained in Neighbourhood Plan that are within the scope of the directives.

## 3.2. Human Rights

- 3.1.9.** The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Plan does not diminish the human rights of residents living within the Parish or others who may be affected by it.

**Appendix A:**  
**Policies and Key Actions – Cross Reference Tables**

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Tables A.1 to A.5 show how the Policies and Key Actions within the Hampton-in-Arden Neighbourhood Plan cross reference with the Policies of the *Solihull Development Plan* and with the NPPF. For clarity, Tables A.1 to A.5 also provide a cross-reference to the relevant result(s) of the Parish wide Consultation Survey<sup>5</sup>. The summaries of results of the Consultation Survey are provided in Appendix D.

**Table A.1: Cross Reference Table for Housing Policies and Key Actions**

| Neighbourhood Plan Policy or Key Action | Solihull Development Plan Reference  | NPPF Reference  | Relevant Consultation Survey Results   |
|---|--|---|--|
| <b>Policies for Housing</b>             |  |   |  |
| Policy HOU1 - New Housing Developments  | Policy P4a - Affordable Housing<br>Policy P4b - Rural Exceptions<br>Policy P4c - Market Housing<br>Policy P5 - Provision of Land for Housing | Section 6: Delivering a Wide Choice of High Quality Homes | Residents Survey: Section A – Housing<br>Residents Survey: Section B – Future Housing Needs                                |
| Policy HOU2 --Design                    | Policy P15 - Securing Design Quality   | Section 7: Requiring Good Design                          | Residents Survey: Section B – Future Housing Needs<br>Residents Survey: Section D - The Natural Environment and Green Belt |
| <b>Key Actions for Housing</b>          |  |   |  |
| Key Action HOU1 - Housing Allocations   | Policy P4 - Affordable Housing<br>Policy P5 – Provision of Land for Housing (see Figure 15 Table of Allocated Housing Sites)                 | Section 6: Delivering a Wide Choice of High Quality Homes | Residents Survey: Section A – Housing<br>Residents Survey: Section B – Future Housing Needs                                |

<sup>5</sup> The Consultation Survey of residents and businesses was completed in spring 2014. Subsequent analysis of the results has informed the development of the Neighbourhood Plan. A copy of the analysis of results is included in the Consultation Statement (February 2016) that supports the Neighbourhood Plan.

**Table A.2: Cross Reference Table for Local Economy Policies and Key Actions**

| Neighbourhood Plan Policy or Key Action | Solihull Development Plan Reference              | NPPF Reference   | Relevant Consultation Survey Results  |
|---|--|--|---|
| <b>Policies for Local Economy</b>       |  |  |   |
| Policy ECN1 - Local Shops               | Policy P19 - Range and Quality of Local Services | Section 3:-Supporting a Prosperous Rural Economy                 | Residents Survey: Section C – Employment<br>Business Survey: Section A - Employment and the Local Economy |
| Policy ECN2 -Business Premises          | Policy P1 - Support Economic Success             | Section 3:-Supporting a Prosperous Rural Economy                 | Residents Survey: Section C – Employment<br>Business Survey: Section A - Employment and the Local Economy |
| <b>Key Actions for Local Economy</b>    |  |  |   |
| Key Action ECN1-- Broadband             | Policy P1 - Support Economic Success             | Section 5:-Supporting High Quality Communications Infrastructure | Residents Survey: Section C – Employment<br>Business Survey: Section A - Employment and the Local Economy |
| Key Action ECN2-- Working from Home     | Policy P1 - Support Economic Success             | Section 5:-Supporting High Quality Communications Infrastructure | Residents Survey: Section C – Employment<br>Business Survey: Section A - Employment and the Local Economy |
| Key Action ECN3—Local Shops             | Policy P19 - Range and Quality of Local Services | Section 3:-Supporting a Prosperous Rural Economy                 | Residents Survey: Section C – Employment<br>Business Survey: Section A - Employment and the Local Economy |

**Table A.3: Cross Reference Table for Transport Policies and Key Actions**

| Neighbourhood Plan Policy or Key Action                                      | Solihull Development Plan Reference                            | NPPF Reference                             | Relevant Consultation Survey Results   |
|--|--|--|--|
| <b>Policies for Transport</b>  |  |  |  |
| <i>There are no policies relating to Transport in the Neighbourhood Plan</i> |  |  |  |
| <b>Key Actions for Transport</b>   |  |  |  |
| Key Action TRA1 - Road Safety and Parking                                    | Policy P8 - Managing Demand for Travel and Reducing Congestion | Section 4: Promoting Sustainable Transport | Residents Survey: Section D - The Natural Environment and Green Belt<br>Residents Survey: Section E - Community Facilities |
| Key Action TRA2 - Traffic Management   | Policy P8 - Managing Demand for Travel and Reducing Congestion | Section 4: Promoting Sustainable Transport | Residents Survey: Section D - The Natural Environment and Green Belt<br>Residents Survey: Section E - Community Facilities |
| Key Action TRA3 - Parking for Commuters                                      | Policy P8 - Managing Demand for Travel and Reducing Congestion | Section 4: Promoting Sustainable Transport | Residents Survey: Section D - The Natural Environment and Green Belt<br>Residents Survey: Section E - Community Facilities |
| Key Action TRA4 - Footpaths  | Policy P7 - Accessibility and Ease of Access                   | Section 8: Promoting Healthy Communities   | Residents Survey: Section D - The Natural Environment and Green Belt<br>Residents Survey: Section E - Community Facilities |
| Key Action TRA5 - Buses  | Policy P7 - Accessibility and Ease of Access                   | Section 4: Promoting Sustainable Transport | Residents Survey: Section E - Community Facilities   |

| Neighbourhood Plan Policy or Key Action                   | Solihull Development Plan Reference   | NPPF Reference   | Relevant Consultation Survey Results   |
|---|---|--|--|
| Key Action TRA6 - Station Access                          | Policy P7 - Accessibility and Ease of Access  | Section 4: Promoting Sustainable Transport   | Residents Survey: Section E - Community Facilities   |
| Key Action TRA7 - Local Trains                            | Policy P8 - Managing Demand for Travel and Reducing Congestion  | Section 4: Promoting Sustainable Transport   | Residents Survey: Section E - Community Facilities   |
| Key Action TRA8 - Birmingham Airport                      | Policy P8 - Managing Demand for Travel and Reducing Congestion<br>Policy P17 - Countryside and Green Belt | Section 11: Conserving and Enhancing the Natural Environment                           | n/a  |
| Key Action TRA9 - High Speed Rail                         | Policy P8 - Managing Demand for Travel and Reducing Congestion<br>Policy P17 - Countryside and Green Belt | Section 11: Conserving and Enhancing the Natural Environment                           | n/a  |
| Key Action TRA10 - Safe Cycle and Pedestrian Routes       | Policy P8 - Managing Demand for Travel and Reducing Congestion  | Section 4: Promoting Sustainable Transport   | Residents Survey: Section D - The Natural Environment and Green Belt<br>Residents Survey: Section E - Community Facilities |
| Key Action TRA11 - Local and Voluntary Transport Services | Policy P8 - Managing Demand for Travel and Reducing Congestion  | Section 4: Promoting Sustainable Transport<br>Section 8: Promoting Healthy Communities | Residents Survey: Section E - Community Facilities   |
| Key Action TRA12 - Road Safety                            | Policy P15 - Securing Design Quality<br>Policy P7 - Accessibility and Ease of Access                      | Section 4: Promoting Sustainable Transport   | Residents Survey: Section D - The Natural Environment and Green Belt<br>Residents Survey: Section E - Community Facilities |

