

# **Newton Flotman Neighbourhood Plan**

## Strategic Environmental Assessment Screening Report



**Updated August 2024**

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## **1. Introduction**

- 1.1 The purpose of this report is to determine if the Newton Flotman Neighbourhood Plan requires Strategic Environmental Assessment (SEA) through a process known as SEA screening.
- 1.2 The Newton Flotman Neighbourhood Plan has been commissioned by Newton Flotman Parish Council and developed by a Steering Group of residents. A map showing the Neighbourhood Plan area for Newton Flotman is in Appendix A. The first draft of the Neighbourhood Plan is being prepared for 'pre-submission consultation' in October 2024. The draft objectives and policies considered in this SEA screening report have not yet been signed off by the Steering Group. Should the draft policies change in a significant way, the SEA screening process will be repeated. The draft policies used in this screening are dated 1st July 2024.
- 1.3 This report fulfils the requirements of European Directive 2001/42/EC on the Assessment and Effects of Certain Plans and Programmes on the Environment, and the Neighbourhood Planning (General) Regulations 2012 as amended.
- 1.4 This report provides details of the draft pre-submission Neighbourhood Plan policies and explains the legislative background to SEA screening, before providing an account of the SEA screening exercise for the Newton Flotman Neighbourhood Plan.

## **2. The Newton Flotman Neighbourhood Plan**

- 2.1 The Newton Flotman Neighbourhood Plan Steering Group has developed the draft aims, vision, objectives and policies of the Neighbourhood Plan through community consultation. The purposes of the draft Neighbourhood Plan policies are to build upon policies in line with the Greater Norwich Local Plan (adopted by South Norfolk Council on the 25<sup>th</sup> March 2024) and the emerging South Norfolk Village Cluster Housing Allocation Plan. There are no site allocations for development within the Neighbourhood Plan in addition to those in the Local Plan.
- 2.2 A Data Profile for the Newton Flotman Neighbourhood Plan has been completed, which contains information on community infrastructure, housing and the built-environment, transport and access and environment and landscape. Information from the data profile is used within this SEA screening.
- 2.3 The Newton Flotman Neighbourhood Plan draft vision is:

Newton Flotman will remain a cohesive rural community with good infrastructure for all. New development (housing, commercial and community) will reflect current and future needs of the parish, be well designed, environmentally sustainable, and sympathetic to the character of Newton Flotman. Our wildlife, green spaces and local heritage will be valued and protected.

2.4 The Newton Flotman Neighbourhood Plan draft objectives and policies are:

**OBJECTIVE 1:** To support development that is well designed, environmentally sustainable and sympathetic to the character of Newton Flotman.

**POLICY NF1: Design**

The design of all new development in Newton Flotman parish should reflect the local distinctiveness and character of the area (as outlined in the Character Appraisal, of the Newton Flotman Design Guidelines and Codes) and be physically integrated where possible.

As appropriate to their scale, nature and location, proposals for new development should accord with guidelines and codes set out in the Newton Flotman Design Guidelines and Codes.

**POLICY NF2: Housing mix (size, type and tenure)**

Proposals for new housing must provide for and contribute to a mix of housing that meets local needs (both now and in the future) and enables the creation of a mixed and balanced community. Proposals for new housing must take into account the findings of the Newton Flotman Housing Needs Assessment.

New development must comprise of mainly 3-bedroom dwellings, with some 2-bedroom and 1 bedroom dwellings. Variety will be sought to provide for newly forming households on lower budgets, family housing and older households looking to downsize.

Affordable home ownership products such as First Homes and shared ownership should be at a minimum discount of 40 per cent. Specialist housing for older people in Newton Flotman is also encouraged, including accessible homes, bungalows and Life Time Homes.

**POLICY NF3: Land off Alan Avenue (NEW1), additional requirements**

In addition to the requirements of the South Norfolk Village Cluster Housing Allocation Plan, and other relevant policies within the

Neighbourhood Plan, the development of land off Alan Avenue for residential purposes should incorporate the following matters:

#### Housing mix

- a. Mixed type and tenure of housing, including Affordable Housing.
- b. 8 Affordable Homes as a minimum (delivered in line with the Greater Norwich Local Plan policy for 33 per cent Affordable Housing).

#### Layout

- c. Layout to enable a natural, functional and visual transition between the sites, NEW2 (31 homes) and NEW1 (25 homes).
- d. A southwest access point from the site to any future site.

