

Thorpe St Andrew Neighbourhood Plan



THORPE ST ANDREW TOWN COUNCIL

Strategic Environmental Assessment Screening Report & Determination

February 2021

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1. Introduction

The purpose of this report is to determine whether the Thorpe St Andrew Neighbourhood Plan (NP) requires a Strategic Environmental Assessment (SEA) through a process known as SEA screening. In some circumstances, the environmental impact may be significant and therefore fall within the Environmental Assessment of Plans and Programmes Regulations 2004.

This screening opinion is based upon the emerging content of the Thorpe St Andrew Neighbourhood Plan 2021.

2. Legislative Background

The requirement for a Strategic Environmental Assessment is contained within European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the Environment'.

The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004.

If there is a likelihood that the neighbourhood plan could cause negative environmental effects, a SEA Assessment will be necessary. As part of the legal requirements, this screening assessment has been prepared.

3. SEA Screening

This Screening Report determines whether or not a full SEA is required in relation to the proposed Thorpe St Andrew Neighbourhood Plan. Initially, the document examines the emerging Thorpe St Andrew Neighbourhood Plan (policies of which are listed in Appendix A) against the screening flow chart set out in the national guidance “A Practical Guide to the Strategic Environmental Assessment Directive” (para 2.18, fig 2, ODPM 2005). The screening for the Thorpe St Andrew Neighbourhood Plan is highlighted in light blue on the flow chart (Figure 1).

Secondly, the assessment in Table 1 provides answers to the specific questions contained in the flow chart, specifically question 8 which considers whether the Neighbourhood Plan is likely to have a significantly negative impact on the environment. This follows the criteria outlined within the EU SEA Directive and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004. Table 2 determines whether there are likely significant effects of the Thorpe St Andrew Neighbourhood Plan on the environment.

This document has been subject to consultation with the three statutory environmental bodies (the Environment Agency, Historic England and Natural England). The responses received from these bodies (see Appendix C) have been taken into account in forming a conclusion to this Screening Report.

This process follows the application of the SEA Directive as set out in Figure 2 of ‘A Practical Guide to the Strategic Environmental Assessment Directive’ followed by application of the criteria determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC (Annex 11) and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004.