**Table A.4: Cross Reference Table for Environment Policies and Key Actions**

| Neighbourhood Plan Policy or Key Action | Solihull Development Plan Reference  | NPPF Reference  | Relevant Consultation Survey Results                                 |
|---|--|---|--|
| <b>Policies for Environment</b>         |  |   |  |
| Policy ENV1 - Trees                     | Policy P10 - Natural Environment   | Section 11: Conserving and Enhancing the Natural Environment  | Residents Survey: Section D - The Natural Environment and Green Belt |
| Policy ENV2 - Local Green Spaces        | Policy P10 - Natural Environment   | Section 11: Conserving and Enhancing the Natural Environment  | Residents Survey: Section D - The Natural Environment and Green Belt |
| Policy ENV3 - Views                     | Policy P17 - Countryside and Green Belt  | Section 9: Protecting Green Belt Land<br>Section 11: Conserving and Enhancing the Natural Environment | Residents Survey: Section D - The Natural Environment and Green Belt |
| Policy ENV4 - Heritage                  | Policy P16 - Conservation of Heritage Assets and Local Distinctiveness<br>Policy P14 - Amenity | Section 12: Conserving and Enhancing the Historic Environment   | Residents Survey: Section D - The Natural Environment and Green Belt |
| <b>Key Actions for Environment</b>      |  |   |  |
| Key Action ENV1 - Flooding              | Policy P11 - Water Management  | Section 10: Meeting the Challenge of Climate Change, Flooding and Coastal Change                      | Residents Survey: Section D - The Natural Environment and Green Belt |
| Key Action ENV2 - Biodiversity          | Policy P10 - Natural Environment   | Section 11: Conserving and Enhancing the Natural Environment  | Residents Survey: Section D - The Natural Environment and Green Belt |



**Table A.5: Cross Reference Table for Community Policies and Key Actions**

| Neighbourhood Plan Policy or Key Action  | Solihull Development Plan Reference   | NPPF Reference                                   | Relevant Consultation Survey Results  |
|--|---|--|---|
| <b>Policies for Community</b>  |   |  |   |
| Policy COMM1 - Retention of Key Services and Facilities                        | Policy P19 - Range and Quality of Local Services  | Section 3: Supporting a Prosperous Rural Economy | Residents Survey: Section D - The Natural Environment and Green Belt<br>Residents Survey: Section E - Community Facilities<br>Business Survey: Section A - Employment and the Local Economy |
| Policy COMM2 - Developer Contributions   | Policy Theme 13: Delivering and Monitoring (paragraph 13.8)   | Planning Practice Guidance                       | n/a   |
| <b>Key Actions for Community</b>   |   |  |   |
| Key Action COMM1 - Sport, Leisure and Recreation                               | Policy P18 - Health and Wellbeing<br>Policy P20 - Provision of Open Space, Children's Play, Sport, Recreation and Leisure | Section 8: Promoting Healthy Communities         | Residents Survey: Section E - Community Facilities  |
| Key Action COMM2 - Community Services and Facilities for the Young and Elderly | Policy P19 - Range and Quality of Local Services  | Section 8:-Promoting Healthy Communities         | Residents Survey: Section B - Future Housing Needs<br>Residents Survey: Section E - Community Facilities  |
| Key Action COMM3 - Library Services  | Policy P19 - Range and Quality of Local Services  | Section 8:-Promoting Healthy Communities         | Residents Survey: Section E - Community Facilities  |

**Appendix B:**  
**Hampton-in-Arden Neighbourhood Plan  
Strategic Environmental Assessment and  
Habitat Regulations Assessment  
Screening Report**

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# **Hampton-in-Arden Neighbourhood Plan**

Strategic Environmental Assessment

&

Habitat Regulations Assessment

Screening Report

April 2015

**Hampton-in-Arden Neighbourhood Plan**  
**Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report**

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| 3 | Extract from Solihull Metropolitan Borough Council Local Development Framework Core Strategy (now the Solihull Local Plan) Habitat Regulations Appropriate Assessment Stage 1: Additional Screening to consider Gypsy and Traveller Site Allocations Development Plan Document |

# **1. INTRODUCTION**

## **1.1. Introduction**

1.1.1 This screening report is designed to determine whether or not the contents of the Hampton-in-Arden Neighbourhood Plan (hereafter referred to as HiANP) 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; and / or a Habitat Regulations Assessment (HRA) in accordance with Article 6(3) and (4) of the EU Habitats Directive.

1.1.2 Hampton-in-Arden Parish Council have commenced preparation of a Neighbourhood Plan and have produced a number of drafts for Solihull Council's informal comments. The Parish Council will shortly undertake pre-submission consultation and publicity of the Neighbourhood Plan in accordance with Regulation 14 of Neighbourhood Planning (General) Regulations 2012. In advance if this formal pre-submission version of the plan, the final draft issued to Solihull Council in March 2015 has formed the basis of this screening opinion.

## **1.2. The Hampton-in-Arden Neighbourhood Plan**

1.2.1 Hampton-in-Arden is a rural Parish within the Metropolitan Borough of Solihull. It covers an area that is predominantly Green Belt and includes the villages of Hampton-in-Arden, part of which is a Conservation Area and a small part of the village of Catherine-de-Barnes, which are both inset in the Green Belt.

1.2.2 The HiANP will set out how the people of Hampton-in-Arden Parish wish to see their community develop in the future and how the identified challenges facing the Parish can be addressed. In order to meet the needs of the Parish, the proposed objectives of the Neighbourhood Plan are to ensure:

- the provision of a viable and sustainable community with adequate and appropriate support, business and community services;
- the green, semi-rural character of the Parish is maintained and enhanced;
- an improvement in local transport reliability, frequency and access;
- a careful, controlled and balanced development of housing on approved sites which meet the needs of the local community through the provision of affordable family homes and retirement homes and bungalows for the growing elderly population;
- the Green Belt (including the Meriden Gap) is safeguarded as an integral and important part of the local Arden landscape and heritage; and
- the farming community and rural activities are supported and maintained as part of the characteristic nature of a semi-rural community.

