



# **Strategic Environmental Assessment & Habitat Regulations Assessment Screening**

CNHW Neighbourhood Plan  
(Review)

January 2022

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# 1. Introduction

## 1.1 Context

- 1.1.1 This document contains the Screening Statements for the reviewed version of the Cuckney, Norton, Holbeck, and Welbeck (CNHW) Neighbourhood Plan (Review) - (the Plan) - with regard to whether a Strategic Environmental Assessment (SEA) and / or Habitat Regulations Assessment (HRA) are required to be undertaken. Also included in this document is an assessment of the site-specific allocations proposed in the Plan with regard to Impact Risk Zones for Sites of Special Scientific Interest (SSSI).
- 1.1.2 Regulation 15 of the 2012 Neighbourhood Planning (General) Regulations sets out the information that must accompany a Neighbourhood Plan when submitted to the local planning authority. In February 2015 amendments to the Neighbourhood Plan Regulations came into force; this is known as the Neighbourhood Planning (General) (Amendment) Regulations 2015. Regulation 2(4) of these amendments adds additions to the list of documents that a qualifying body must submit to a local planning authority with a Neighbourhood Plan. The additional document which must be submitted is either an environmental report prepared in accordance with the relevant regulations or, if the outcome concludes that an SEA or HRA is not necessary, a statement that sets out how environmental issues have been taken into account and considered during the preparation of the Neighbourhood Plan.
- 1.1.3 The National Planning Policy Framework (para 167) advises that assessments should be proportionate, and should not repeat policy assessment that has already taken place. In view of this, only a high level screening assessment of the Plan has been undertaken, and this assessment should be read in conjunction with the relevant reports produced for [Bassetlaw District Councils Local Development Framework](#).
- 1.1.4 As the responsible authority under relevant regulations, as detailed below, Bassetlaw District Council has undertaken the Screening Assessment contained in this document, working with the Neighbourhood Plan Steering Group and their neighbourhood planning consultant.

## 1.2 Strategic Environmental Assessment (SEA)

- 1.2.1 The requirement for a SEA to be undertaken on development plans and programmes that may have a significant environmental effect is outlined in European Union Directive 200142/EC. The Environmental Assessment of Plans and Programmes Regulations 2004 (the 2004 Regulations) state that this is determined by a screening process, utilising a specified set of criteria, outlined in Schedule 1 of the Regulations. The results of this process must be set-out in an SEA Screening Statement, which must be publicly available.
- 1.2.2 The objective of undertaking an SEA is “to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental

assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”<sup>1</sup>

### 1.3 Habitat Regulations Assessment (HRA)

- 1.3.1 European protected sites (the ‘Natura 2000 Network’) are of exceptional importance for the conservation of important species and natural habitats within the European Union. The network of European protected sites comprises Special Protection Areas (SPAs) designated under the Birds Directive (79/409/EEC), Special Areas of Conservation (SACs) designated under the Habitats Directive (92/43/EEC) and Ramsar sites designated under the Ramsar Convention 1975. Government guidance advises that potential SPAs (pSPA), candidate SACs (cSAC) and potential Ramsar (pRamsar) sites are also included in HRA’s.
- 1.3.2 As a land use plan, an assessment of the CNHW Neighbourhood Plan (Review) may be required under the Conservation of Habitats and Species (Amendment) Regulations 2012 (the Habitat Regulations) and Article 6(3) of the EU Habitats Directive in order to determine whether the Plan may result in significant effects on identified sites.
- 1.3.3 As with the SEA, a screening process is employed to establish whether any elements of the Draft Plan could have a significant effect on these sites. Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) further reemphasises the importance of carrying out this assessment by stating that one of the basic conditions that must be met before the Plan may be ‘made’ is that “*the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (either alone or in combination with other plans or projects))*”<sup>2</sup>.

### 1.4 Summary of Findings

- 1.4.1 Following the undertaking of the Screening Assessments it is concluded that the Plan, in its current form, **will not have any significant negative effects on the environment or any identified European sites**. It is considered therefore that **a full environmental assessment and habitat regulations assessment is not required**.
- 1.4.2 This determination has been reached by assessing the contents of the Submission (Pre-Release) version of the Neighbourhood Plan (published October 2021) against criteria provided in Schedule 1 of the 2004 Regulations and with regard to Regulation 32 of the 2015 Neighbourhood Planning Regulations & the Habitat Regulations. The conclusions are detailed in full in Section 7 (p37) of this report.
- 1.4.3 This screening assessment reflects the fact that the current version of the CNHW Neighbourhood Plan is a review of the original, which itself was subject to appropriate assessment, by way of a Sustainability Appraisal (SA) and a separate HRA Screening Statement in mid-2016. At that time, it was concluded that the Neighbourhood Plan be screened-out for both a full SEA and HRA, as its impacts were unlikely to be significant. The proposals in the reviewed version of the Plan, as assessed here, are not significantly different

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<sup>1</sup> SEA Directive, Article 1

<sup>2</sup> Planning Guidance - Paragraph: 079: Reference ID: 41-079-20140306

to those in the original Plan, but have been assessed in full to allow the impact of any detail changes to be better appreciated.

