

OAKSEY NEIGHBOURHOOD DEVELOPMENT PLAN

HABITATS REGULATIONS ASSESSMENT (HRA)

1. INTRODUCTION

- 1.1. This version of the HRA relates to the “Oaksey Neighbourhood Development Plan June 2018 Regulation 16 draft for submission”.
- 1.2. The HRA has been carried out to comply with Regulation 105 of the Habitats Regulations 2017. Under these Regulations, a competent authority must consider whether a relevant plan is likely to have a significant effect on any European sites before deciding to give any consent, permission or other authorisation. If the screening exercise demonstrates significant effects are likely, the competent authority must undertake an appropriate assessment to examine the effects of the plan on the conservation objectives of the European Sites in question, consult the appropriate nature conservation body and have regard to its representations. Both the screening and the full appropriate assessment, must consider the impacts of the plan alone and in combination with other plans or projects.
- 1.3. On 12 April 2018 a judgement of the CJEU in the ruling provided to the Irish Courts in *People Over Wind*¹ demonstrated that a low threshold should exist for assessing ‘likely significant effect’ at the screening stage:

“In the light, in particular, of the precautionary principle, such a risk exists if it cannot be excluded on the basis of objective information that the plan or project will have a significant effect on the site concerned.”
- 1.4. The judgement goes on to observe that if mitigation measures to avoid or reduce harmful effects are taken into consideration when determining whether an appropriate assessment is necessary, this presupposes the site is affected significantly and that consequently, such an assessment should be carried out.
- 1.5. A subsequent note from the Planning Inspectorate² explains the implications of this for the assessment of plans and projects as follows:
- 1.6. *“The screening stage must be undertaken on a precautionary basis without regard to any proposed integrated or additional avoidance or reduction measures. Where the likelihood of significant effects cannot be excluded, on the basis of objective information the competent authority must proceed to carry out an AA to establish whether the plan or project will affect the integrity of the European site, which can include at that stage consideration of the effectiveness of the proposed avoidance or reduction measures.”*
- 1.7. Wiltshire Council will therefore be applying a low threshold for the judgement of likely significant effects and will only be considering mitigation measures as part of a full appropriate assessment.
- 1.8. It is usually the case that a plan of this nature does not go into the detailed aspects of development proposals and therefore the full effects of potential development cannot be accurately assessed at the plan making stage. Those details will typically be identified through a planning application which would be subject to further, more detailed HRA. The principle that a HRA need only consider the effects of a proposal or policy in as much detail as is specified by the plan was explained by Advocate General Kokott in a judgement brought against the UK government in 2005:

¹ Case C 323/17 Court of Justice of the European Union “People Over Wind”

² PINS Note 05/2018; date of issue 9 May 2018; Review date 9 November 2018

“Many details are regularly not settled until the time of the final permission. It would also hardly be proper to require a greater level of detail in preceding plans or the abolition of multi-stage planning and approval procedures so that the assessment of implications can be concentrated on one point in the procedure. Rather, adverse effects on areas of conservation must be assessed at every relevant stage of the procedure to the extent possible on the basis of the precision of the plan. This assessment is to be updated with increasing specificity in subsequent stages of the procedure.”³

- 1.9. Where appropriate assessment is undertaken, the competent authority may only authorise the plan or project having ascertained, in light of the sites’ conservation objectives, that it will not adversely affect the integrity of the European site or sites. Otherwise the plan cannot be authorised unless specific statutory tests are met.
- 1.10. Wiltshire Council has conducted the following HRA as competent authority for the Oaksey Neighbourhood Development Plan. Where risks to European Sites are identified amendments must be incorporated into the plan to remove these before the plan is made. Likewise, changes to the plan, or the planning context must also be considered under the Regulations before the final plan is considered by a referendum and adopted.

2. SCREENING FOR APPROPRIATE ASSESSMENT

2.1 Screening Methodology

2.1.1 Each element of the plan has been categorised against screening criteria developed by Natural England to provide a clear audit trail for the screening assessment.

2.1.2 The screening criteria used are as follows:

- Category A1: The policy will not itself lead to development e.g. because it relates to design or other qualitative criteria for development;
- Category A2: The policy is intended to protect the natural environment;
- Category A3: The policy is intended to conserve or enhance the natural, built or historic environment;
- Category A4: The policy would positively steer development away from European sites and associated sensitive areas;
- Category A5: The policy would have no effect because no development could occur through the policy itself, the development being implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European Sites and associated sensitive areas.
- Category B – no significant effect;
- Category C – likely significant effect alone; and
- Category D – Likely significant effects in combination.