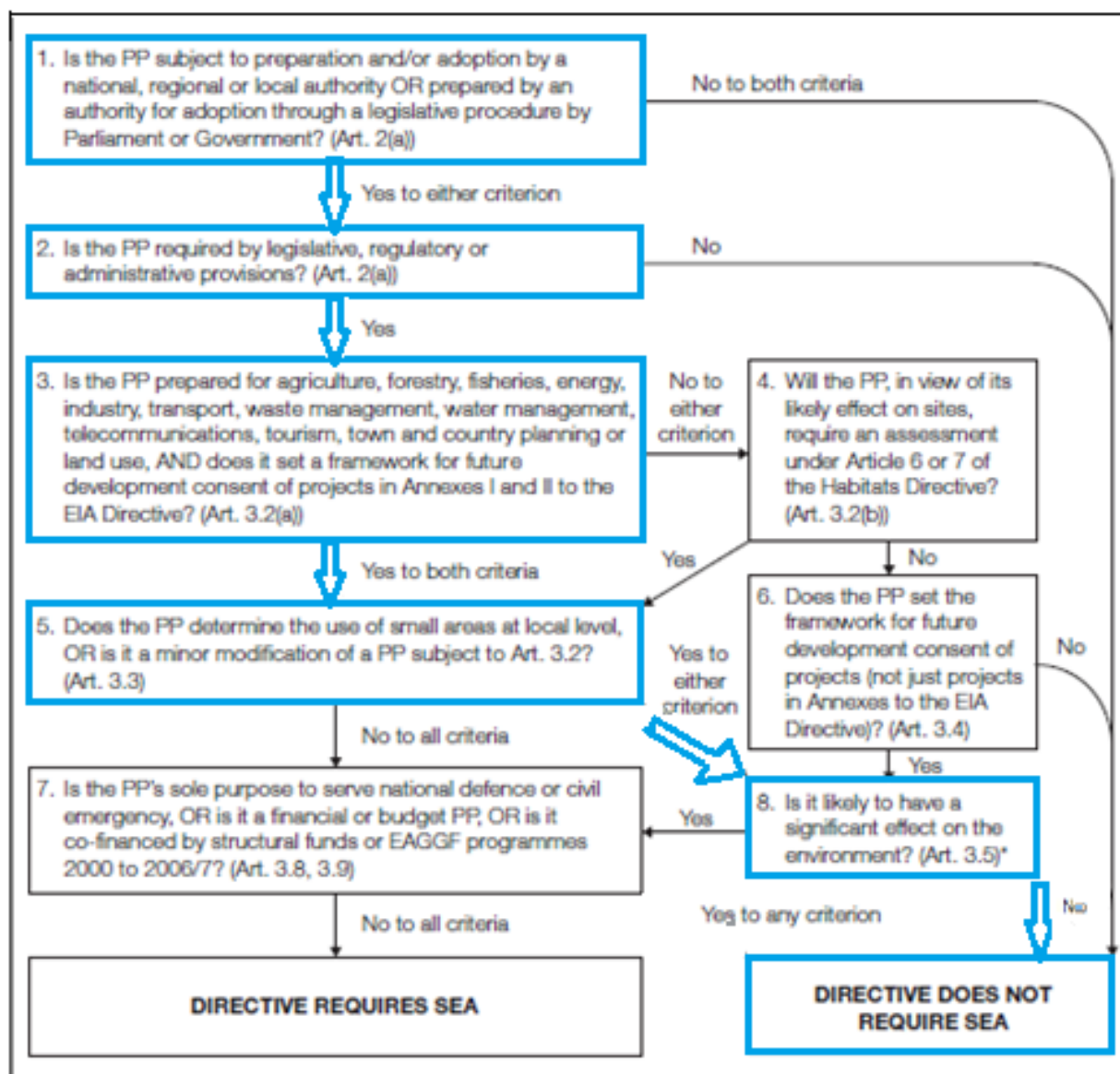


Figure 1 above: Application of the SEA Directive to Neighbourhood Plans.

4. Application of SEA Directive to Thorpe St Andrew Neighbourhood Plan

Table 1: Criteria assessment for determining the significance of the effects of the Thorpe St Andrew Neighbourhood Plan

Assessment Criteria	Assessment	Reasoning
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))	Yes	Thorpe St Andrew Town Council is the 'relevant body' which has prepared the NP which will be 'made' by Broadland District Council and the Broads Authority, as required by the Town and Country Planning Act 1990, as amended by the Localism Act 2011.
2. Is the Plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	Yes	Although not a 'requirement', once 'made' by Broadland District Council and the Broads Authority, the NP will form part of both authorities' Development Plans.
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 of the EIA Directive?	Yes	Within the boundaries of the Thorpe St Andrew neighbourhood area (Appendix B), the NP has been prepared for town and country planning and land use purposes. It will set out a policy framework for future development in the area, which may fall under Annexe II of the Directive.
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?	Yes	The Thorpe St Andrew NP will determine the use of small areas at a local level.
8. Is it likely to have a significant effect on the environment (Article 3.5)?	No	See Table 2, below.

Table 2: Determining the Likely Significant Effects of the Thorpe St Andrew Neighbourhood Plan on the Environment

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
Characteristics of the plan and programmes, having regard, in particular, to: The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The Thorpe St Andrew NP is in conformity with the overarching development framework set by the existing Broadland Development Plan and the emerging Greater Norwich Local Plan, as well as the Broads Local Plan. These documents determine the scale, location and nature of development in the neighbourhood area and beyond. The Neighbourhood Plan seeks to complement the existing Development Plan and add its own local-level policy framework in respect of the nature of future development within the neighbourhood area. The proposed policies largely deal with development management issues and there is no intention to allocate any sites for development. It is therefore not expected that there will be any significant environmental impacts as a result of the NP.	No

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
Characteristics of the plan and programmes, having regard, in particular, to: The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Thorpe St Andrew Neighbourhood Plan will be 'made' and will become part of the Development Plan, alongside the Broadland Local Plan documents and the Broads Local Plan. The NP will provide local supplementary policies to expand upon the framework established by the local plans. It does not influence those other plans. The policies within the plan will, however, positively influence planning applications within the neighbourhood area, particularly in regard to development management issues. Therefore it is not expected that there will be any negative environmental effects.	No
Characteristics of the plan and programmes, having regard, in particular, to: The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	The Thorpe St. Andrew NP is required by the Basic Conditions to demonstrate its contribution to sustainable development. Policy 1 of the NP, in particular, seeks to protect and enhance the local, natural environment. Any development which comes forward within the neighbourhood area will also be subject to the environmental considerations of the Broadland Local Plan and the Broads Local Plan. These policies have been subject to sustainability appraisal and are in place to ensure that sustainable development is achieved. Given the commitment of the NP to promoting sustainable development,	No