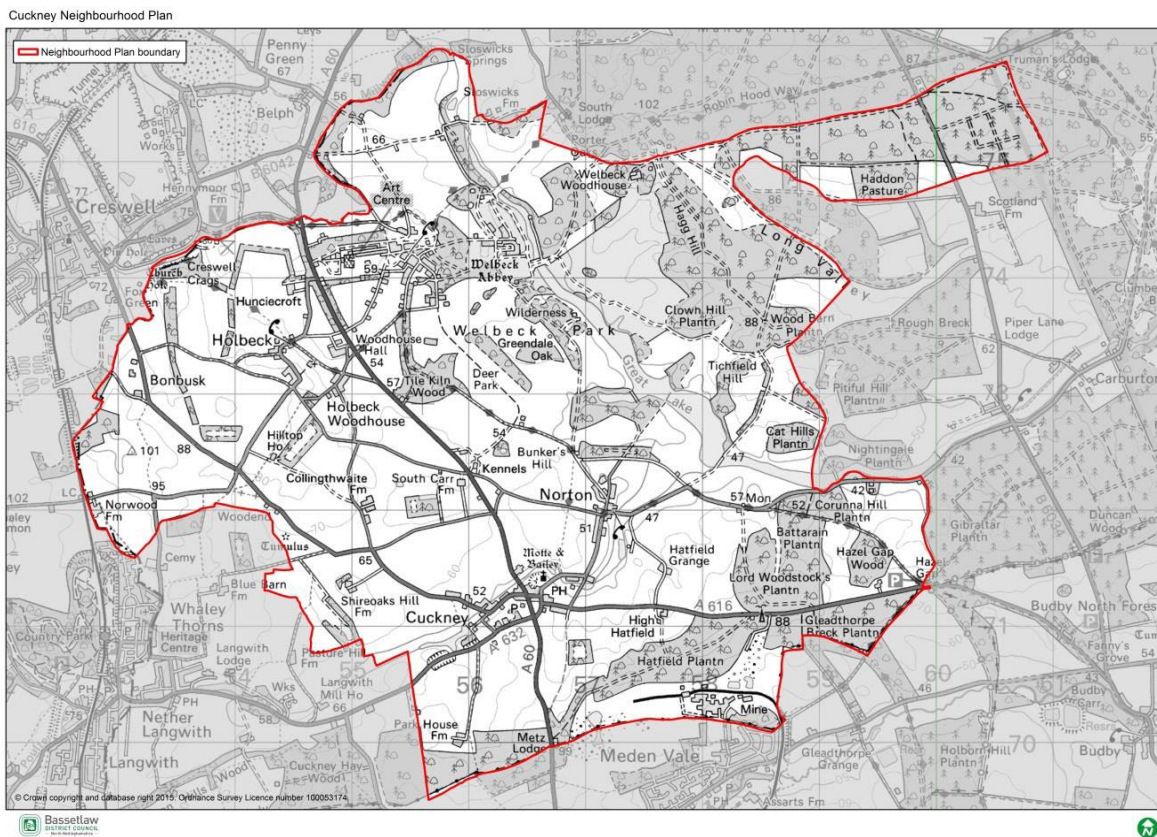
## 2. CNHW Neighbourhood Plan (Review)

### 2.1 Context

2.1.1 The Plan is being developed by the CNHW Neighbourhood Plan Group, an association of the two Parish Councils in the area (Cuckney & Norton, and Holbeck & Welbeck) and local residents, with Cuckney & Norton Parish Council acting as the Qualifying Body.

2.1.2 The Plan is a comprehensive review of the original CNHW Neighbourhood Plan, ‘made’ following successful public referendum in March 2017. It plans for the future development and growth of the designated area (see Figure 1) up to the year 2037.

**Figure 1: Designated Neighbourhood Area**



### 2.2 Plan Overview

2.2.1 The main priorities of the Plan are expressed throughout the document, most clearly in the Vision and Objectives; these will be delivered in turn by the 17 Development Management Policies contained in the Plan. The Vision and Objectives of the Plan, as well as the Policies can be found below.

## 2.3 Vision

- 2.3.1 By 2037 the Neighbourhood Plan area will be thriving, vibrant and community led. It will value its rural environment and heritage and provide the whole community with opportunities to meet their housing, employment and social needs at every stage of their life. It will promote low carbon development and be a sustainable place where everyone can flourish and prosper.

## 2.4 Community Objectives

**Community Objective 1:** To bring forward carefully selected sites to meet the current and future needs of the community (both housing and community facilities) whilst ensuring that such development complements the character of the area.

**Community Objective 2:** To ensure that all development is designed in accordance with guidelines that reflects the areas distinctive character.

**Community Objective 3:** To promote development that builds upon the distinctive strengths of the local tourist economy.

**Community Objective 4:** To support growth and innovation within the local economy that will provide more local job opportunities.

**Community Objective 5:** To protect, enhance and where possible extend existing open spaces and walking and cycling routes through and out of the Plan area.

**Community Objective 6:** To promote a low carbon approach by encouraging community renewable energy schemes, the use of green materials and designs and in the renovation of existing buildings.

**Community Objective 7:** The Neighbourhood Plan will take a positive approach to development on the allocated sites to ensure the area remain attractive and vibrant place to live.

## 2.5 Development Management Policies

Neighbourhood Plan Policy	Intent
<b>Policy 1: Sustainable Development, Infill and Development Boundaries</b>	Identifies the development boundaries for Cuckney and Norton and the criteria that development within the boundaries should meet in order to be supported. This includes consideration of District policies, issues of character and design, green infrastructure, heritage and conservation, sustainable transport and drainage. The policy also specifies that development outside of these development boundaries, and in the two settlements, Holbeck and Welbeck, will be carefully controlled in accordance with national, District, and other policies in the Neighbourhood Plan.
<b>Policy 2: Protecting the Landscape Character</b>	Ensures that development respects landscape character features identified in the Plan and the supporting Design Code, specifically key views, significant green gaps, and trees and hedges. It also seeks to ensure that development should achieve a biodiversity net gain in accordance with local and national policy.
<b>Policy 3: Protecting or Enhancing Heritage Assets</b>	Provides support for development proposals that respect and enhance the heritage assets in the Plan area. Also specifies that development will only be supported on gardens and open spaces with the Cuckney, Norton, and Holbeck Conservation Areas where it will preserve the character, appearance, and urban grain of these areas.
<b>Policy 4a: Expanding Employment Opportunities in Welbeck Village</b>	Supports the conversion of vacant buildings in Welbeck Village provided the design reflects the heritage value of the building and adheres to the CNHW Design Code 2021.
<b>Policy 4b: The Redevelopment of Hatfield Plantation</b>	Supports the redevelopment of the Hatfield Plantation provided that the development respects the heritage value of the site and demonstrates it will not impact negatively on biodiversity or the landscape character of the area.
<b>Policy 5: Achieving Well Designed Places</b>	Draws attention to the accompanying CNHW Design Code 2021, and details how it should be interpreted as part of development proposals, through reference to specific design-related variables.
<b>Policy 6: Low Carbon Development and Renewable Energy</b>	Provides support for renewable energy generation and low carbon development on all development proposals, provided they preserve the significance of any heritage assets affected.
<b>Policy 7a: Housing Mix and Type</b>	Seeks a mix of housing types and sizes that meets the needs of local people, in accordance with the accompanying Housing Needs Assessment.