#### Access

- e. Vehicular access from the south (off Alan Avenue) to serve the site, but that does not provide a vehicular link to through NEW2.
- f. Pedestrian and cycle access to enable a walkable community, linking to key village amenities (Village Centre, recreation area, school, allotments and bus stops):
  - i. From the northwest corner of the site onto Alan Avenue (north end) where there is a vehicle access point for NEW2
  - ii. From the northeast corner of the site onto Alan Avenue (south end).

#### Design

- g. Cohesive design between the two sites.

#### Amenity space

- h. New public open green space will be provided, as a wildlife area with outdoor seating. This is to be separate to any SuDS provision.

#### Biodiversity net gain

- i. Biodiversity net gain of minimum of 10 percent on site. This is to be achieved through the planting of native trees and climate resilient planting, hedges and a wildlife area.

Detailed consideration should also be given to the Newton Flotman Design Guidance and Codes (2024).

### **POLICY NF4: Location and scale of further housing development**

The focus of new development will be within the settlement boundary of Newton Flotman parish, where it can best integrate with existing development and is located near community facilities.

In addition to the allocated sites, within the settlement boundary, proposals for small windfall and infill development, consisting of individual or small groups of dwellings, will be supported where they enhance the form, character and setting of the location.

Outside the identified settlement boundary, proposals for new housing development, including the conversion of existing buildings, such as barns and farm buildings, and replacement dwellings, will only be permitted where they accord with national<sup>1</sup> and district level<sup>2</sup> policies.

#### **POLICY NF5: Heritage assets**

In addition to the Listed Buildings in Newton Flotman, the following are heritage assets that are considered to be locally important to Newton Flotman in terms of their architectural, historical, or cultural significance and these will be treated as Non-designated Heritage Assets:

1. ARTS Dance School
2. Aswad barn
3. Railway cottages
4. Chandlers
5. Cranes Farm
6. Church Farm
7. Flordon Road cottages (1-4)\*
8. Holland House, Ipswich Road
9. Lammas Cottage
10. Mile post on the old bridge over the River Tas
11. Properties on Old Street\*
12. Rosemary Cottages\*
13. Rush Meadow
14. Properties on Short Street\*
15. Newton Flotman village sign
16. Bus shelter, junction of St Mary's Close and Flordon Road
17. Ex-council properties on Lime Bank\*

\* Groupings of properties.

Development proposals should conserve these heritage assets in a manner appropriate to their significance. Proposals affecting a Non-designated Heritage Asset should give consideration to:

- a. The character, distinctiveness and important features of the heritage asset;
- b. The setting of the heritage asset and its relationship to its immediate surroundings;
- c. The contribution that the heritage asset makes to the character of the area.

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<sup>1</sup> As defined in NPPF, paragraph 80.

<sup>2</sup> Adopted Local Plan

### **POLICY NF6: Business development**

Proposals for new businesses and extensions to existing businesses, must be sensitively designed and not have a significant adverse impact upon the character of the area, the historic environment, adjoining uses, or the amenity of local residents, through either their built form, proposed use, or traffic generated.

Premises for a nursery school, a pub, a café, a small shop, a Post Office, or small business units are supported in principle. Such proposals should include provision for high-speed broadband connections and adequate parking and servicing for visitors, including deliveries and couriers.

Where possible, space for homeworking should be designed into new dwellings.

**OBJECTIVE 2:** To encourage a cohesive rural community with good infrastructure for all.

### **POLICY NF7: Existing and new community infrastructure**

The Plan identifies the following existing community infrastructure that meets the needs of Newton Flotman residents (as shown on figure X):

1. Newton Flotman Village Centre and Alan King playing field
2. Newton Flotman allotments
3. St. Mary's Church
4. Kings Green
5. Newton Flotman Primary Academy
6. Newton Flotman Surgery (Long Stratton Medical Partnership)
7. Play area on Alan Avenue
8. Bus shelter, junction of St Mary's Close and Flordon Road
9. Bus shelter, Ipswich Road (A140)
10. Newton Flotman village shop

Proposals for the improvement, adaptation or extension of existing community infrastructure will be supported where they comply with other development plan policies.

Proposals for change of use, involving a potential loss of existing community infrastructure, will only be supported where,

- i. an improved or equivalent facility can be located in an equally or more accessible location in the parish,
- ii. or where it can be demonstrated that there is no reasonable prospect of continued viable use.

Proposals for the following new community infrastructure will be supported:

- a. Additional allotments
- b. Children's play equipment
- c. Additional children's play space
- d. Wildlife area/nature reserve
- e. Green space for informal recreation
- f. Dog run area
- g. Skatepark
- h. Recreation/sports areas, e.g. outside gym and tennis court

**POLICY NF8: Newton Flotman old bridge – site for community use**

The old bridge in Newton Flotman is identified as a site for visual, environmental and amenity enhancement (including hard and soft landscaping improvements), to enable community use. Proposals that positively contribute to improving the overall character of the area will be supported.