2.1.3 The effect of each policy has been considered both individually and in combination with other plans and projects (see table below). Where there is a potential for likely significant effects an appropriate assessment must be undertaken.

³ Commission of the European Communities v UK and NI, opinion of Advocate General KoKott, 9 June 2005, Case C-6/04

2.2 Screening for Wiltshire Core Strategy HRA

2.2.1 The Wiltshire Core Strategy HRA (October 2009, February 2012⁴, March 2013⁵, and April 2014⁶) identified general parameters to determine the likelihood of potential impact on Natura 2000 (European protected) sites. The following parameters were identified and assessed for the following Natura 2000 sites.

Recreation – Natura 2000 sites within 5km of the plan area, or where Salisbury Plain SPA/SAC is within 15km of the plan area:

- Salisbury Plain SAC and SPA
- River Avon SAC
- New Forest SAC / SPA

Hydrology / Hydrogeology - Sites that fall wholly or partly within the Wessex Water Resource Zone may be susceptible to impact:

- Salisbury Plain SAC / SPA
- Bath and Bradford on Avon Bats SAC
- Pewsey Downs SAC
- North Meadow and Clattinger Farm SAC
- River Avon SAC
- River Lambourn SAC
- Kennet & Lambourn Floodplain SAC

Air Pollution / Nitrogen Deposition – Natura 2000 sites within 200m of a main road

- Porton Down SPA
- Salisbury Plain SAC / SPA
- Southampton Water SPA
- Clattinger Farm SAC
- River Avon SAC
- Rodborough Common SAC
- Cotswolds Beechwoods SAC

Physical Damage / Interruption of Flight Lines / Disturbance

- Bath and Bradford on Avon Bats SAC
- Porton Down SPA

⁴ Wiltshire Core Strategy Submission Draft – Assessment under the Habitats Regulations, Wiltshire Council, February 2012

⁵ Wiltshire Core Strategy – Assessment under the Habitats Regulations, Wiltshire Council, March 2013

⁶ Wiltshire Core Strategy Updated Habitats Regulations Assessment, April 2014

2.3 Settlement screening for Oaksey

From the list above, only North Meadow and Clattinger Farm SAC is identified within parameters where there could be a likelihood of significant effect. All other N2K sites are considered to be sufficiently distant from the neighbourhood plan area such that no mechanism for significant impact could exist. The following parameters were considered in relation to North Meadow and Clattinger Farm SAC.

Recreation

- 2.3.1 Part of the Oaksey Neighbourhood Plan area falls within the boundary of the North Meadow and Clattinger Farm Special Area for Conservation (SAC), although the actual settlement boundary for Oaksey is approximately 2km east from the Clattinger Farm component of the SAC.
- 2.3.2 In its response to the HRA for the Wiltshire Core Strategy 2013, Natural England indicated that the current level of recreational activity is at or above capacity on the North Meadow Cricklade SSSI, which is a component of the North Meadow and Clattinger Farm SAC. Current information on the SAC (JNCC) and the component SSSI identify that site level management is the most important factor in maintaining a favourable condition status. The 2013 HRA concluded that the management of recreational activity will need to continue to be dealt with at the site level through, for example, maintenance of the public footpaths and the restriction of access to areas of the site that are being adversely affected.
- 2.3.3 Since the Core Strategy was adopted, the Council has published a pre-submission draft of the Wiltshire Housing Site Allocations Plan together with a HRA dated 21 June 2017. Subsequently a submission draft of the plan has been published with an Addendum to the HRA dated 4 May 2018. The screening criteria for this HRA were refined on the basis of best available scientific evidence, local knowledge and the Council's experience of carrying out HRA's in the local area. Essentially, Natural England did not identify any further concerns in relation to potential recreational pressure on Clattinger Farm SSSI as a result of the development described in the 2017 Wiltshire Housing Site Allocations Plan, therefore the SAC is not included under "Recreational Pressure" at 2.2.1 above.
- 2.3.4 The Oaksey Neighbourhood Plan does allocate one site for re-development of 12 houses at Bendy Bow, with an additional 10 new houses. This is within the allocation numbers that have been considered both in the 2013 Core Strategy HRA and its subsequent iterations.