Neighbourhood Plan Policy	Intent
<b>Policy 7b: Affordable Housing</b>	Provides support for affordable housing on sites of 10 or more dwellings in accordance with District and national policy.
<b>Policy 7c: Rural Exception Site</b>	Supports the development of Affordable Housing in the Open Countryside where a need has been identified in the parish for such a development and it is in adherence with the CNHW Design Code 2021
<b>Policy 8: Improving Sports, Recreation and Community Facilities</b>	Provides support for developments that seek to enhance and improve community facilities, relocate them where necessary and appropriate, and supports the extension and improvement of Lady Margaret Hall on the Welbeck Estate.
<b>Policy 9: Conservation and Enhancement of cycling and walking routes</b>	Provides support for developments directly related to walking and cycling routes providing they do not detract for the landscape character or ecological value of the affected area as defined in the Landscape Character Assessment Study.
<b>Policy 10: Promoting Tourism in Welbeck Village</b>	Supports developments that would reinforce and promote the role of Welbeck Village as a tourist destination. Development which would enhance this offer through the creation of accommodation and other facilities for tourists will be supported providing the heritage assets and their setting in the area is protected.
<b>Policy 11: Former Depot Site and adjoining field, Budby Road, Cuckney</b>	Development for around 15 dwellings of mixed type and tenure is supported on this site, subject to a number of site-specific criteria, including design, layout, landscaping, and access.
<b>Policy 12: Land South of Creswell Road, Cuckney</b>	Development for around 10 dwellings is supported on this site, subject to a number of site-specific criteria, including design, layout, landscaping, drainage, and access.
<b>Policy 13: Redevelopment of Land and Buildings, Woodhouse Hall Barns, Holbeck</b>	Redevelopment of the land and associated buildings on the site is supported, subject to a number of site-specific criteria, including design, layout, landscaping, and its protection of existing heritage assets.
<b>Policy 14: Lady Margaret Crescent, Norton Grange Farm, outbuildings and surrounding Land</b>	Development for around 9 dwellings, including the renovation and sympathetic conversion of listed and historic buildings, is supported on this site, subject to a number of site-specific criteria, including design, layout, landscaping, and the inclusion of at least four new bungalows suitable for older people on the site.



### 3. SEA Screening – Assessment

#### 3.1 SEA Assessment Overview

3.1.1 The table below includes the assessment of the CNHW Neighbourhood Plan (Review), including its Objectives and Development Management Policies against the criteria included in Schedule 1 of the 2004 Regulations. The Neighbourhood Plan is being assessed as a whole against the criteria listed below to allow for the consideration of its effects on the environment.

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Significant effect likely?	Comment
<p><b>1a</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>	<p>NO</p>	<p>The CNHW Neighbourhood Plan (Review) (the Plan) sets-out a spatial vision for the designated Neighbourhood Plan area and provides a framework for development proposals. This framework will be delivered by development management policies contained within the Plan. The framework will have some impacts on the environment, noticeably the support of development proposals. However it is deemed that these impacts will not be significant, due to their small-scale and localised nature.</p> <p>The Plan is considered to be in general conformity with Bassetlaw District Council's Core Strategy 2011. It is also considered to be in general conformity with the most recent version of the National Planning Policy Framework (NPPF).</p> <p>In addition to the land use policies, 9 community projects are detailed as aspirations in the Appendix C of the Plan. These projects will be delivered in accordance with the policies in the Plan and those in the Bassetlaw Core Strategy, and it is deemed that they will not have any significant effects on the environment.</p>
<p><b>1b</b> The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.</p>	<p>NO</p>	<p>The Plan, where possible, will respond to rather than influence other plans and programmes. It is part of a hierarchy, but is at the lowest tier, sitting below the Bassetlaw Core Strategy DPD (District level) and National Planning Policy Framework (National level), and has thus been influenced by these higher-</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Significant effect likely?	Comment
		<p>tier and pre-existing plans, rather than having an influence on them.</p> <p>The Plan has been developed with a view towards the emerging Bassetlaw Local Plan but, as above, will remain at the lowest tier of the hierarchy.</p> <p>The policies within a neighbourhood plan apply only within the designated neighbourhood area, and so the Plan will not have a direct impact on other plans in adjoining areas.</p>
<p><b>1c</b> The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>NO</p>	<p>The Plan promotes sustainable development within the neighbourhood area through balancing environmental, social and economic objectives. The Vision &amp; Objectives, in conjunction with Section 8 of the Plan (Sustainable development principles), and the development management policies, work to ensure that all development proposals brought forward in the area will take this balance into account.</p> <p>Specifically, the residential development supported in Policies 1, 7a, 7b, 7c, 11, 12 13, and 14, and the economic development supported in Policies 4a, 4b, and 10 is viewed as key to ensuring the long term sustainability of the area. But this projected growth is balanced by the protection of key environmental and social / cultural assets, as supported by Policies 2, 3, 5, 6, 8, and 9, and the Local Green Space designations upheld from the original version of the Plan (included as Appendix 1).</p> <p>As a result, it is considered that the Plan effectively integrates and balances all potential environmental considerations, and that potential impacts are, therefore, not significant.</p>
<p><b>1d</b> Environmental problems relevant to the plan or programme.</p>	<p>NO</p>	<p>The majority of effects the Plan will have on the environment will be positive. This is due mainly to Policies 2 and 3 that work to protect and enhance environmental assets and green infrastructure in the Plan area, in addition to the upheld Local Green Space designations.</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Significant effect likely?	Comment
		<p>The proposed identification of land in the Plan for residential development is likely to have some effects on the local environment, notably the four residential allocation sites (Policies 11, 12, 13, and 14). However existing national and local planning policies, the site-specific criteria in the above proposed policies, the Plan’s general support for sustainable development, and the planning application process will ensure these effects are not significant.</p>
<p><b>1e</b> The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).</p>	<p>NO</p>	<p>The Plan will be in compliance with the Bassetlaw Local Development Framework, which has taken into account the existing European and National legislative framework for environmental protection. The Plan will therefore have a positive effect on compliance with regards to relevant legislation and programmes. It is deemed that no proposals within the Plan will compromise this position.</p>
<p><b>2a</b> The probability, duration, frequency and reversibility of the effects.</p>	<p>NO</p>	<p>It is deemed highly unlikely that there will be any irreversible damaging environmental impacts associated with the Plan. The policies within the Plan seek to ensure new development is sustainably built and promotes the enhancement and protection of environmental assets.</p> <p>The timescales of the Plan is intended to be until 2037.</p> <p>Should any unforeseen significant effects on the environment arise as a result of the Plan, the intention to monitor the Plan and to also amend/update the Plan when required will allow these effects to be addressed and reversed (see Section 21: <i>Monitoring and Review</i>)</p>
<p><b>2b</b> The cumulative nature of the effects.</p>	<p>NO</p>	<p>It is considered that the Policies contained in the Plan cumulatively will have minimal negative effects on the environment and will in fact have moderate to significant positive effects. It is considered that all effects will be at a local level.</p>
<p><b>2c</b> The transboundary nature of the effects.</p>	<p>NO</p>	<p>Effects will be local, with no expected impacts on neighbouring areas.</p>
<p><b>2d</b> The risks to human health or the environment</p>	<p>NO</p>	<p>No obvious risks have been identified as the overall aim of the Plan is to ensure the careful</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Significant effect likely?	Comment
(for example, due to accidents).		management of development and the continued sustainability of the Plan area.
<b>2e</b> The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	NO	<p>The Plan relates to and will have an influence on a designated neighbourhood area of approximately 2849 hectares, with a resident population of 550 (Census 2011).</p> <p>It is deemed the Plan as a whole will have a positive impact upon local residents through the protection and enhancement of local environmental assets and through the delivery of identified community projects (see <i>Appendix C</i>).</p>
<p><b>2f</b> 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; or</p> <p>(iii) intensive land-use.</p>	NO	<p>The Plan is deemed unlikely to have an adverse effect on the natural characteristics and cultural heritage of the neighbourhood area. Indeed, Policies 2 and 3 of the Plan work to actively protect and enhance these, in addition to criteria within the other development management policies.</p> <p>With respect to natural characteristics, there are two Sites of Special Scientific Interest (SSSI), two Local Wildlife Sites (LWS) and one Ancient Woodland within the Plan area. Clumber Park SSSI is immediately adjacent to the Plan boundary. The Birklands and Bilhaugh SSSI / Special Area of Conservation (SAC) is in the vicinity. The Plan area also intersects the Sherwood Forest prospective potential Special Protection Area (ppSPA). The Plan acknowledges the value of these assets, and has been devised so as to avoid significant effects on them, focussing the limited amount of development potential within or adjacent to existing settlements / nuclei. Further detail is provided in the accompanying Habitats Regulation Assessment (HRA).</p> <p>With respect to cultural heritage, the Plan area includes a significant number and range of heritage assets, including approximately 60 listed buildings, two conservation areas, areas of archaeological interest, and notably includes the Grade I listed Welbeck Abbey and associated registered park and garden. The Plan has the potential to impact on these assets. However, it takes a proactive stance to</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Significant effect likely?	Comment
		<p>managing and minimising risk, through enhancing documentation of the features and their value, and the inclusion of specific policy requirements to ensure they are protected from harm. Coupled with the protections provided by the existing formal designations noted above, it is considered that the Plan does not increase the likely significance of effects.</p> <p>The Plan does not exceed environmental quality standards or limit values, and does not include specific policies in relation to intensive land uses.</p>
<p><b>2g</b> The effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>NO</p>	<p>It is considered that the Plan will not adversely affect areas of landscape which have recognised community, national or international protection. Policy 2 specifically addresses the need to protect the local landscape character, including the identification of key views and significant green gaps.</p>