Where permission is required, particular support shall be given for improved pedestrian and cycle access to and across the bridge, seating, planters, public open space.

**OBJECTIVE 3: To encourage safe and convenient pedestrian, cycle and vehicle access within Newton Flotman parish.**

**POLICY NF9: Pedestrian and cycle connectivity**

As appropriate to their scale, nature and location, the design of any new residential developments should include opportunities to enhance and join up networks of footpaths (including Public Rights of Way), pavements and cycleways that are suitable for all users, within their designs and layouts. New provision should encourage alternatives to using private cars, enabling a walkable neighbourhood. Footpaths and cycle ways should be visible and separate from roads where possible.

The provision of new pavements, footpaths and cycleways will be supported, in particular where there are opportunities to

- a. Make connections through developments and enable a cohesive village network.
- b. Connect to other surrounding parishes.
- c. Link to existing community infrastructure.
- d. Enable access to open countryside.

**POLICY NF10: A140 access, traffic calming and community parking**

Development proposals that improve safe access to and from the A140 in both directions, for vehicles and pedestrians, will be supported.

New appropriate traffic calming measures will be supported on Flordon Road.



New designated parking arrangements for the following areas will be supported: Newton Flotman CofE Primary Academy (School Road), Flordon Road (near access to A140) and St Mary's Church (School Road and Church Road).

**OBJECTIVE 5: To protect and enhance the natural environment of Newton Flotman.**

**POLICY NF11: Natural assets and biodiversity**

The following are recognised as important natural assets of the parish due to their landscape and/or biodiversity value, which should be conserved and enhanced where possible (figure X):

1. Woodlands (figure X)
2. The River Tas
3. Ponds
4. Field hedgerows
5. Ditches (St Mary's Close, Newton Flotman Playing Field, Church Road, Flordon Road)
6. Ancient/veteran trees?

**Enhancing biodiversity**

As appropriate to their scale, nature and location, development proposals should retain existing features of biodiversity value (including hedgerow and field margins, trees, veteran trees, grass verges, ancient grasslands, ponds and drainage ditches). Development proposals should identify how they will provide a minimum 10 percent net gain in biodiversity (on site in the first instance), for example through:

- a. The creation of new natural habitats and improvements to, or connections between fragments of habitats identified above.
- b. The planting of additional native trees and hedgerows, for screening and landscaping purposes.
- c. Green areas between and in new developments.
- d. Soft site boundaries to new developments where adjacent to agricultural land, open spaces or settlement edge, through native hedgerows.
- e. Integrated bird boxes and bat boxes on the site.

**Loss of natural asset**

Where there is loss or damage, as a result of development, the proposal shall provide for appropriate replacement planting or appropriate natural features on site together with a method statement for the ongoing care and maintenance of that planting. Where this approach is not practicable, appropriate off-site mitigation/compensation should be incorporated into the development proposal. In either case, a method statement for the ongoing care and maintenance of the planting should be included in the proposal.

### **POLICY NF12: Local Green Spaces**

The following areas are designated as Local Green Spaces for special protection:

1. Alan Avenue green space.
2. Alan Avenue play area.
3. Grass area at the entrance to Clabburn Close.
4. Farm track/green lane running parallel to Grove Way.
5. Allotments between Blundville Manor and Olive Avenue, bordering the southern end of the playing fields.
6. Vehicle and pedestrian access to the allotments.
7. Pond to the left of Church Farm on Greenways.
8. Verges on Greenways from Newton Greenways towards Church Farm.
9. Kings Green.
10. Pathway down to the River Tas from Joy Avenue.
11. Playfield at Newton Flotman Village Centre.
12. Small triangle of grass with Beech tree opposite School on School Road.
13. Small triangle of grass with noticeboard beside the school gates.
14. Churchyard surrounding St Mary's Church.
15. Verges on St Mary's Close.

The creation of new public open green space is encouraged where possible.

### **POLICY NF13: Important local views**

Development proposals should respect their landscape setting including any identified important local views within which they are located, or which they affect. The following views are identified as important in Newton Flotman parish:

1. From Cranes Farm looking north
2. From track near Barley View looking towards Stoke Holy Cross
3. From Ipswich Road looking south towards St. Mary's Church
4. From Newton Flotman Village Centre site looking southwest

Development proposals within or affecting an important local view should demonstrate how they have responded positively to the view concerned and safeguarded its integrity and local importance.