**Hampton-in-Arden Neighbourhood Plan  
Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report**

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1.2.3 The Neighbourhood Plan proposes policies on the following topics:

| <b>Housing</b>           | <b>Local Economy</b> | <b>Transport</b>                       | <b>The Environment</b> | <b>The Community</b>  |
|--------------------------|----------------------|--|------------------------|---|
| New Housing Developments | Broadband            | Buses                                  | Green Belt             | Retention of Key Services and Facilities                      |
| Design                   | Local Shops          | Station Access                         | Trees                  | Sport, Leisure and Recreation                                 |
| Housing Allocations      | Business Premises    | Local Trains                           | Local Green Spaces     | Community Facilities and Facilities for the Young and Elderly |
|                          | Working from Home    | Birmingham Airport                     | Biodiversity           | Developer Contributions                                       |
|                          |                      | High Speed Rail                        | Flooding               | Library Services  |
|                          |                      | Road Safety                            | Views                  |   |
|                          |                      | Traffic Management                     | Heritage               |   |
|                          |                      | Parking                                |                        |   |
|                          |                      | Safe Cycle Routes                      |                        |   |
|                          |                      | Footpaths                              |                        |   |
|                          |                      | Local and Voluntary Transport Services |                        |   |

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1.2.4 Section 2 of this document sets out the legislative background to SEA and HRA and outlines the regulations that require the need for this screening exercise. Section 3 provides a screening assessment of the likely significant environmental effects of the HiANP and the need for a full SEA. Section 4 provides a screening assessment of the likely significant effects of the implementation of the HiANP and the need for a HRA. Section 5 provides a summary and conclusions.

## **2. Legislative Background**

### **2.1. Introduction**

2.1.1 A Neighbourhood Plan must meet certain basic conditions<sup>1</sup>. This includes demonstrating that the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations. Draft Neighbourhood Plan proposals should therefore be assessed to determine whether the plan is likely to have significant environmental effects or a significant effect on a European important habitat.

### **2.2. The Requirement for Strategic Environmental Assessment**

2.2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).

2.2.2 Where a Neighbourhood Plan could have significant environmental effects, it may require SEA. Guidance states that the requirement for SEA and the level of detail needed will depend on what is proposed. SEA may be required, for example, where:

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

2.2.3 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.

2.2.4 However, the 2008 Planning Act amended the requirement to undertake SA for Development Plan Documents (DPDs) only, but did not remove the requirement to produce SEA. Neighbourhood Plans are not DPDs meaning there is no legal requirement to have SA undertaken on them; however, Neighbourhood Plans may still require SEA.

2.2.5 In accordance with Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004, Draft Neighbourhood Plan proposals should therefore be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a "screening" assessment and determines whether a full assessment is needed.

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<sup>1</sup> The basic conditions are set out in 8(2) of Schedule 4B of the Town and Country Planning Act 1990



2.2.6 To fulfil the legal requirement to identify if the HiANP requires SEA, a screening for SEA and the criteria for establishing whether a full assessment is needed, is undertaken in Section 3 of this report.

### **2.3. The Requirement for Habitat Regulations Assessment**

2.3.1 Articles 6(3) and 6 (4) of the European Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna state that an Appropriate Assessment is required for strategic land use plans that are considered likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects. Natura 2000 sites are those sites designated under the Habitats Directive to ensure the protection of European important habitats, and include Special Areas of Conservation (SAC), Special Protection Areas (SPA), Offshore Marine Sites (OMS) and, within the UK, Ramsar sites.

2.3.2 A HRA is required when it is deemed that likely negative significant effects may occur on Natura 2000 sites as a result of the implementation of a plan / project.

2.3.3 To fulfil the legal requirements to identify if likely significant effects will occur with the implementation of the HiANP upon Natura 2000 sites, a screening assessment has been undertaken in Section 4 of this report.

### **3. Strategic Environmental Assessment Screening**

#### **3.1. Criteria for Assessing the Effects of the Hampton-in-Arden Neighbourhood Plan**

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

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

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

#### **3.2. Assessment**

3.2.1 One of the basic conditions for Neighbourhood Plans is the requirement for them to be in general conformity with the strategic policies contained in the development plan for the area of the authority. The Solihull Local Plan was adopted in December 2013 and the Solihull Gypsy and Traveller Site Allocations Plan was adopted in December 2014, therefore the HiANP must be in general conformity with these documents. Both the Local Plan and Gypsy and Traveller Site Allocations Plan were subject to a full SA which included a SEA.



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

| <b>Table 1: Establishing the Need for SEA</b>  |            |  |
|--|------------|--|
| <b>Stage</b>   | <b>Y/N</b> | <b>Reason</b>  |
| 1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))   | Y          | The HiANP is not a DPD, however, if the document receives 50% or more votes in support at referendum, it will be adopted by Solihull Metropolitan Borough Council.   |
| 2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))   | N          | Communities have the right to produce a Neighbourhood Plan if they so wish. There is no legislative, regulatory or administrative requirement to produce a Neighbourhood Plan. However, if adopted, the Plan would form part of the statutory development plan and it is therefore considered necessary to answer the following questions to determine if SEA is required. |
| 3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a)) | Y          | The HiANP is prepared for Town and Country Planning and land use. It therefore sets out a framework of future development of the Neighbourhood Area to which it applies.   |
| 4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))   | N          | See screening assessment for HRA in Section 5 of this report.  |
| 5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)  | Y          | The HiANP will include policies which will influence the use of small areas and sites at a local level. However, it is unlikely to significantly increase the quantum of development already planned for in the Local Plan.  |
| 6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)   | Y          | Once adopted, the HiANP will form part of the statutory development plan and will be used in the determination of planning applications.   |
| 7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)   | N          | N/A  |
| 8. Is it likely to have a significant effect on the environment? (Art. 3.5)  | N          | The HiANP is unlikely to have any significant effect on the environment.   |

### **3.3. Screening Outcome**

- 3.3.1 As a result of the assessment in Table 1 above, it is unlikely that there will be any significant environmental effects arising from the HiANP that were not covered in the Sustainability Appraisal / SEA of the Solihull Local Plan and the Gypsy and Traveller Site Allocations Document. The HiANP does not allocate sites for development, no sensitive natural heritage assets are affected by the proposals in the plan and as such, it is concluded that HiANP does not require a full SEA to be undertaken.

## **4. Habitat Regulations Assessment Screening**

### **4.1. Introduction**

4.1.1. The HRA process is broadly divisible into three distinct stages, with the need to complete each stage determined by the results of the previous stage. In summary these are:

- **Stage 1: Evidence Gathering and Screening**

This stage is associated with collecting evidence regarding those parts of the Natura 2000 network that have the potential to be impacted by the strategic land-use plan, either alone, or in combination with other projects or plans. Where no significant effects are perceived, sites may be screened out of the need for further assessment during Stage 2.