## 4. HRA Screening – Assessment

### 4.1 Overview

4.1.1 For the HRA screening assessment, the designated neighbourhood area was assessed to identify if any Special Protection Areas (SPA), Special Areas of Conservation sites (SAC), or Ramsar sites were located within the boundary, as well as those considered as potential sites (pSPA, ppSPA, cSAC & pRamsar). The assessment also identified if any of these internationally important sites were located within a 15km radius from the Neighbourhood Plan area.

4.1.2 The results of this exercise are detailed on the map included as Figure 4 on page 14. The Birklands & Bilhaugh SAC is located approximately 2.2km to the south-east of the border of the Plan area. In addition, the Sherwood Forest potential prospective Special Protection Area (ppSPA) is located in close proximity to the Neighbourhood Area, and will overlap it in places, should it be designated.

### 4.2 Birklands & Bilhaugh SAC

4.2.1 The Birklands & Bilhaugh Special Area of Conservation covers 270.5 hectares. Information on its characteristics and designation justification can be viewed using the following link, as well as the information below:

<http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?euocode=UK0012740>

*“Annex I habitats that are a primary reason for selection of this site - 9190 Old acidophilous oak woods with Quercus robur on sandy plains.*

*Birklands and Bilhaugh is the most northerly site selected for old acidophilous oak woods and is notable for its rich invertebrate fauna, particularly spiders, and for a diverse fungal assemblage, including Grifoa sulphurea and Fistulina hepatica. Both native oak species, Quercus petraea and Quercus robur, are present, with a mixture of age-classes, so there is good potential for maintaining the structure and function of the woodland system and a continuity of dead-wood habitats.”*

4.2.2 The Screening Assessment on page 15 has considered the main possible sources of effects on the SAC arising from the Plan, possible pathways to the European site, and the effects on possible sensitive receptors in the site. The assessment considers the impacts of the Policies in the Plan directly on the SAC as these are land use Policies which mostly are expected to have some direct or indirect impact on the local environment.

### 4.3 Sherwood Forest indicative prospective potential Special Protection Area (ppSPA)

4.3.1 Although not formally a pSPA, Natural England has advised that there is a possibility of a Sherwood Forest pSPA being designated in the future on account of supporting populations of breeding nightjar and woodlark. In a note to Local Planning Authorities dated March 2014, Natural England advocates a precautionary approach to any plans or projects which could affect such a site. This approach should ideally cover the potential direct, indirect and cumulative impacts, which may include, but may not be limited to, the following;