### **POLICY NF14: Dark skies**

Development proposals must take account of the existing dark skies in Newton Flotman parish and limit the impact of light pollution from artificial light. Street lighting will not be permitted on any new development, unless it is necessary for security or safety. Any necessary lighting must be designed to minimise the impact on dark skies by, for example, minimal light spillage, use of downlighting, movement

sensitive lighting and restricting hours of lighting. Lighting likely to cause disturbance or risk to wildlife will not be supported.

### **POLICY NF15: Localised flooding**

Development proposals within the immediate locality of the areas identified below as having surface water drainage issues, should take account of all relevant evidence of flooding. Development must not cause or contribute to new flooding or drainage issues and should mitigate its own flooding and drainage impacts.

There are a number of locations that have surface water drainage issues. The following locations within the parish are identified:

1. Joy Avenue
2. Dell Close
3. Church Road
4. Brightons Road down to the bus stop
5. Alan Avenue, onto Flordon Road
6. Flordon Road coming off field track
7. Waterside Gardens

All new development including minor development, is required to use an appropriate Sustainable urban Drainage System (SuDS) which will mitigate and protect against pollution, provide drainage and wider amenity, recreational and biodiversity benefits commensurate with the size of the development (see Newton Flotman Design Guidance and Codes).

## **3. Legislative Background**

- 3.1 European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment ('SEA Directive') introduces the need to undertake a strategic environmental assessment ('SEA') during the development of some plans and programmes. The main purpose of SEA, according to Article 1 of the SEA Directive, 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.'

- 3.2 The SEA Directive is transcribed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004, which establishes the requirement to undertake a sustainability appraisal (SA) for some documents used for planning purposes. The SA process incorporates the requirement for SEA, but typically has a broader

scope and considers the social and economic issues in addition to the environmental effects.

- 3.3 The requirement to undertake SA of supplementary planning documents (SPD) was removed by the Planning Act 2008. However, the need to establish whether the planning document requires SEA, through the SEA Directive, remains. Articles 2 and 3 of the SEA Directive explain which plans and programmes require SEA. The Government's Planning Practice Guidance, suggests that an SPD will only require an SEA in exceptional circumstances, if they are likely to have significant environmental effects that have not already been assessed through the preparation of the Local Plan.
- 3.4 The Neighbourhood Planning (General) (Amendment) Regulations 2015 amends the Neighbourhood Planning (General) Regulations 2013 to provide clarification on the SEA related documents which must be submitted alongside neighbourhood planning proposals. Regulation 2(4) of the amendment regulations 2015 adds to the list of documents that a neighbourhood planning group must submit to a local planning authority with a proposal for a neighbourhood plan, which is presented in regulation 6 of the Neighbourhood Planning Regulations 2012. The additional document which must be submitted is either an environmental report, should SEA be required, or a statement of reasons why an environmental assessment is not required.
- 3.5 The UK left the EU on 31st January 2020. Under the UK-EU withdrawal agreement, a transition period ended on 31st December 2020, during which time all EU law continued to apply to the UK. During the transition period the UK needed to continue following domestic law that implements EU law, or directly applicable EU law that is given effect through the EUWA 2018. Beyond the transition period, the SEA Regulations, which previously implemented the requirements of the SEA Directive in England, will continue to apply as before unless and until new legislation is introduced.<sup>3</sup>

#### **4. An overview of the screening assessment**

- 4.1 Figure 1 overleaf is taken from 'A practical guide to the Strategic Environmental Assessment Directive' and illustrates the process for screening a Neighbourhood Plan to ascertain whether a full SEA is required (Article numbers relate to European Directive 2001/42/EC).
- 4.2 The screening for the Newton Flotman Neighbourhood Plan is highlighted in orange. To carry out the screening process it is necessary

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<sup>3</sup> [www.neighbourhoodplanning.org/toolkits-and-guidance/understand-plan-requires-strategic-environmental-assessment-sea/](http://www.neighbourhoodplanning.org/toolkits-and-guidance/understand-plan-requires-strategic-environmental-assessment-sea/) Information obtained 02.07.2024.

to consider each of the criteria set out in Figure 1, this is done in Table 1 on the following page.

- 4.3 Table 2 addresses criteria 8 by considering if the pre-submission draft Neighbourhood Plan is likely to have a significant effect on the environment. This is done by considering the Plan against the criteria for determining the likely significance of effects referred to in the Directive<sup>4</sup>. The criteria are listed in Table 2 of this document.
- 4.4 Once the process set out in Figure 1 has been completed, a screening outcome can be reached and the conclusion can be found in section 5.