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
	it is not expected that the plan will have negative environmental effects within the area.	
Characteristics of the plan and programmes, having regard, in particular, to: Environmental problems relevant to the plan or programme.	The Thorpe St Andrew NP will contain policies which seek to enhance Thorpe St Andrew. In particular, Policy 1 will seek to protect and enhance the local, natural environment. There are no significant environmental problems specific to Thorpe St Andrew which have not already been addressed through the sustainability appraisals relating to the Broadland Local Plan, the Broads Local Plan, and the emerging Greater Norwich Local Plan.	No
Characteristics of the plan and programmes, having regard, in particular, to: 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 Thorpe St Andrew NP is unlikely to compromise any community legislation being implemented.	No

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
Characteristics of the effects and of the area likely to be affected, having regard, to: The probability, duration, frequency, and reversibility of the effects.	The Thorpe St Andrew NP is not seeking to allocate any land for development or to promote any major development that might result in significant changes in land use. It is therefore not expected that there will be any significant impacts on the environment as a result of the NP.	No
Characteristics of the effects and of the area likely to be affected, having regard, to: The cumulative nature of the effects.	The Neighbourhood Plan does not allocate land for development or promote significant new development. Therefore, it should not lead to significant cumulative effects.	No
Characteristics of the effects and of the area likely to be affected, having regard, to: The transboundary nature of the effects.	The Neighbourhood Plan is unlikely to impact on neighbouring areas. Policies within the plan are restricted to development proposals within the neighbourhood area and it is not considered that any of them will have significant effects beyond that boundary.	No
Characteristics of the effects and of the area likely to be affected, having regard, to: The risks to human health or the environment (e.g. due to accidents).	The Neighbourhood Plan is unlikely to introduce significant risks in relation to these criteria.	No

Criteria in Annex II of the SEA Directive	Assessment	Is there a Significant Environmental effect?
Characteristics of the effects and of the area likely to be affected, having regard, to: The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected.)	The Neighbourhood Plan area covers the civil parish of Thorpe St Andrew. The 2011 census recorded the resident population of 14,556 in an area of 7.05km². The Neighbourhood Plan policies are unlikely to have a significant impact on a wider area.	No
Characteristics of the effects and of the area likely to be affected, having regard, to: The value and vulnerability of the area likely to be affected by the plan due to: - Spatial natural characteristics or cultural heritage - Exceeded environmental quality standards or limit values - Intensive land use - The effects on areas or landscapes which have a recognised national, Community or international protection status.	A small proportion of Thorpe St Andrew Town is within the executive area of the Broads Authority. The Norfolk and Suffolk Broads are Britain's largest protected wetland and third largest inland waterway. The Town also has a conservation area and heritage assets are listed within the NP and afforded some additional protection. There is one County Wildlife Site within Thorpe St Andrew, a portion of which already has planning permission. The Thorpe St Andrew NP seeks to protect the remaining areas of the County Wildlife Site, as well as the green corridor through the town, and it is not considered that the proposed NP policies will have any significant negative effects on these assets.	No

5. Screening Outcome

The findings of Table 1 and 2, clearly identify that the Thorpe St Andrew Neighbourhood Plan is not likely to have significant environmental effects, due to the absence of any land allocations for development, or promotion of any significant new development. It is

therefore considered that a full SEA is not required. This is also corroborated by the responses received from the three Statutory Environmental Bodies, as shown in Appendix C.

Appendix A

Thorpe St Andrew NDP Policy 1: Protecting and Enhancing the Natural Environment

Development should minimise the disruption of habitats and seek to conserve and enhance existing environmentally important sites. Development in areas of local importance including valued green and open spaces must be appropriate and proportionate in terms of its scale and impact. This includes:

- Thorpe Ridge
- Racecourse Plantation
- Browns Plantation
- Belmore Plantation
- Thorpe Island
- Cary's Meadow (Broads Authority Executive Area)
- River Green (Broads Authority Executive Area)
- Sir George Morse Park
- Gargle Hill Woodland
- Fitzmaurice Park
- Laundry Lane Tree Plantation
- Weston Pits
- Town Hill Pit
- Chapel Lane Pit/South Avenue Dell
- Thorpe Marshes/St Andrew Broad

Thorpe St Andrew NDP Policy 2: Creating a strong Sense of Place

Development will be well-designed to complement the character of the area of Thorpe St Andrew in which it is to be located, as set out in the accompanying Thorpe St Andrew character statement (Appendix A). In particular, development should respect the sensitivities of the following locally important landscape areas:

- The area to the east of the settlement, in which there is a transition from the urban to the rural, and which acts as a 'gateway' to the city and to the Broads.
- The Thorpe Ridge landscape and the riverside character of the southern area of the settlement.
- The Thorpe St Andrew conservation area

In addition, and to ensure the creation of a strong sense of place, development is encouraged to:

- Use sustainable and traditional materials
- Include the planting of trees, in appropriate locations, in order to contribute to the 'special character' of Thorpe St Andrew

Thorpe St Andrew NDP Policy 3: Connectivity and Ensuring Adequate Car Parking

1. Applications for new housing developments should address:
2. The need to have rear on-plot parking before front on-plot parking where possible. This will orientate the front of housing onto pedestrian routes, encouraging walking to local services
3. The need to ensure a cycling and walking friendly neighbourhood by applying highway design principles which shall not prioritise the use of vehicles on the streets at the expense of quality of place
4. The need to have sufficient off-street parking to avoid street environments that are dominated by cars, based on the following table;

Bedrooms	Minimum Number of Car Parking Spaces to be Provided
1 or 2	2
3	3
4 (& more)	4

Thorpe St Andrew NDP Policy 4: Protecting Resident Amenity

1. The development of new housing close to existing homes shall:
2. Ensure that the height of new residential buildings or extensions should respect the surrounding residential area and not impact on the amenity of adjoining properties
3. Promote the 'open feel' of streets is maintained at the front of existing houses where appropriate, with front gardens of similar size to existing houses
4. When assessing the impact of the occupation, operation and construction of a development on amenity, consideration will be given to:
 - Overlooking of windows of habitable rooms and private amenity space;
 - Overshadowing of private amenity space;
 - Loss of daylight and/or sunlight to existing windows of habitable rooms;
 - Overbearing impact/visual dominance;
 - Light pollution;
 - Airborne pollutants;
 - Odours;
 - Noise pollution and disturbance;
 - Vibration;
 - Insects and vermin;
 - and
 - Provision of a satisfactory and usable external amenity space to residential properties in keeping with the character of the immediate surrounding area.

Thorpe St Andrew NDP Policy 5: Residential Mooring

The development of a new mooring for a residential boat, alterations to or replacement of an existing residential boat or the construction of jetties, platforms and sheds associated with residential boat moorings should demonstrate the following:

- That they will not have a detrimental impact on the natural environment; and
- Areas of mixed moorings will retain their open feel and maintain wide views across the River Yare
- Have suitable waste disposal facilities
- Have access by road for emergency service vehicles
- Have car parking for each residential boat based on the standards in the table below:

Bedrooms onboard (berths)	Minimum Number of Car Parking Spaces to be Provided
1	1
2 (& more)	2

Thorpe St Andrew NDP Policy 6: Promoting and Protecting Employment

Existing employment areas should be retained and expanded where appropriate, specifically:

1. North: existing businesses clustered on Thunder Lane, Plumstead Road and South Hill Road
2. South: the business units along Yarmouth Road, Bungalow Lane, Gordon Avenue and on St Williams Way
3. East: Sainsbury's supermarket retail area, the St Andrews Business Park, and Griffin Lane

Mixed use development (residential/business) should be included to ensure sustainability of new communities. Where possible, developments shall seek to create a mixed-use centre, to improve sustainability of the businesses and create opportunities for building efficiency and energy efficiency.

Thorpe St Andrew NDP Policy 7: Retaining and Creating Community Facilities

The Neighbourhood Plan supports the improvement and extension of current community facilities. Proposals that would result in any loss of community facilities will not be supported unless:

- It can be demonstrated that the facilities are no longer needed or viable
- It can be demonstrated that suitable alternative provision exists
- or
- Suitable alternative provision will be delivered by new development

The construction methods and furnishing of community buildings will be encouraged to minimise energy and water use and promote the use of alternative energy sources.

Any new play areas and public open spaces should be located close to community hubs, such as schools.