- disturbance to breeding birds from people, their pets and traffic

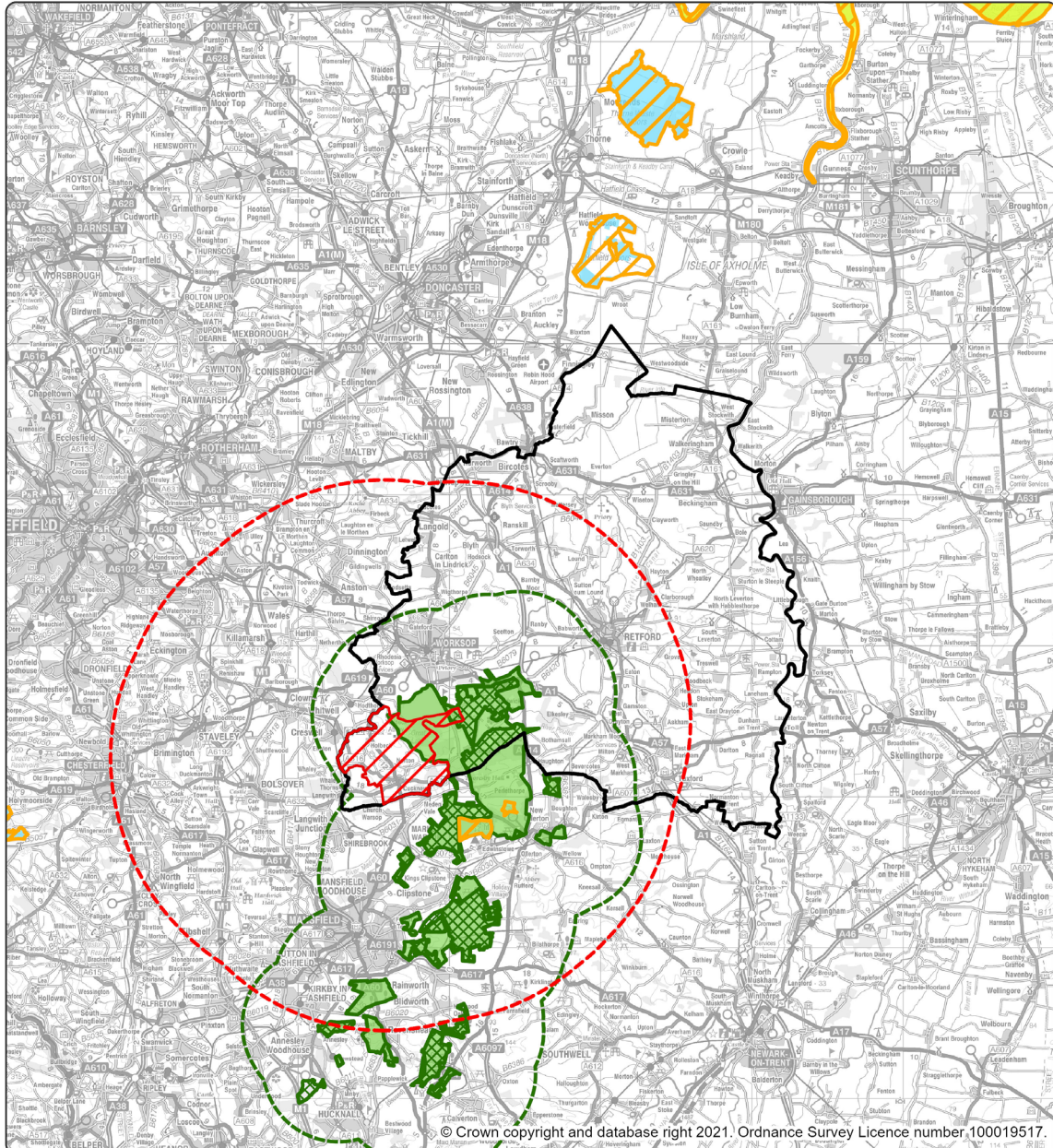
- loss, fragmentation and/or damage to breeding and/or feeding habitat
- bird mortality arising from domestic pets and/or predatory mammals and birds
- bird mortality arising from road traffic and/or wind turbines

4.3.2 No formal assessments of the boundary of any future SPA have been made; therefore, it is not possible to definitively identify whether individual sites would fall inside or outside any possible future designated area. However, the Natural England note encloses a map which highlights the areas of greatest ornithological interest for breeding nightjar and woodlark.

4.3.3 The Screening Assessment on page 15 has incorporated the risk-based approach proposed by Natural England, and considered the impacts of the Policies contained in the CNHW Neighbourhood Plan on the Sherwood Forest ppSPA.

**Figure 4: Map of Special Protection Areas and Special Areas of Conservation in relation to the Neighbourhood Area**

**Bassetlaw District Council**



- Bassetlaw Boundary
- NP Boundary
- 15km from NP Boundary
- Special Area of Conservation
- Ramsar
- Special Protection Area
- Sherwood Forest Important Bird Area\*
- Indicative core area of breeding of Nightjar and Woodlark
- Indicative prospective potential Special Protection Area (ppSPA)
- Sherwood Forest Important Bird Area 5km buffer

Source: Natural England, NWT  
 \* IBA boundary from 2010 is shown. IBAs outside of Sherwood Forest are not shown on this map as they have not been considered in the Habitats Regulation Assessment (HRA) Screening.



1:350,000





#### 4.4 Birklands & Bilhaugh SAC HRA Screening Matrix

4.4.1 The screening matrix below shows which types of impacts on European sites could potentially result from each of the policies and sites allocated in the CNHW Neighbourhood Plan (Review). Where a site is not expected to have a particular type of impact, the relevant cell is shaded **green**. Where a site could potentially have a certain type of impact, this is shown in **orange**. The final column sets out the screening conclusions.

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
Policy 1: Sustainable Development, Infill and Development Boundaries	Residential development. Economic development. Increase in vehicle traffic. Increase in recreation pressure.	Air pollution. Disturbance from recreation.	Birklands and Bilhaugh SAC  Sherwood Forest prospective potential Special Protection Area (ppSPA)	No significant effects anticipated.  The areas where development is supported by the Plan are approximately 4.6km at the nearest from the Birklands & Bilhaugh SAC and 1km at the nearest from the identified breeding and important bird areas in relation to the ppSPA.  The Policy focusses development potential within existing settlements, and includes a range of criteria that limit the scale of potential

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				<p>development and mitigate against potential impacts, including Parts 1c, 1d, 1f, 1g, 1h, and 3c. Other Policies within the Plan, notably Policy 2, will also mitigate these impacts.</p> <p>With regards to pathways, it is considered that the nature and small scale of the development supported in this Policy, including the reasonable distance of the potential sites to the SAC will result in no significant effects occurring. For the pathways for the ppSPA, although some of the potential sites are in relatively close proximity to the breeding areas, it is deemed that the small scale and nature of the development supported in this Policy, along with other factors mentioned above, will result in no</p>

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				significant effects occurring.
Policy 2: Protecting the Landscape Character	None. This policy seeks to ensure the protection of landscape character, specifically key views, significant green gaps, and trees and hedges - it will not itself result in new development.	n/a	n/a	No
Policy 3: Protecting or Enhancing Heritage Assets	None. This policy ensures that the heritage assets within the Plan area are respected and, where possible, enhanced – it will not itself result in new development.	n/a	n/a	No
Policy 4a: Expanding Employment Opportunities in Welbeck Village	Economic development. Increase in vehicular traffic.	Air pollution.	Birklands and Bilhaugh SAC  Sherwood Forest prospective potential Special Protection Area (ppSPA)	No significant effects anticipated.  Welbeck Village is approximately 7.5km from the Birklands & Bilhaugh SAC and 0.85km from the identified breeding and important bird areas in relation to the ppSPA.