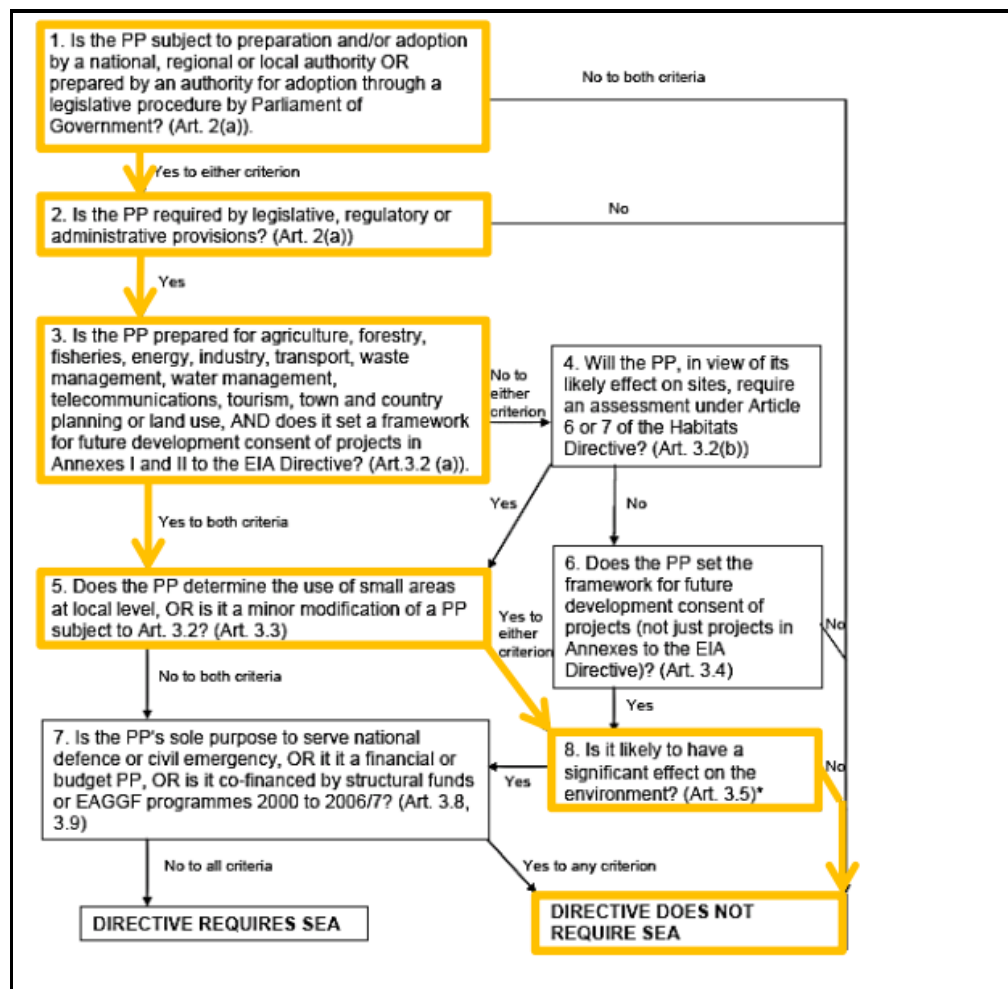


Figure 1 above: Application of the SEA Directive to Neighbourhood Plans.

<sup>4</sup> Article 3.5 of European Directive 2001

## 5. The assessment of the Newton Flotman Neighbourhood Plan

Table 1 below assesses the need for full SEA of the Newton Flotman Neighbourhood Plan. The criteria in Table 1 are drawn from Figure 1 which sets out how the SEA Directive should be applied.

**Table 1: Assessment of the Need for SEA for the Newton Flotman Neighbourhood Plan**

Assessment Criteria	Assessment	Reason
1. Is the Plan 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(a0))	<b>Yes</b>	The intention is for the Newton Flotman Neighbourhood Plan to be adopted by South Norfolk Council through a legislative procedure.
2. Is the Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	<b>Yes</b>	The Newton Flotman Neighbourhood Plan would be a statutory document, prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 as amended.
3. Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIX Directive?	<b>Yes</b>	The Newton Flotman Neighbourhood Plan is a document prepared for town and country planning purposes. It aims to influence and shape new development in line with the Greater Norwich Local Plan (adopted by South Norfolk Council on the 25 <sup>th</sup> March 2024) and the emerging South Norfolk Village Cluster Housing Allocation Plan.
5. Does the plan determine the use of small areas at local level, OR is it a minor modification of a Plan or Programme subject to Art. 3.2?	<b>Yes</b>	The Newton Flotman Neighbourhood Plan will determine the use of small areas at a local level and contains no site allocations for development. The Neighbourhood Plan does support small windfall and infill development within the settlement boundary (Policy NF4).