- **Stage 2: Appropriate Assessment of Significant Impacts**

Where it is considered a Natura 2000 site may experience significant effects from a project or strategic land-use plan, either alone or in combination, a detailed assessment of likelihood and severity of the integrity of the Natura 2000 network is undertaken. This assessment is based on a detailed review of the project or plan in conjunction with the structure, function and conservation objectives of the Natura 2000 site. This stage may also include a preliminary assessment regarding the potential for the identified impacts to be mitigated.

- **Stage 3: Assessment of Alternative Solutions and Mitigation Measures**

Where impacts on the integrity of the Natura 2000 network are perceived, this stage examines alternative ways of achieving the objectives of the project or strategic land-use plan in order to avoid these impacts. Where potential for adverse impacts remains, and where it is deemed that a project or land-use plan should proceed for Imperative Reasons of Overriding Public Interest, (IROPI), an investigation of appropriate mitigation and compensatory measures is undertaken.

4.1.2. As outlined previously, this report focuses of Stage 1 of the process.

### **4.2. Relevant Natura 2000 Sites**

4.2.1. No Natura 2000 sites fall within or adjacent to the Solihull MBC boundary. However, 11 Natura 2000 sites are within a 50km radius of Solihull Borough (as identified in the Table below), as well as the Peak District Dales SAC, which forms part of the most visited National Park in the united Kingdom, which is within 75km.

| <b>Natural 2000 site</b>    | <b>Distance from Solihull MBC boundary</b> |
|-----------------------------|--|
| Ensor's Pool SAC            | 8.9 km                                     |
| Cannock Extension Canal SAC | 19.1 km                                    |
| River Mease SAC             | 21.4 km                                    |
| Fens Pool SAC;              | 21.6 km                                    |
| Lyppard Grange Ponds SAC    | 28.1 km                                    |

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|  |   |
|--|---|
| Cannock Chase SAC                        | 28.3 km   |
| Bredon Hill SAC                          | 35.2 km   |
| Pasturefields Salt Marsh                 | 36.2 km   |
| Mottey Meadows SAC                       | 37.5 km   |
| West Midlands Mosses SAC                 | 39.2 km   |
| Midlands Meres and Mosses Phase I Ramsar | Various locations across Cheshire, Shropshire and Staffordshire |
| Peak District Dales SAC                  | 75 km   |

4.2.2. An initial screening exercise was undertaken in 2008 by Warwickshire Wildlife Trust, when the Core Strategy (now the Solihull Local Plan) was at the 'Issues and Options' stage of development. This exercise assessed the potential for the Local Plan to impact upon the integrity of the 12 Natura 2000 sites identified in the table above. Potential significant effects at 8 of these sites were screened out, and further screening of 4 sites was recommended when Local Plan policies were further refined. The 4 sites put forward for further screening were:

- Cannock Extension Canal SAC;
- Cannock Chase SAC;
- Bredon Hill SAC; and,
- Peak District Dales SAC.

4.2.3. Further screening of the above sites was recommended in accordance with the precautionary principle, as the Local Plan policies were not sufficiently detailed at the time to allow potential significant effects arising from increased recreational pressure and air pollution to be fully assessed.

4.2.4. A further screening exercise<sup>2</sup> was undertaken in 2012 by Middlemarch Environmental Ltd, based upon specific policies outlined in the Pre-Submission Draft version of the Local Plan. Prior to the assessment commencing, the scope of work proposed was agreed in consultation with Natural England.

4.2.5. The screening matrix, which summarises the findings of the further screening exercise, is included at Appendix 2 of this report.

4.2.6. The further screening exercise concluded the following:

- Local Plan policies will not directly impact upon any of the Natura 2000 sites put forward for further screening. All sites are located well outside of the borough boundary.
- No significant effects are considered likely on any of the Natura 2000 sites put forward for further screening, either alone or in combination with other plans.

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<sup>2</sup> A full copy of the report is available at [http://www.solihull.gov.uk/Portals/0/Planning/LDF/HRA\\_-\\_Further\\_Screening\\_April\\_2012.pdf](http://www.solihull.gov.uk/Portals/0/Planning/LDF/HRA_-_Further_Screening_April_2012.pdf)

- No further screening is recommended. It is not considered necessary for the current iteration of the Local Plan to proceed through any further stages of the Appropriate Assessment process.

4.2.7. The report was submitted to and approved by Natural England in July 2012.

4.2.8. Solihull Council also commissioned Middlemarch Environmental Ltd to undertake a screening exercise<sup>3</sup> for the Solihull Gypsy and Traveller Site Allocations Plan, based on the same four Natura 2000 sites identified above. The screening matrix, which summarises the findings of the screening exercise, is included at Appendix 3.

4.2.9. This screening assessment concluded that:

- None of the Gypsy and Traveller Site Allocations policies will result in a significant effect on the Natura 2000 network, either alone or in combination with other local plans.
- None of the four Natura 2000 sites should be subject to further stages of Appropriate Assessment.

4.2.10. The report was submitted to and approved by Natural England in March 2013.

### **4.3. Screening Outcome**

4.3.1. The sensitivities and vulnerabilities of the 12 Natura 2000 sites outlined above have already been identified in the HRA for the Solihull Local Plan and the Solihull Gypsy and Traveller Site Allocations plan. The screening assessment concluded that there would be no likely significant effect on the Natura 2000 network, either alone or in combination with other local plans.

4.3.2. The HiANP is unlikely to significantly increase the quantum of development contained within the Solihull Local Plan or the Gypsy and Traveller Site Allocations Plan and the HiANP is expected to be in general conformity with the statutory Development Plan.

4.3.3. The screening assessment therefore concludes that the HiANP does not require a full HRA to be undertaken.

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<sup>3</sup> A full copy of the report is available at

[http://www.solihull.gov.uk/Portals/0/Planning/Gypsy/DPD\\_024\\_HRA\\_Final\\_Report\\_Feb\\_2013.pdf](http://www.solihull.gov.uk/Portals/0/Planning/Gypsy/DPD_024_HRA_Final_Report_Feb_2013.pdf)



## **5. Summary and Conclusions of the Screening Assessments**

### **5.1. Summary**

- 5.1.1. Hampton-in-Arden is a rural Parish within the Metropolitan Borough of Solihull. It covers an area that is predominantly Green Belt and includes the villages of Hampton-in-Arden, part of which is a Conservation Area and a small part of the village of Catherine-de-Barnes, which are both inset in the Green Belt.
- 5.1.2. The HiANP is unlikely to significantly increase the quantum of development proposed within the Solihull Local Plan or the Gypsy and Traveller Site Allocations Plan and it is expected to be in general conformity with the statutory Development Plan. The draft policies that are proposed in the HiANP seek to provide a local interpretation, clarify and add detail to the strategic policies of the Local Plan. The HiANP does not therefore propose a significantly different policy direction to the Development Plan in Solihull.