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				<p>The Policy supports only the conversion of existing structures, limited further by the need to respect heritage designations, hence placing significant limits on the amount of development possible.</p> <p>With regards to pathways, it is considered that the nature and small scale of the development supported in this Policy, including the reasonable distance of the site to the SAC will result in no significant effects occurring. For the pathways for the ppSPA, although this site is in close proximity to the breeding areas it is deemed that the small scale and nature of the development supported in this Policy, along with other factors mentioned above, will result in no</p>

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				significant effects occurring.
Policy 4b: The Redevelopment of Hatfield Plantation	Economic development.  Increase in vehicular traffic.	Air pollution.	Birklands and Bilhaugh SAC  Sherwood Forest prospective potential Special Protection Area (ppSPA)	No significant effects anticipated.  The identified site is approximately 4km from the Birklands & Bilhaugh SAC and 1.5km from the identified breeding and important bird areas in relation to the ppSPA. Several criteria within the Policy work towards mitigating potential impacts, such as Parts 1c, 1d and 1e. Other Policies within the Plan, noticeably Policy 2, will also mitigate these impacts.  With regards to pathways, it is considered that the nature and small scale of the development supported in this Policy, including the reasonable distance of the site to the SAC will result in no

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				significant effects occurring. For the pathways for the ppSPA, although this site is in close proximity to the breeding areas it is deemed that the small scale and nature of the development supported in this Policy, along with other factors mentioned above, particularly Part 1d of the Policy, will result in no significant effects occurring.
Policy 5: Achieving Well Designed Places	None. This policy sets out principles to influence the design and layout of residential developments - it will not itself result in new development.	n/a	n/a	No
Policy 6: Low Carbon Development and Renewable Energy	None. This policy sets out principles to influence the use of sustainable design features and the use of renewable energy technologies on future developments - it will not itself result in new development.	n/a	n/a	No

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
Policy 7a: Housing Mix and Type	None. This policy seeks a mix of housing types and sizes to meet identified local need – it will not itself result in new development.	n/a	n/a	No
Policy 7b: Affordable Housing	None – this policy seeks to support the inclusion of affordable housing in developments of over 10 dwellings – it will not itself result in new development.	n/a	n/a	No
Policy 7c: Rural Exception Site	Residential development.  Increase in vehicular traffic.	Physical loss and damage.  Air pollution.  Disturbance from recreation.	Birklands and Bilhaugh SAC  Sherwood Forest prospective potential Special Protection Area (ppSPA)	No significant effects anticipated.  The potential residential development supported by this Policy accords with paragraph 77 of the NPPF, and will not be applied in isolation from other Policies in the Plan.  The Policy could result in residential development outside of existing settlements, including within the part of the Plan area covered by the

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				<p>ppSPA. However, the stipulations within the Policy will help to ensure any proposals better reflect the specifics of the Plan area than would otherwise be the case. The part of the Plan area covered by the ppSPA, east of Welbeck Lake, is relatively inaccessible, distant from settlements and services, and largely within the registered park and garden, further limiting the potential for development. The requirements detailed in Policy 2 should also help to direct potential development to the most appropriate locations.</p> <p>With regards to pathways, it is considered that the nature and small scale of the development supported in this Policy, including the reasonable distance of the potential</p>



Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				sites to the SAC will result in no significant effects occurring. In respect to the ppSPA, although some of the potential sites are in close proximity to the breeding areas, it is deemed that the small scale and nature of the development supported in this Policy, along with other factors mentioned above, will result in no significant effects occurring.
Policy 8: Improving Sports, Recreation and Community Facilities	Development of community facilities  Increase in vehicular traffic	Air pollution.	Birklands and Bilhaugh SAC  Sherwood Forest prospective potential Special Protection Area (ppSPA)	No significant effects anticipated.  Parts 1 to 3 of the Policy support limited development related to the provision of sport, recreation and community facilities, and will not be applied in isolation.

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				<p>Part 4 of the Policy supports development proposals that improve and expand the facilities within the existing boundaries of Lady Margaret Hall. The identified site is approximately 7.5km from the Birklands &amp; Bilhaug SAC and 1.75km from the identified breeding areas in relation to the pSPA. This part of the Policy will reduce the need to travel out of the area for social and recreational activities, and includes a range of stipulations to control potential impacts.</p> <p>Overall, it is considered that this Policy will have no significant effects on the Birklands &amp; Bilhaug SAC and the identified breeding and important bird areas in relation to the ppSPA.</p>

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
Policy 9: Conservation and Enhancement of cycling and walking routes	Development of community facilities	<p>Physical loss and damage.</p> <p>Disturbance from recreation.</p>	<p>Birklands and Bilhaugh SAC</p> <p>Sherwood Forest prospective potential Special Protection Area (ppSPA)</p>	<p>No significant effects anticipated.</p> <p>This Policy does not allocate land for development but supports development proposals that relate to improving and extending walking and cycling routes in the Plan area in line with the prepared Green Infrastructure Report. Part 1a of the Policy provides clear stipulations about the need to protect landscape and ecological value</p> <p>It is considered this Policy will have no significant effect on the Birklands &amp; Bilhaugh SAC. With respect to the ppSPA, the routes identified for improvement in the Green Infrastructure Report are not located within the</p>

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				<p>identified breeding areas. Therefore this Policy has the potential to reduce the levels of recreational activities impacting these areas and it is considered it will have no significant effect on the ppSPA.</p>
<p>Policy 10: Promoting Tourism in Welbeck Village</p>	<p>Economic / tourism related development.</p> <p>Increase in vehicular traffic.</p>	<p>Air pollution.</p>	<p>Birklands and Bilhaugh SAC</p> <p>Sherwood Forest prospective potential Special Protection Area (ppSPA)</p>	<p>No significant effects anticipated.</p> <p>Welbeck Village is approximately 7.5km from the Birklands &amp; Bilhaugh SAC and 0.85km from the identified breeding and important bird areas in relation to the ppSPA.</p> <p>The Policy has the potential to increase traffic volumes in the Plan area. However, vehicular access to Welbeck Village is solely from the west (A60), away from the identified breeding and important bird areas in relation to the ppSPA. Policy 9 should help to</p>