Assessment Criteria	Assessment	Reason
8. Is it likely to have a significant effect on the environment (Article 3.5)?	<b>No</b>	Justification is given for this decision in Table 2.

The final question in the SEA screening process for the Newton Flotman Neighbourhood Plan was question 8: Is it likely to have a significant effect on the environment? In asking this question, the SEA Directive refers to Article 3.5, which states that the relevant criteria in Annex II of the SEA Directive shall be considered when determining whether there are likely to be significant effects. Table 2 below, uses the criteria in Annex II to determine if the Newton Flotman Neighbourhood Plan requires SEA.

**Table 2: Determining the Likely Significant Effects of the Newton Flotman Neighbourhood Plan on the Environment.**

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
<b>(1) Characteristics of the plan and programmes, having regard, in particular, to:</b> The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The draft Neighbourhood Plan sets a framework for development within the parish in accordance with the Local Plan and the emerging South Norfolk Village Cluster Housing Allocation Plan. The draft Neighbourhood Plan builds upon the existing framework by providing some additional details of the nature of development and supplements the existing policy on a local scale only. There are no site allocations within the Neighbourhood Plan. There is support for small infill or windfall development within the settlement boundary where they enhance the form, character and setting of the location.	<b>No</b>
The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Newton Flotman Neighbourhood Plan will be adopted alongside the Local Plan and the emerging South Norfolk Village Cluster Housing Allocation Plan and provides supplementary information on a local scale rather than influencing the overall direction of the Local Plan.	<b>No</b>
The relevance of the plan for the	The policies in the Neighbourhood Plan promote sustainable development	<b>No</b>

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
integration of environmental considerations in particular with a view to promoting sustainable development.	through protecting and enhancing natural assets and biodiversity, protecting Local Green Spaces, improving local flooding issues and protecting views of community importance and dark skies.	No
Environmental problems relevant to the plan or programme.	There are no environmental problems relevant to the Neighbourhood Plan.	No
The relevance of the plan or programme for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	The Neighbourhood Plan is in conformity with the Local Plan and is therefore not directly relevant to the implementation of other European legislation.	No
<b>(2) Characteristics of the effects and of the area likely to be affected, having regard, to:</b> The probability, duration, frequency, and reversibility of the effects.	The overall impacts of the Neighbourhood Plan will be in accordance with the Local Plan and the emerging South Norfolk Village Cluster Housing Allocation Plan and unlikely to have significant effects.	No
The cumulative nature of the effects.	The Neighbourhood Plan will not lead to significant cumulative negative effects.	No
The transboundary nature of the effects.	The Neighbourhood Plan is unlikely to have an impact on neighbouring parishes.	No
The risks to human health or the environment (e.g. due to accidents).	The Neighbourhood Plan is unlikely to introduce significant risks to human health or the environment.	No
The magnitude and spatial extent of the effects (geographical area and size of the	The Neighbourhood Plan area covers the civil parish of Newton Flotman, which has a resident population of 1,418 (2021 Census). The Neighbourhood Plan	No



Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
population likely to be affected.)	policies are unlikely to have a significant impact on a wider geographical area or population. There are no site allocations in the Neighbourhood Plan.	<b>No</b>
<p>The value and vulnerability of the area likely to be affected by the plan due to:</p> <ul style="list-style-type: none"> <li>- Special natural characteristics or cultural heritage</li> <li>- Exceeded environmental quality standards or limit values</li> <li>- Intensive land use</li> <li>- The effects on areas or landscapes which have a recognised national, Community or international protection status.</li> </ul>	<p>The Neighbourhood Plan policies should protect and enhance the natural assets and biodiversity of the parish and protect Non-designated Heritage Assets. The Neighbourhood Plan does not include any site allocations and should contribute to achieving sustainable development in the parish. Important natural assets are recognised in Policy NF11.</p>	<b>No</b>