### **5.2. Strategic Environmental Assessment**

- 5.2.1. The SEA screening assessment concluded that the policies in the HiANP are likely to be in general conformity with the strategic policies of the Development Plan. It is therefore unlikely that there will be any significant environmental effects arising from the HiANP that were not covered in the Sustainability Appraisal / SEA of the Solihull Local Plan and the Gypsy and Traveller Site Allocations Plan.
- 5.2.2. It is therefore concluded that the HiANP does not require a full SEA to be undertaken.

### **5.3. Habitat Regulations Assessment**

- 5.3.1. The policies of the Solihull Local Plan and the Gypsy and Traveller Site Allocations Plan have also been subject to HRA. The screening assessment for both documents concluded that there would be no likely significant effect on the Natura 2000 network, either alone or in combination with other local plans.
- 5.3.2. For the reasons outlined above, it is also concluded that the HiANP does not require a full HRA to be undertaken.

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**Appendix 1**

Assessment of HiANP draft policies and their general conformity to the adopted Local Plan and Gypsy and Traveller Site Allocations Plan\*

| Policy Area: Housing  |   |   |
|---|---|---|
| HiANP Proposed Policy   | Relevant Policies in adopted Solihull Local Plan (SLP)                    | Conformity / conflict between HiANP proposed policy and SLP policy and likely effects of the policy / proposal in regards to SEA criteria (Fig.1)   |
| HOU1 – New Housing Developments<br>Support for a balanced mix of new housing where suitable sites are identified. | Policy P4 – Meeting Housing Needs<br>Policy P18 – Health and Well Being   | The NP conforms to the Local Plan which recognises that good housing is essential for social, environmental and economic wellbeing. A broad range of housing of different types and sizes, of different values and tenures that are well designed and contribute to local place making are required to create and maintain mixed and balanced communities.<br><br>The Solihull Local Plan allocates a housing site in Hampton-in-Arden and although the HiANP seeks to provide more clarity and detail about this site, it does not seek to increase the quantum of development proposed.<br><br>Therefore, as the Solihull Local Plan has been subject to a full SA which included a SEA, it is unlikely that there will be any significant environmental effects arising from the HiANP that were not covered in the Sustainability Appraisal / SEA of the Solihull Local Plan. |
| HOU2 – Design<br>Outlines criteria for the design of new developments   | Policy P15- Securing Design Quality<br>Policy P18 – Health and Well Being |   |
| HOU3 – Housing Allocations<br>Further guidance regarding the site already allocated in the Solihull Local Plan    | Policy P5 – Provision of Land for Housing                                 |   |
| Policy Area: Local Economy  |   |   |
| HiANP Proposed Policy   | Relevant Policies in adopted Solihull Local Plan (SLP)                    | Conformity / conflict between HiANP proposed policy and SLP policy and likely effects of the policy / proposal in regards to SEA criteria (Fig.1) (the list)  |

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|   |  |   |
|---|--|---|
| ECN1 – Broadband<br>Seeks improvements to digital connectivity  | Policy P14 – Amenity<br>Policy P15 – Securing Design Quality   | The HiANP is seeking an upgrade to village transmission cabinets. There is no conflict with the Solihull Local Plan, which recognises the importance of digital connectivity, whilst also respecting amenity and sensitive environments.<br><br>The HiANP also seeks to provide a local interpretation of Local Plan policies on local services and facilities and small businesses. There is no conflict with policies in the Local Plan and there is unlikely to be any significant environmental effects that have not already been considered in the Sustainability Appraisal / SEA of the Solihull Local Plan.   |
| ECN – Local Shops<br>Seeks to retain local shopping facilities and support small scale shopping facilities                      | Policy P19 – Range and Quality of Local Services   |   |
| ECN3 – Business Premises<br>Support for small scale business accommodation on brownfield sites and retention of existing sites. | Policy P3 – Provision of Land for General Business and Premises  |   |
| ECN4 – Working from Home<br>Ensuring that working from home is not detrimental to neighbouring properties.                      | Policy P14 - Amenity   |   |
| <b>Policy Area: Transport</b>   |  |   |
| TRA1 – Buses<br>Seeking improvements to bus routes and schedules  | Policy P7 – Accessibility and Ease of Access<br>Policy P8 – Managing Demand for Travel and Reducing Congestion | The Solihull Local Plan recognises the importance of transport on a range of issues including the environment, health, the local economy and social inequality. As the Local Plan does not provide any specific detail for improvements for Hampton-in-Arden Parish, the NP seeks to identify the local issues to be addressed.<br><br>The Parish is also affected by HS2 and Birmingham Airport, however, nothing in the NP conflicts with what is stated in the Local Plan on these issues. Like the Local Authority, the Parish will seek to ensure that any adverse effects are mitigated and managed appropriately.<br><br>The Local Plan recognises the importance of walking |
| TRA2 – Station Access<br>Seeking improvements in access to station platforms for groups who currently find it difficult         | Policy P15 – Securing Design Quality   |   |
| TRA3 – Local Trains<br>Seeking to increase frequency  | Policy P7 – Accessibility and Ease of Access<br>Policy P8 – Managing Demand for Travel and Reducing Congestion |   |

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|  |   |   |
|--|---|---|
| <p>TRA4 Birmingham Airport</p> <p>Continued involvement with the airport and other groups to ensure residents' concerns are expressed.</p> | <p>Policy P1 – Support Economic Success</p> <p>Policy P14 - Amenity</p>   | <p>and cycling and the Parish Council will seek to protect and extend the footpath and cycling network. This is in conformity with the Local Plan and there is likely to be environmental benefits associated with this policy.</p> <p>Overall, the transport policies in the HiANP are unlikely to have any adverse significant effect on the environment such that SEA is required.</p> |
| <p>TRA5 – High Speed Rail (HS2)</p> <p>Continued involvement in HS2 discussions to ensure concerns are addressed.</p>                      | <p>Policy P8 – Managing Demand for Travel and Reducing Congestion</p> <p>Policy P15 – Securing Design Quality</p>                         |   |
| <p>TRA6 – Road Safety</p> <p>Seek road safety improvements through the village of Hampton-in-Arden and Catherine-de-Barnes</p>             | <p>Policy P7 – Accessibility and Ease of Access</p> <p>Policy P15 – Securing Design Quality</p> <p>Policy P18 – Health and Well Being</p> |   |
| <p>TRA7 – Traffic Management</p> <p>Seek appropriate traffic management measures to manage traffic changes associated with HS2</p>         | <p>Policy P8 – Managing Demand for Travel and Reducing Congestion</p> <p>Policy P15 – Securing Design Quality</p>                         |   |
| <p>TRA8 – Parking</p> <p>Seek a resolution to parking issues associated with limited capacity of the railway station car park.</p>         | <p>Policy P7 – Accessibility and Ease of Access</p> <p>Policy P8 – Managing Demand for Travel and Reducing Congestion</p>                 |   |
| <p>TRA9 – Safe Cycle Routes</p> <p>Provision of a safe cycling route though the Parish</p>   | <p>Policy P15 – Securing Design Quality</p> <p>Policy P18 – Health and Well-Being</p>   |   |
| <p>TRA10 – Footpaths</p> <p>Protection of existing footpaths affected by development. Enhance connections to</p>                           | <p>Policy P10 – Natural Environment</p> <p>Policy P15 – Securing Design Quality</p> <p>Policy P18 – Health and Well-Being</p>             |   |