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				<p>encourage the use of non-vehicular transport, given the convergence of cycling and walking routes on Welbeck Village.</p> <p>With regards to pathways, it is considered that the nature and small scale of the development supported in this Policy, including the reasonable distance of the site to the SAC will result in no significant effects occurring. For the pathways for the ppSPA, although this site is in close proximity to the breeding areas it is deemed that the small scale and nature of the development supported in this Policy, along with other factors mentioned above, will result in no significant effects occurring.</p>

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
Policy 11: Former Depot Site and adjoining field, Budby Road, Cuckney	Residential development.  Increase in vehicular traffic.	Air pollution.  Disturbance from recreation.	Birklands and Bilhaugh SAC  Sherwood Forest prospective potential Special Protection Area (ppSPA)	No significant effects anticipated.  The site identified in the Policy is approximately 4.8km from the Birklands & Bilhaugh SAC and 2km from the identified breeding and important bird areas in relation to the ppSPA.  This policy alone would not be expected to cause a significant increase in traffic and air pollution in the area, and should help to deliver development in the most sustainable locations. Part 1c of the Policy, in conjunction with Policy 9, should help to encourage walking and cycling for short distance trips.  With regards to pathways, it is considered that the residential nature and small scale of the

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				development supported in this Policy, including the distance of the site to the SAC will result in no significant effects occurring. For the pathways for the ppSPA, although this site is in close proximity to the breeding areas it is deemed that the residential nature and small scale of the development supported in this Policy, along with other factors mentioned above, will result in no significant effects occurring.
Policy 12: Land South of Creswell Road, Cuckney	Residential development.  Increase in vehicular traffic.	Air pollution.  Disturbance from recreation.	Birklands and Bilhaugh SAC  Sherwood Forest prospective potential Special Protection Area (ppSPA)	No significant effects anticipated.  The site identified in the Policy is approximately 5.4km from the Birklands & Bilhaugh SAC and 2.5km from the identified breeding and important bird areas in relation to the ppSPA.

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				<p>This policy alone would not be expected to cause a significant increase in traffic and air pollution in the area, and should help to deliver development in the most sustainable locations. Part 1d of the Policy, in conjunction with Policy 9, should help to encourage walking and cycling for short distance trips.</p> <p>With regards to pathways, it is considered that the residential nature and small scale of the development supported in this Policy, including the distance of the site to the SAC will result in no significant effects occurring. For the pathways for the ppSPA, although this site is in relatively close proximity to the breeding areas it is deemed that the</p>



Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				residential nature and small scale of the development supported in this Policy, along with other factors mentioned above, will result in no significant effects occurring.
Policy 13: Redevelopment of Land and Buildings, Woodhouse Hall Barns, Holbeck	Residential development.  Increase in vehicular traffic.	Air pollution.  Disturbance from recreation.	Birklands and Bilhaugh SAC  Sherwood Forest prospective potential Special Protection Area (ppSPA)	It is considered that this Policy will have no significant effects on the two identified European sites.  The site identified in the Policy is approximately 7.5km from the Birklands & Bilhaugh SAC and 1.75km from the identified breeding and important bird areas in relation to the ppSPA.  This policy alone would not be expected to cause a significant increase in traffic and air pollution in the area, and should help to deliver development in the most sustainable

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				<p>locations. Part 3 of the Policy, in conjunction with Policy 9, should help to encourage walking and cycling for short distance trips.</p> <p>With regards to pathways, it is considered that the residential nature and small scale of the development supported in this Policy, including the distance of the site to the SAC will result in no significant effects occurring. For the pathways for the ppSPA, although this site is in relatively close proximity to the breeding areas it is deemed that the residential nature and small scale of the development supported in this Policy, along with other factors mentioned above, will result in no significant effects occurring.</p>

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
<p>Policy 14: Lady Margaret Crescent, Norton Grange Farm, outbuildings and surrounding Land</p>	<p>Residential development. Increase in vehicular traffic.</p>	<p>Air pollution. Disturbance from recreation.</p>	<p>Birklands and Bilhaugh SAC  Sherwood Forest prospective potential Special Protection Area (ppSPA)</p>	<p>No significant effects anticipated.</p> <p>The site identified in the Policy is approximately 5km from the Birklands &amp; Bilhaugh SAC and 1km from the identified breeding and important bird areas in relation to the ppSPA.</p> <p>This policy alone would not be expected to cause a significant increase in traffic and air pollution in the area, and should help to deliver development in the most sustainable locations.</p> <p>With regards to pathways, it is considered that the residential nature and small scale of the development supported in this Policy, including the distance of the site to the SAC will result in no</p>

Policy	Likely activities (operation) to result as a consequence of the proposal	Likely effects if proposal implemented	European site(s) potentially affected	Could the proposal have likely significant effects on European sites?
				<p>significant effects occurring. For the pathways for the ppSPA, although this site is in close proximity to the breeding areas it is deemed that the residential nature and small scale of the development supported in this Policy, along with other factors mentioned above, will result in no significant effects occurring.</p>

## 5. In-combination effects

### 5.1 Overview

- 5.1.1 Existing plans and proposals must be considered when assessing new plans or programmes for likely significant effects as they may create 'in-combination' effects. As the CNHW Neighbourhood Plan (Review) is proposing to allocate a range of sites for residential development, the in-combination effects of this development along with any development outlined in Bassetlaw District Councils Local Development Framework must be considered. However, the Site Allocations Document proposed by BDC was withdrawn in December 2014, therefore any development to take place in the area will be that defined within the Neighbourhood Plan. Therefore there are no in-combination effects as a result of these proposed residential development allocations.
- 5.1.2 The Neighbourhood Plan is also required to be in general conformity with existing strategic policies in Bassetlaw District Councils Development Plan, which has been assessed at a higher level to determine its effects on the identified SAC and ppSPA. It is concluded that no significant in-combination effects are likely as a result of the implementation of the Neighbourhood Plan.
- 5.1.3 The individual policies of the Plan have been assessed above, and it is deemed that, individually, they will not result in any significant effects on the identified SAC and ppSPA. With regards to the Plan as a whole, it is also determined that no significant effects are likely to occur as a consequence of the implementation of the Plan.
- 5.1.4 As set out in Section 7 of this document, it is concluded as a result of the above, that the Plan will not lead to a significant effect on the integrity of the Birklands and Bilhaugh SAC or the Sherwood Forest ppSPA and therefore does not require a full HRA to be undertaken.