## 5. Screening Outcome

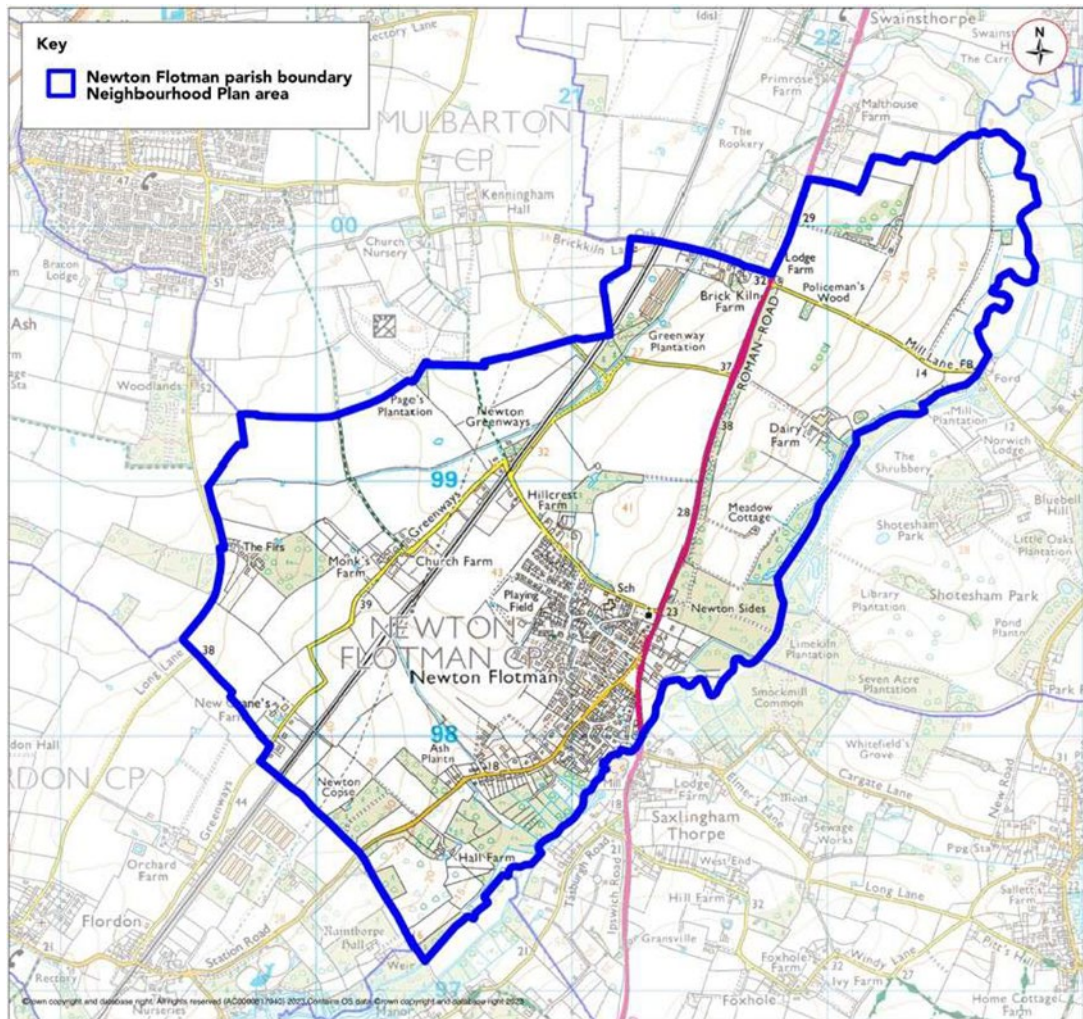
As a result of the findings in Table 1 and Table 2, it is concluded that the Newton Flotman Neighbourhood Plan is not likely to have significant environmental effects and full SEA is not required. There are no site allocations within the Neighbourhood Plan.

The three statutory consultation bodies, Historic England, Natural England and the Environment Agency were consulted regarding the screening outcomes of this report, in accordance with regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

Responses were received from Natural England, Historic England and the Environment Agency in agreement that full SEA is not required. The responses can be seen in Appendix B.

South Norfolk Council issued a SEA Determination Statement following the outcome of the consultation with the Statutory Bodies. This can be seen in Appendix C.

**Appendix A: Map showing the Newton Flotman Neighbourhood Plan Area**  
**Source: South Norfolk Council**



## Appendix B: Consultation responses from Statutory Bodies

**Sources:** Historic England, Natural England and Environment Agency



Historic England

**Fri, 26 July 2024**

Dear Richard,

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

The Screening Report indicates that the Council considers that the plan will not have any significant effects on the historic environment. We note that the plan does not propose to allocate any sites for development.

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

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

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

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

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data

held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

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

Kind regards,  
Ross

Ross McGivern (he/him)

Historic Places Adviser

Mobile no – 07766 206210

East of England Region

Partnerships Team

Historic England | Brooklands

24 Brooklands Avenue | Cambridge | CB2 8BU

Tel: 01223582709

Dear Richard

## **NEWTON FLOTMAN NEIGHBOURHOOD PLAN SEA SCREENING REPORT**

Thank you for consulting us on the Strategic Environmental Assessment Screening Report for the Newton Flotman Neighbourhood Plan.