Thorpe St Andrew NDP Policy 8: Protecting the Historic Environment

Development planned within the conservation area, curtilage of a listed building, scheduled monument, or non-designated asset (full list in Appendix B) must minimise the impact on these assets by:

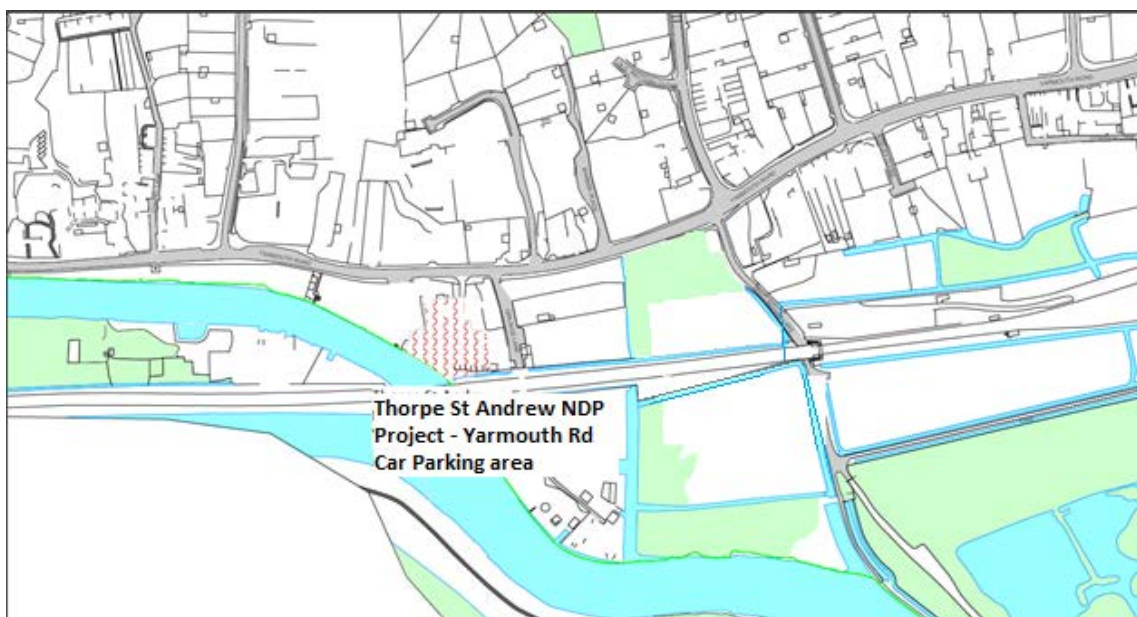
- Demonstrating that they have avoided or minimised harm to the significance of the asset(s) through the design of the development
- Conserving the asset(s) setting and any aspect which contributes to their significance
- Undertaking repair and conservation work to the asset
- Including elements of design to enhance enjoyment of the historic environment

Thorpe St Andrew NDP Project: Improving Car Parking

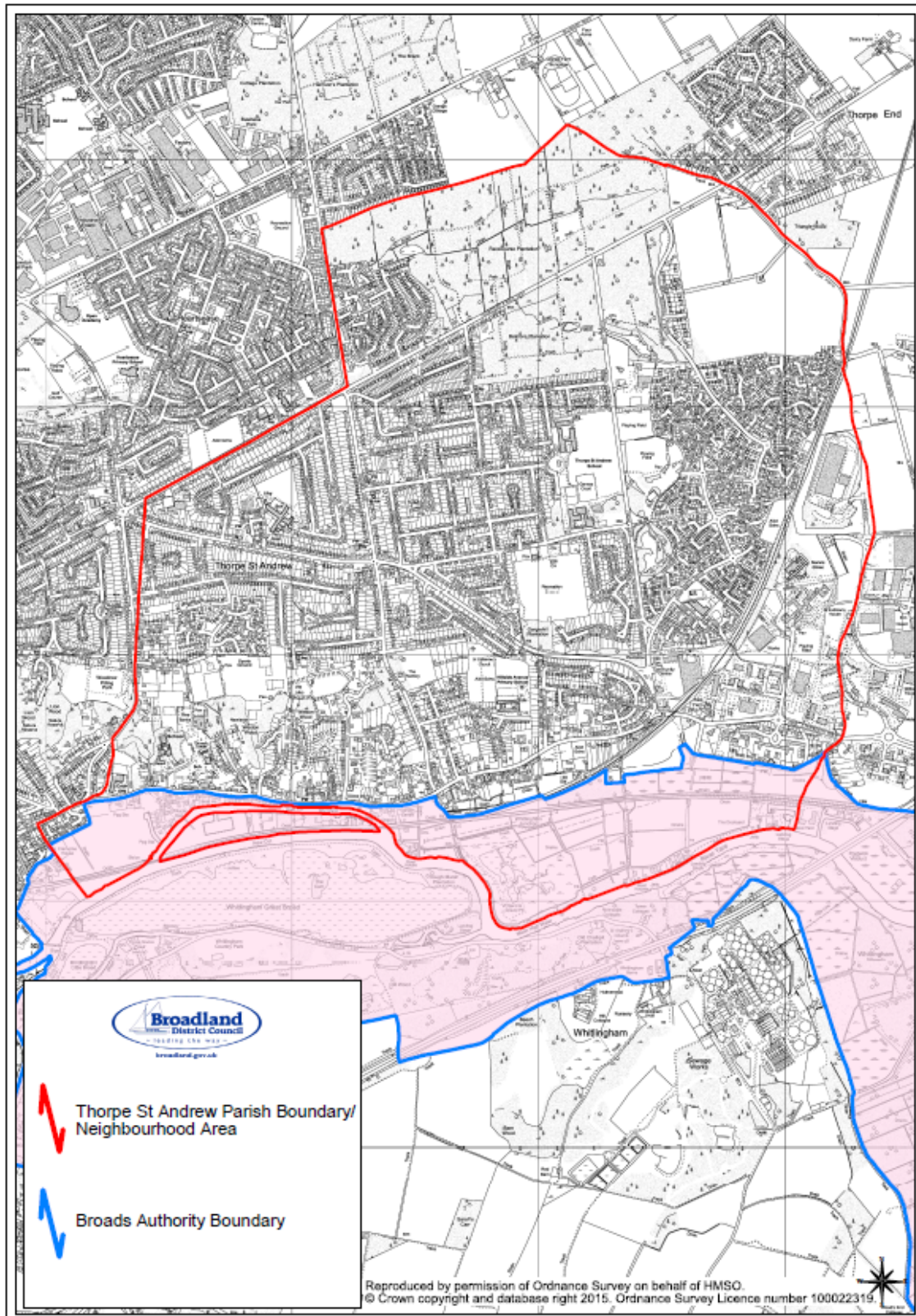
Land off Yarmouth Road, Thorpe St Andrew could be suitable for use as car parking associated with River Green, Thorpe St Andrew Parish Church and local businesses.