Hydrology / Hydrogeology

- 2.3.5 The Oaksey Neighbourhood Plan settlement is not hydrologically connected with Clattinger Farm SSSI, therefore there is no mechanism for impact on the North Meadow and Clattinger Farm SAC as a result of development within the settlement boundary.
- 2.3.6 There is hydraulic connection between the Oaksey settlement and Clattinger Farm SSSI, since groundwater in this part of the county flows from north west to south east. However, the scale of development and re-development proposed within the plan is not of sufficient scale or relevant nature to result in groundwater changes and therefore will not result in significant impacts on the North Meadow and Clattinger Farm SAC.

Air Pollution / Nitrogen Deposition

- 2.3.7 Although the Oaksey Neighbourhood Plan Area falls within part of the Clattinger Farm SSSI, no physical changes are proposed to roads within 200m of this component of the North Meadow and Clattinger Farm SAC.

2.4 Screening of Policies in Oaksey Neighbourhood Development Plan

2.4.1 The Oaksey Neighbourhood Development Plan comprises 7 planning policies which are screened in the Table below.

TABLE: Habitats Regulations Assessment Screening of the Hilperton Neighbourhood Development Plan

A / B (Green) – Screened out
C / D (Red) – Screened in

Objective	Policy	Categorisation in initial screening	Comments and recommendations
Built Environment	<p>Policy 1. Settlement Boundary The settlement boundary of Oaksey is defined on the Policies Map. It serves the purpose of containing the growth of the settlement and protecting the countryside from encroachment. Within the settlement boundary planning permission will be granted for small-scale development on sites not allocated for development which do not adversely affect the structure and form of the existing linear settlement morphology, the landscape setting of the settlement or the transitional edge between the built environment of the settlement and the undeveloped nature of the surrounding rural areas.</p> <p><u>Countryside</u> The land outside of the settlement boundary is designated as the countryside. Development outside the settlement boundary will be strictly controlled and planning permission will only be granted for proposals which require a countryside location, such as agriculture, horticulture or forestry; or are related to community, leisure or</p>	A1	Any development outside the settlement boundary will not have been included in this screening assessment. Any development proposals within the plan area but outside the settlement boundary will need to be

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	<p>recreation. In particular those designed to meet the needs of local residents will be supported.</p> <p>Proposals for holiday accommodation, leisure and recreation uses designed to meet the needs of visitors and tourists will only be supported within the existing part of the Cotswold Water Park (Cottage Lake; Swallow Pool; and Mallard Lake) in the Parish. Proposals within the Cotswold Water Park will also need to comply with Core Policy 54 of the Wiltshire Core Strategy and Policy 7 of this Neighbourhood Plan. Proposals to extend the Cotswold Water Park westwards will not be supported.</p> <p>Residential development will only be permitted in the countryside where it meets the requirements of National Planning Policy.</p> <p><u>Holiday Accommodation</u></p> <p>The removal of occupancy restrictions on holiday accommodation to allow their use as a permanent residential dwelling will not be supported unless the property is located within the settlement boundary. The change of use of a permanent residential dwelling to holiday accommodation will be resisted where this would lead to the permanent loss of a dwelling.</p>		<p>screened under the Habitats Regulations to ensure compliance.</p>
	<p>Policy 2 – Design of New Development and Local Distinctiveness</p> <p>All new development shall demonstrate good quality design that reinforces local distinctiveness and complements the fabric of the existing built up area, uses good quality harmonious materials and respects views around the village with reference to the height, scale, density, layout, siting, and orientation of new buildings.</p> <p>All new development shall have regard to the design guidelines set out in the Character Appraisal in Annexe 1. New development will only be permitted where it does not adversely affect the distinctive character of Oaksey, including open areas; views and vistas; and built form set out</p>	<p>A1</p>	

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	<p>in the Character Appraisal included in Annexe 1. Proposals should not result in the loss of gaps and spaces between buildings which make a positive contribution to the character and appearance of the streetscene. Proposals should not result in the loss of open views of the countryside from within the village.</p> <p>Planning permission for proposals for backland residential development will not be granted where the existing character and linear form of the settlement is adversely affected.</p> <p><u>Views and Vistas</u></p> <p>The following important public views and vistas are identified for particular protection:</p> <ul style="list-style-type: none"> ☒ Coppice Lane – Looking North ☒ Earls Corner – Looking North ☒ Cargill Place – Looking North ☒ Bendy Bow – Looking South ☒ Gateway to Minety Lane – Looking South ☒ Gateway to Wick Road – Looking North ☒ Eastern Gateway to the Village adjacent to Oaksey House – Looking West ☒ View Along Eastcourt Road – Looking South <p>These important views and vistas are illustrated and explained in detail in the character area profiles in the Character Appraisal in Annexe 1.</p> <p><u>Boundary Treatment, Trees and Public Realm</u></p> <p>Development proposals which have the potential to impact negatively on the boundary treatment, landscaping or trees which make a positive contribution to the public realm will be resisted. Any new development</p>		