## 6. Impact Risk Zones for Sites of Special Scientific Interest (SSSI)

### 6.1 Overview

- 6.1.1 Sites of special scientific interest (SSSI) conserve and protect the best of our wildlife, geological and physiographical heritage for the benefit of present and future generations, under the Wildlife and Countryside Act 1981.
- 6.1.2 Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts, generally decreasing in sensitivity with distance from the site.
- 6.1.3 There are two SSSIs located within the Plan area itself:
- [Creswell Crags](#)
  - [Welbeck Lake](#)

6.1.4 There are a further four sites located in neighbouring areas:

- [Birklands and Bilhaugh](#)
- [Clumber Park](#)
- [Lord Stubbins Wood](#)
- [Thoresby Lake](#)

6.1.5 The sites proposed for allocation within policies 11, 12, 13 and 14 of the Plan have been assessed to determine if they fall within any SSSI Impact Risk Zones. Following this, it is possible to determine whether a proposed development is likely to affect a SSSI using criteria provided by Natural England.

6.1.6 It has been identified that the entire Plan area is covered by Impact Risk Zones associated with the SSSI identified above. This includes all of the sites proposed for allocation in Policies 11, 12, 13 and 14. However, because of the distant nature of the SSSI in question, the Risk Zones in question are all of the lower order type, and are not triggered by the type and scale of development proposed. The site addressed in Policy 14 (Lady Margaret Crescent, Norton) is in relative proximity to Welbeck Lake SSSI, but the position of the site within the existing built form of the village means the impact risk zone it falls within is not triggered. In conclusion, it is deemed that the development of these sites will not have a negative impact upon any of the SSSI. Natural England are invited to comment on this position.

## 7. Conclusions

### 7.1 Consultation

7.1.1 As required by the regulations, a draft version of this report was issued for the purposes of consultation with the statutory bodies, specifically the Environment Agency, Historic England, and Natural England. On conclusion of the five-week consultation (16 November to 21 December 2021), responses had been received from all three bodies. The responses are included in full at Appendix 1, and can be summarised as follows:

- **Environment Agency:** do not disagree with the conclusion that an SEA / HRA can be screened-out, but recommend consulting Natural England, due to the proximity of numerous SSSI.
- **Historic England:** on the basis of the information provided in the draft report, it is considered that the preparation of a SEA is not likely to be required.
- **Natural England:** agrees with the conclusions, and does not have any other specific comments.

7.1.2 On the basis of the above, the initial conclusions are upheld, and no consequential amendments have been made to the report; the conclusions are detailed below.

### 7.2 SEA Screening

7.2.1 On the basis of the SEA Screening Assessment set out in this document, the conclusion is that the CNHW Neighbourhood Plan (Review) will not have significant environmental effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore **does not need to be subject to a full SEA.**

### 7.3 HRA Screening

7.3.1 The HRA Screening Assessment concludes that no significant effects are likely to occur with regards to the integrity of the Birklands and Bilhaugh SAC or the Sherwood Forest ppSPA as a consequence of the implementation of the Plan. As such the Plan **does not require a full HRA to be undertaken.**

7.3.2 The main reason for these conclusions is:

- The development that is supported in the Plan is deemed to be of a scale, nature, and location that will not result in any significant effects on the two identified European sites.

## Appendix 1: Consultation Responses

### Environment Agency (two responses received)

Received 17 December 2021.

Hello Will,

Thank you for the consultation.

I can confirm that we have no further comments to make on the SEA and HRA screening documents.

Received 21 December 2021.

Dear Sir/Madam,

Thank you for giving the Environment Agency(EA) the opportunity to comment on the CNHW Neighbourhood Plan Draft SEA / HRA Screening.

From the perspective of the remit of the EA we do not disagree with the conclusion that an SEA/HRA can be screened out. However we note that there are a number of SSSI's in relative close proximity of the Plan area and we therefore advice you seek the views of Natural England.

### Historic England

Received 15 December 2021.

Dear Mr Wilson

Thank you for your consultation of 16 November 2021 and the request for a Screening Opinion in respect of the CNHW Neighbourhood Plan.

For the purposes of consultations on SEA Screening Opinions, Historic England 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 is of the view that the preparation of a Strategic Environmental Assessment is not likely 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 Historic England 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:

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

Should it be concluded that, overall, a SEA will be required for the Plan, Historic England would be pleased to discuss the scope of the assessment in relation to the historic environment in due course.

I hope that this information is of use to you at this time. Should you have any queries, please do not hesitate to contact me.

## **Natural England**

Received 17 December 2021.

Dear Will Wilson

Cuckney & Norton, Holbeck & Welbeck Neighbourhood Plan (Review): Draft SEA / HRA Screening

Thank you for your consultation on the above dated 18 November 2021

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 - Screening**

Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004 (as amended). 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 planning practice guidance.

Planning practice guidance also outlines that if an appropriate assessment is required for your neighbourhood plan this will also engage the need for a SEA. One of the basic conditions that will be tested by the independent examiner is whether the neighbourhood plan is compatible with European obligations, including those under the SEA Directive. Where a SEA is required it should be prepared in accordance with regulation 12 of the SEA Regulations

## **Habitats Regulations Assessment – screening and appropriate assessment requirements**

Where a neighbourhood plan could potentially affect a ‘habitats site’, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2017), as amended (the ‘Habitats Regulations’). Where likely significant effects are identified, it will be necessary to undertake an appropriate assessment of the neighbourhood plan and, if needed, identify and secure appropriate mitigation measures to ensure the plan does not result in an adverse effect on the integrity of the habitats site.

**In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012 (as amended), a neighbourhood plan cannot be made if it breaches the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (as amended).**

A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on the habitats site(s). This will be particularly important if a neighbourhood plan is to progress **before** a local plan and/or the neighbourhood plan proposes development which has not been assessed and/or included in the Habitats Regulations Assessment for the local plan. Where mitigation is necessary to ensure no effects then this will need to be properly assessed via an appropriate assessment.

**Natural England agrees with your conclusions and does not have any other specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact:  
[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).