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|  |   |  |
|--|---|--|
| the wider footpath network.  |   |  |
| TRA11 – Local and Voluntary Transport Services<br>Support and maintenance of these services and enhance provision those with mobility issues   | Policy P7 – Accessibility and Ease of Access<br>Policy P8 – Managing Demand for Travel and Reducing Congestion  |  |
| <b>Policy Area - Environment</b>   |   |  |
| ENV1 – Green Belt<br>Resist proposals for inappropriate development within the Green Belt in accordance with the Local Plan and NPPF   | Policy P17 – Countryside and Green Belt   | <p>The environment policies in the HiANP are consistent with those in the Solihull Local Plan. However, the NP seeks to go further by providing more detailed local requirements for future developments, as well as identifying local green spaces that should be protected.</p> <p>The HiANP seeks to ensure development preserves and enhances the local historic environment and heritage assets, and developers should refer to the Hampton-in-Arden Village Design Statement. The local character of the village of Hampton-in-Arden is also referred to specifically in the Local Plan policy on Conservation and Heritage Assets and Local Distinctiveness.</p> <p>There is unlikely to be any significant environmental effects that have not already been considered in the Sustainability Appraisal / SEA of the Solihull Local Plan.</p> |
| ENV2 – Trees<br>Protection and retention of established and mature trees as part of any development wherever possible. Landscaping and planting schemes to be included with development proposals. | Policy P10 – Natural Environment<br>Policy P14 - Amenity<br>Policy P15 – Securing Design Quality<br>Policy P18 – Health and Well-Being  |  |
| ENV3 – Local Green Spaces<br>Protection of identified Local Green Space.   | Policy P10 – Natural Environment<br>Policy P14 - Amenity<br>Policy P15 – Securing Design Quality<br>Policy P18 – Health and Well-Being<br>Policy P20 – Provision for Open Space, Children’s Play, Sport, Recreation and Leisure |  |
| ENV4 – Biodiversity<br>Protection and maintenance of existing habitats. Enhancement of existing ecological corridors and landscape   | Policy P10 – Natural Environment<br>Policy P14 - Amenity  |  |

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|  |   |   |
|--|---|---|
| features for biodiversity.   |   |   |
| ENV5 – Flooding<br>Demonstration that new developments will not increase flood risk within the settlement areas of the Parish. Use of SuDS in new developments.  | Policy P11 – Water Management<br>Policy P15 – Securing Design Quality   |   |
| ENV6 – Views<br>Protection of the important identified strategic views out of the village.   | Policy P14 - Amenity  |   |
| ENV7 – Heritage<br>Protection, conservation and enhancement of heritage assets and their setting when development proposals are brought forward.   | Policy P15 – Securing Design Quality<br>Policy P16 – Conservation of Heritage Assets and Local Distinctiveness  |   |
| Policy Area - Community  |   |   |
| COMM1 – Retention of Key Services and Facilities<br>Oppose development that fails to protect existing services and facilities. Resist proposals to remove an existing service or facility unless a suitable replacement is provided. | Policy P18 – Health and Well-Being<br>Policy P20 – Provision for Open Space, Children’s Play, Sport, Recreation and Leisure   | The Solihull Local Plan recognises the vital role of planning in creating strong, vibrant and healthy communities. The HiANP identifies the range of community facilities available in the Parish and the retention, and where possible the improvement of these facilities is proposed.<br><br>The HiANP conforms with the Solihull Local Plan and clarifies local expectations on what is considered acceptable, including where any future developer contributions should be directed. |
| COMM2 – Sport, Leisure and Recreation<br>Maintain existing facilities and seek improvements to identified facilities.  | Policy P15 – Securing Design Quality<br>Policy P18 – Health and Well-Being<br>Policy P20 – Provision for Open Space, Children’s Play, Sport, Recreation and Leisure | The NP policies on ‘Community’ are therefore unlikely to have any significant environmental effect that has not already been considered in the SEA of   |

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|  |  |                                 |
|--|--|---------------------------------|
| <p>COMM3 – Community Services and Facilities for the Young and Elderly</p> <p>Working with relevant bodies to ensure delivery of identified services and facilities. Protection of The Island Project School or mitigation by HS2, or relocations to an alternative suitable premises.</p> | <p>Policy P15 – Securing Design Quality</p> <p>Policy P18 – Health and Well-Being</p> <p>Policy P20 – Provision for Open Space, Children’s Play, Sport, Recreation and Leisure</p> | <p>the Solihull Local Plan.</p> |
| <p>COMM4 – Developer Contributions</p> <p>Requirement for development contributions towards a range of identified facilities where viable.</p>   | <p>Policy P21 – Developer Contributions and Infrastructure Provision</p>   |                                 |
| <p>COMM5 – Library Services</p> <p>Seek to protect the future status of the library</p>  | <p>Policy P18 – Health and Well-Being</p> <p>Policy P20 – Provision for Open Space, Children’s Play, Sport, Recreation and Leisure</p>   |                                 |

\*The Hampton-in-Arden Neighbourhood Plan makes no reference to Gypsies and Travellers or Gypsy and Traveller related development. Therefore, there is considered to be no conflict between policies in the Neighbourhood Plan and the Gypsy and Traveller Site Allocations Plan.