### **Flood Risk**

Based on a review of environmental constraints for which we are a statutory consultee, we find that there are some areas of fluvial flood risk and watercourses within the neighbourhood plan area. In particular, we note that the boundary does extend into areas of Flood Zones 2 and 3.

On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Allocation of any sites and any windfall development delivered through the Plan period should follow the sequential approach.(NPPF) paragraph 161 sets this out.

The Lead Local Flood Authority's Surface Water Management Plan will indicate if there are any critical drainage areas from local sources of flood risk (e.g. surface water, groundwater and sewerage) which coincide with the neighbourhood plan area.

### **Water Resources**

Environment Agency  
Iceni House Cobham Road, Ipswich, IP3 9JD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with Anglian Water, in line with their [Draft 2024 Water Resources Management Plan](#). The Local Planning Authority's Water Cycle Study and Local Plan may indicate constraints in water supply and provide recommendations for phasing of development to tie in with new alternative strategic supplies.

New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the [Building Regulations &c. \(Amendment\) Regulations 2015](#). However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. Using the water efficiency calculator in [Part G of the Building Regulations](#) enables you to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the [BREEAM](#) 'excellent' standards for water consumption.

Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your area provides information on water availability and licencing policy at [Abstraction licensing strategies \(CAMS process\) - GOV.UK \(www.gov.uk\)](#).

### **Additional Advice**

We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: [How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning](#)

We trust this advice is useful.

Yours sincerely



**Mr Alasdair Hain-Cole**  
**Planning Officer**

Direct dial 02030 255475

Direct e-mail [planning.eastanglia@environment-agency.gov.uk](mailto:planning.eastanglia@environment-agency.gov.uk)



Date: 20 August 2024  
Our ref: 482773  
Your ref: Newton Flotman Neighbourhood Plan



Mr Richard Squires  
Broadland and South Norfolk Council

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CW1 6GJ

**BY EMAIL ONLY**

[neighbourhoodplans@southnorfolkandbroadland.gov.uk](mailto:neighbourhoodplans@southnorfolkandbroadland.gov.uk)

T 0300 060 3900

Dear Mr Squires

**Newton Flotman Neighbourhood Plan - SEA & HRA Screening Consultation**

Thank you for your consultation on the above dated and received by Natural England on 19 July 2024.

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

**Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)**

**It is Natural England's advice, on the basis of the material supplied with the consultation, that:**

- **significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,**
- **significant effects on Habitats sites<sup>1</sup>, either alone or in combination, are unlikely.**

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

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

Natural England does not hold information on the location of significant populations of protected

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<sup>1</sup> Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".



species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

Yours sincerely

Sally Wintle  
Consultations Team

## **Appendix C: South Norfolk Council SEA Determination Statement**

# Strategic Environmental Assessment (SEA) - Determination Statement



## Newton Flotman Neighbourhood Plan

This determination statement has been produced by South Norfolk Council, as the “responsible authority”, to meet the requirements of Regulations 9 and 11 of the Environmental Assessment of Plans and Programmes Regulations 2004. The regulations implement European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

### SEA Screening Assessment of Newton Flotman Neighbourhood Plan

Newton Flotman Parish Council is in the process of preparing a Neighbourhood Plan for the parish. A SEA Screening Assessment was undertaken for the draft version of the Neighbourhood Plan, and subsequent report produced in July 2024. This was a preliminary draft SEA Screening Assessment, subject to consultation with the statutory environmental bodies.

### Consultation with Statutory Bodies

The draft SEA Screening Report detailing the results of the initial screening assessment of the plan and the preliminary conclusion shared by South Norfolk Council and the Qualifying Body, that the plan is not likely to result in significant environmental effects, was circulated to the statutory bodies, namely the Environment Agency, Historic England and Natural England. The statutory bodies were invited to provide comments on the Screening Report within a 5 week consultation period over July/August 2024.

Responses were received from all three bodies. Details of these responses can be found in the updated SEA Screening Report.

### In summary:

- The Environment Agency supports the conclusion that there are not likely to be significant environmental effects arising from the Neighbourhood Plan policies.
- Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.
- Natural England supports the conclusion of the draft Strategic Environmental Assessment (SEA) Screening Report that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.

### Conclusion

Based on the assessment undertaken in the SEA Screening Report and the responses received from the consultation bodies, the Council considers that it is unlikely that significant environmental effects will arise from implementation of the Newton Flotman Neighbourhood Plan, and therefore that a Strategic Environmental Assessment is not required.

South Norfolk Council, August 2024

Two Councils  
One Team