The site is 0.3 Ha in size and is located between the railway line to the south and Yarmouth Road to the north. To the east is housing and to the west is the Rushcutters Public House. The site was previously a Highway Depot owned by Norfolk County Council but was sold and subject to a planning application in 2002, where permission was granted for a two-storey hotel bedroom block. The site has a number of constraints including a large water outlet beneath it making development problematic.

It is an aspiration that this site be used for car parking and this will be investigated further by the Town Council.



Appendix B



Source: Broadland District Council

Appendix C

From: SM-NE-Consultations (NE)
Sent: 05 March 2021 15:53
To: Neighbourhood Plans
Subject: Thorpe St Andrew Neighbourhood Plan Natural England Response
Attachments: 301692-NE response.PDF

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir or Madam,

Our ref: 344454
Your ref: Thorpe St Andrew Neighbourhood Plan

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter ref – 301692, dated 19 December 2019. I have included a copy of it for your ease of access.

The advice provided in our previous response applies equally to this **proposal** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ
Tel: 0300 060 3900
Email: consultations@naturalengland.org.uk

During the current coronavirus situation, Natural England staff are primarily working remotely to provide our services and support our customers and stakeholders.

From: James, Edward
Sent: 25 March 2021 16:59
To: Richard Squires
Cc: Martin, Eric
Subject: RE: Thorpe St Andrew Neighbourhood Plan - SEA screening report consultation

Dear Mr Squires,

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 Thorpe St Andrew 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 an SEA is made.

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

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

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,

Edward

Edward James
Historic Places Adviser - East of England

Broadland District Council
Thorpe Lodge (1) Yarmouth Road
Norwich
Norfolk
NR7 0DU

Our ref: AE/2021/125993/01-L01
Your ref: SEA screening
Date: 01 April 2021

Dear Sir/Madam

**THORPE ST ANDREW NEIGHBOURHOOD PLAN - SEA SCREENING REPORT
CONSULTATION**

Thank you for consulting us on the Screening report of the SEA for the Thorpe St Andrew Neighbourhood Plan. We have reviewed the SEA screening report as submitted and can confirm that we do not disagree with the conclusion reached within the report.

There are no allocated sites within the neighbourhood plan and thus we agree with the conclusion reached that there is not likely to be significant environmental impacts.

If however a SEA report is screened in, we would expect to see fluvial flood risk to be considered in the report.

We trust that the above is useful.

Yours faithfully

**Miss Natalie Kermath
Planning Advisor**