**Hampton-in-Arden Neighbourhood Plan**  
**Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report**

**Appendix 2**

Extract from Solihull Metropolitan Borough Council Local Development Framework Core Strategy (now the Solihull Local Plan) Habitat Regulations Appropriate Assessment Stage 1: Further Screening report (Middlemarch Environmental Ltd – March 2012)

| SITE  | FACTOR AFFECTING SITE INTEGRITY | POTENTIAL EFFECTS ARISING FROM CORE STRATEGY POLICIES  | POTENTIAL EFFECTS IN COMBINATION WITH OTHER PLANS  | SIGNIFICANCE OF EFFECTS |
|---|---------------------------------|--|--|-------------------------|
| Cannock Extension Canal SAC   | Balance of Recreational Use     | Potential increased use of SAC to be offset by policies enhancing recreational sites within Solihull Borough, inc. the river and canal network.  | None anticipated, assuming Black Country Core Strategy policies regarding protecting and enhancement the canal network are implemented and adhered to.   | <b>NLSE</b>             |
|   | Loss of Water Quality           | No direct impacts considered likely. Information from Natural England indicates majority of pollution to canal originates from Wyrley Common and is being addressed.   | None provided that the key source of pollution of the canal (Wyrley Common) is addressed.  | <b>NLSE</b>             |
| Cannock Chase SAC   | Recreational Pressure           | Some increased use of the site is perceived, but numbers of visitors from within the borough are not considered likely to be significant. 2005 Visitor Survey indicates that around 75% of visitors to the SAC come from within a radius of 12 miles. Solihull Borough is 28.3 km from the SAC boundary. | Footprint Ecology has produced a Visitor Impact Mitigation Strategy for the site which provides avoidance and mitigation measures for the four local authorities that overlap the SAC. Provided these recommendations are implemented and adhered to, no in combination effects are anticipated. | <b>NLSE</b>             |
|   | Bracken Invasion                | There are no identified pathways for Core Strategy policies to influence bracken invasion at this SAC.   | None anticipated.  | <b>NLSE</b>             |
|   | Hydrological Issues             | Core Strategy policies will not lead to any abstraction from the aquifer underlying the SAC.   | None anticipated.  | <b>NLSE</b>             |
| Key: <b>NLSE – No Likely Significant Effect</b> <b>PSE – Possible Significant Effect</b> <b>LSE – Likely Significant Effect</b> |                                 |  |  |                         |

Table 11.1: Assessment of Individual and In Combination Effects of Core Strategy Policies on Natura 2000 Sites (continues)



**Hampton-in-Arden Neighbourhood Plan**  
**Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report**

| SITE  | FACTOR AFFECTING SITE INTEGRITY  | POTENTIAL EFFECTS ARISING FROM CORE STRATEGY POLICIES   | POTENTIAL EFFECTS IN COMBINATION WITH OTHER PLANS  | SIGNIFICANCE OF EFFECTS |
|---|----------------------------------|---|--|-------------------------|
| Cannock Chase SAC   | Air Pollution                    | APIS data predicts that NOx deposition will decrease to below the maximum critical load by 2020, and identifies agriculture as being the principal source of NOx. Providing Core Strategy Policies target towards sustainable transport and reductions in greenhouse emissions are implemented, no significant effects are perceived. | Provided local authorities surrounding the SAC implement suggested avoidance and mitigation measures, no in combination effects are perceived. | <b>NLSE</b>             |
| Bredon Hill SAC   | Lack of Replacement Deadwood     | There are no identified pathways through which Core Strategy policies could impact upon the availability of deadwood habitat within the SAC.  | None anticipated.  | <b>NLSE</b>             |
|   | Air Pollution                    | Neither the Annex I species or its favoured habitat are particularly vulnerable to air pollution, therefore no significant effects are anticipated as a result of any Core Strategy policies.   | None anticipated.  | <b>NLSE</b>             |
|   | Non-native / Invasive Species    | There are no identified pathways through which Core Strategy policies could impact upon the spread of non-native/invasive species.  | None anticipated.  | <b>NLSE</b>             |
| Peak District Dales SAC   | Inappropriate Grazing Management | There are no identified pathways through which Core Strategy policies could impact upon grazing management.   | None anticipated.  | <b>NLSE</b>             |
|   | Drainage                         | There are no identified pathways through which Core Strategy policies could impact upon drainage patterns.  | None anticipated.  | <b>NLSE</b>             |
| <b>Key: NLSE – No Likely Significant Effect    PSE – Possible Significant Effect    LSE – Likely Significant Effect</b> |                                  |   |  |                         |

Table 11.1 (cont): Assessment of Individual and In Combination Effects of Core Strategy Policies on Natura 2000 Sites (continues)

**Hampton-in-Arden Neighbourhood Plan**  
**Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report**

| SITE  | FACTOR AFFECTING SITE INTEGRITY               | POTENTIAL EFFECTS ARISING FROM CORE STRATEGY POLICIES   | POTENTIAL EFFECTS IN COMBINATION WITH OTHER PLANS  | SIGNIFICANCE OF EFFECTS |
|---|---|---|--|-------------------------|
| Peak District Dales SAC   | Dust Arising from Nearby Quarrying            | There are no identified pathways through which Core Strategy policies could impact upon quarrying in proximity to the SAC.  | None anticipated.  | <b>NLSE</b>             |
|   | Impacts on Freshwater from Fishery Activities | There are no identified pathways through which Core Strategy policies could impact upon fishery management within the SAC.  | None anticipated.  | <b>NLSE</b>             |
|   | Recreational Pressure                         | This effect is not considered to be a key vulnerability by JNCC. The majority of component SSSIs are publically accessible, however given the large distance between the site and Solihull Borough and the proportion of daily visitors likely to emanate from the borough, no significant effects are perceived. | Provided avoidance and mitigation proposals suggested for those boroughs in proximity to the SAC are implemented, no in combination effects are perceived. | <b>NLSE</b>             |
|   | Impacts to Woodlands                          | The woodlands within the SAC are vulnerable to factors including mineral extraction, neglect and invasion by invasive species. There are no identified pathways through which Core Strategy policies could impact upon any of these factors.  | None anticipated.  | <b>NLSE</b>             |
|   | Dominance and Regeneration of Sycamore        | There are no identified pathways through which Core Strategy policies could impact upon sycamore regeneration within the SAC.   | None anticipated.  | <b>NLSE</b>             |
| <b>Key: NLSE – No Likely Significant Effect    PSE – Possible Significant Effect    LSE – Likely Significant Effect</b> |   |   |  |                         |

Table 11.1 (cont): Assessment of Individual and In Combination Effects of Core Strategy Policies on Natura 2000 Sites (continues)

**Hampton-in-Arden Neighbourhood Plan**  
**Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report**

| SITE   | FACTOR AFFECTING SITE INTEGRITY | POTENTIAL EFFECTS ARISING FROM CORE STRATEGY POLICIES  | POTENTIAL EFFECTS IN COMBINATION WITH OTHER PLANS   | SIGNIFICANCE OF EFFECTS |
|--|---------------------------------|--|---|-------------------------|
| Peak District Dales SAC  | Air Pollution                   | <p>This effect is not considered to be a key vulnerability by JNCC.</p> <p>NOx deposition levels throughout the SAC are already significantly above maximum critical loads, however data provided by APIS indicates that agriculture is by far the largest source. The Core Strategy policies will not contribute to emissions arising from agriculture in proximity to the SAC.</p> <p>The key zone of influence for pollution arising from road traffic is a corridor of 200 m either side of a roadway. As such the majority of pollution arising from increased car use will be concentrated within the borough, and will be offset to some extent by policies targeted towards sustainable transport and greenhouse gas reduction.</p> <p>Due to the large intervening distance the Core Strategy is not likely to have a significant effect of air pollution within the SAC.</p> | <p>Provided that monitoring, avoidance and mitigation proposals recommended in the Derbyshire Dales and High Peak Core Strategy Appropriate Assessment are adhered to, not in combinations effects are perceived.</p> | <b>NLSE</b>             |
| <p>Key: <b>NLSE – No Likely Significant Effect</b>    <b>PSE – Possible Significant Effect</b>    <b>LSE – Likely Significant Effect</b></p> |                                 |  |   |                         |

Table 11.1 (cont): Assessment of Individual and In Combination Effects of Core Strategy Policies on Natura 2000 Site

**Hampton-in-Arden Neighbourhood Plan**  
**Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report**

**Appendix 3**

Extract from Solihull Metropolitan Borough Council Local Development Framework Core Strategy (now the Solihull Local Plan) Habitat Regulations Appropriate Assessment Stage 1: Additional Screening to consider Gypsy and Traveller Site Allocations Development Plan Document (Middlemarch Environmental Ltd – February 2013)

| Site  | Factor Affecting Site Integrity               | Potential Effects Arising From Gypsy and Traveller Site Allocations DPD Preferred Options | Potential Effects in Combination with Other Plans | Significance of Effects |
|---|---|---|---|-------------------------|
| Cannock Extension Canal SAC   | Balance of Recreational Use                   | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
|   | Loss of Water Quality                         | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
| Cannock Chase SAC   | Recreational Pressure                         | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
|   | Bracken Invasion                              | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
|   | Hydrological Issues                           | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
| Cannock Chase SAC   | Air Pollution                                 | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
| Bredon Hill SAC   | Lack of Replacement Deadwood                  | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
|   | Air Pollution                                 | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
|   | Non-native / Invasive Species                 | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
| Peak District Dales SAC   | Inappropriate Grazing Management              | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
|   | Drainage                                      | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
| Peak District Dales SAC   | Dust Arising from Nearby Quarrying            | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
|   | Impacts on Freshwater from Fishery Activities | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
|   | Recreational Pressure                         | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
|   | Impacts to Woodlands                          | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
|   | Dominance and Regeneration of Sycamore        | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
|   | Air Pollution                                 | None anticipated.   | None anticipated.                                 | <b>NLSE</b>             |
| <b>Key: NLSE – No Likely Significant Effect PSE – Possible Significant Effect LSE – Likely Significant Effect</b> |   |   |   |                         |

**Table 11.1: Assessment of Individual and In Combination Effects of Gypsy and Traveller Site Allocations DPD Preferred Options on Natura 2000 Sites**

**Appendix C:**  
**Consultation Responses relating to the  
SEA and HRA Screening Report**

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Date: 13 May 2015  
Our ref: 151684  
Your ref: Screening opinion for Hampton-in-Arden Neighbourhood Plan SEA



Ms E Tinsley  
Planning Services,  
PO Box 11652  
Solihull,  
B91 9YA  
[etinsley@solihull.gov.uk](mailto:etinsley@solihull.gov.uk)

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

T 0300 060 3900

## BY EMAIL ONLY

Dear Ms Tinsley

**Planning consultation:** Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for the Hampton-in-Arden Neighbourhood Plan.

Thank you for your consultation on the above dated and received by Natural England on 20 April 2015.

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 welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) for the Hampton-in-Arden Neighbourhood Plan.

### 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 are concerned (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 SEA Directive is contained within the National Planning Practice Guidance:

<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>.

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

### Habitats Regulations Assessment

I can also confirm that Natural England agrees with the report's conclusions that the Hampton-in-Arden 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.

We are not aware of significant populations of protected species which are likely to be affected by the policies 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 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 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 queries relating to the specific advice in this letter only please contact Kayleigh Cheese on 0300 060 1411. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk). We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Miss Kayleigh Cheese  
Sustainable Development Team  
South Mercia Team



**Ms Emma Tinsley**  
**Principal Planning Officer**  
**Spatial Planning Team**  
**Solihull MBC**

Our ref: 1402  
Your ref:

Telephone  
0121  
6256887 Fax

29 April 2015

Dear

**re: - HAMPTON-IN-ARDEN NEIGHBOURHOOD PLAN- STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING OPINION & HRA SCREENING REPORT**

Thank you for your consultation received on the 20<sup>th</sup> April 2015 and the request for a Screening Opinion.

For the purposes of consultations on SEA Screening Opinions, English Heritage confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied with the screening request.

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 as the Plan seeks to make no allocations for development the preparation of a Strategic Environmental Assessment is currently unlikely to be required.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that English Heritage has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: <http://www.english-heritage.org.uk/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/>.

As regards the HRA Screening Report English Heritage does not wish to comment in detail and would defer to Natural England and other statutory consultees, however, we have no adverse comments to make on the report.

I hope this is helpful.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Pete Boland', with a date '1.20' written below the signature.

Pete Boland  
Historic Places Adviser  
E-mail: [peter.boland@HistoricEngland.org.uk](mailto:peter.boland@HistoricEngland.org.uk)



Ms Emma Tinsley  
Solihull Metropolitan Borough Council  
Forward Planning  
Council House  
Manor Square  
SOLIHULL  
West Midlands  
B91 3QB

**Our ref:** UT/2006/000335/SE-  
02/DS1-L01  
**Your ref:**  
**Date:** 23 April 2015

Dear Ms Tinsley

**HAMPTON IN ARDEN NEIGHBOURHOOD PLAN**

**SEA & HRA SCREENING REPORT (APRIL 2015)**

Thank you for referring the above report which was received on 22 April 2015.

The Environment Agency concurs with the findings of these reports which concludes that no further SEA assessment or HRA consideration is necessary in conjunction with this plan.

Yours sincerely

**Miss Jane Field**  
**Planning Specialist**

Direct dial 01543 404878  
Direct fax 01543 444161  
Direct e-mail [jane.field@environment-agency.gov.uk](mailto:jane.field@environment-agency.gov.uk)



## ***Basic Conditions Document***

This document supports the Hampton-in-Arden  
Neighbourhood Plan 2017-2028.

*Please visit [www.hamptoninarden.org.uk](http://www.hamptoninarden.org.uk) to view the  
Hampton-in-Arden Neighbourhood Plan and all its supporting documents*

*Hampton-in-Arden*