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	<p>will be expected to demonstrate how they will contribute to high quality streets, pavements and other publicly accessible areas (the public realm) within Oaksey.</p> <p>Important boundaries in the form of stone walls and hedges are illustrated on the character profile maps in the Character Appraisal in Annexe 1.</p> <p>In addition to the general protection offered by the Conservation Area, the following groups of important trees are identified for protection because of the contribution they make to the character and appearance of the village:</p> <ul style="list-style-type: none"> ☒ North of Cargill Place ☒ West of Woodfolds, The Green ☒ West of No.17 The Street ☒ The Old Rectory, The Street ☒ Playing Field, The Street ☒ Churchyard, The Street ☒ Orchard Place, Somerford Keynes Road ☒ Oaksey House, Somerford Keynes Road <p>These important trees are illustrated on the character profile maps in the Character Appraisal in Annexe 1.</p> <p><u>Open Spaces</u></p> <p>Development proposals which would adversely affect the contribution that the following important open areas make to the character and appearance of the Conservation Area and the overall village will not be permitted:</p> <ul style="list-style-type: none"> ☒ The Well Garden; ☒ The Playing Field: 		

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	<p>☐ The Churchyard; ☐ The field between Wick Road and Wheatsheaf Lane; ☐ The field to the rear of Mulberry House, north of The Street; and ☐ The field south of Somerford Keynes Road on the eastern approach to the village.</p> <p>These important open area are illustrated on the character profile maps in the Character Appraisal in Annexe 1.</p> <p><u>Opportunities for Enhancement</u> Proposals which deliver opportunities for enhancement of the built and historic environment in the following areas will be supported subject to compliance with other development plan policies:</p> <p>☐ Bendy Bow and its junction with The Street ☐ Earls Corner ☐ The Well Garden ☐ Buildings adjacent to the junction of The Street and Eastcourt Road ☐ The South Barn at Street Farm adjacent to The Street</p> <p>These areas for enhancement are illustrated on the character profile maps in the Character Appraisal in Annexe 1.</p> <p><u>Extensions and Outbuildings</u> Residential extensions; extensions to other buildings; and outbuildings will be supported where they:</p> <p>☐ are subordinate to the host property; ☐ are constructed of materials which reflect the materials on the host property or those found in the surrounding area; ☐ do not result in the loss of existing boundary features;</p>		

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	<p>☑ make a positive contribution to the streetscene; and</p> <p>☑ do not adversely change the inter-relationship between the front of the host property and the public realm.</p>		
	<p>Policy 3 – Highway Impact</p> <p>Where new development negatively impacts on the highway network, developers will be required to appropriately mitigate these impacts by highway improvements or contributions towards their mitigation. Contributions will be used to mitigate the impacts associated with the development to ensure there is no unacceptable detriment in terms of congestion or safety conditions. Proposals for major development which impacts on traffic volume or safety must be supported by a transport assessment which considers the impact of traffic movements on the highway network across the Parish of Oaksey.</p> <p>Proposals for commercial, industrial or other forms of HGV generating development which will result in additional HGV movements through the centre of Oaksey village will only be permitted where routing agreements can be secured to avoid HGV movements through the centre of Oaksey village.</p> <p><u>Parking</u></p> <p>Planning permission will only be granted for new development that incorporates adequate on-site provision for parking. Development proposals which would result in the displacement of parking provision from off-street to on-street will not be supported.</p> <p><u>Refuse Provision</u></p> <p>Planning permission will only be granted for new development that incorporates adequate on-site provision for the storage of refuse</p>	A1	<p>The policy itself will not result in development. However it should be noted that any new highways infrastructure or road improvements to the east of Oaksey will need to be assessed under the Habitats Regulations to ensure that such developments do not result in significant adverse impacts to the favourable conservation status of North Meadow and Clattinger Farm SAC, particularly from the effects of reduced air quality, ground water disruption, water resource, loss of habitat or increases to recreational pressure beyond the level that management of the component SSSIs is able to successfully handle.</p>

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	collection bins. Refuse collection storage should be screened and easily accessible to the collection point.		
	<p>Policy 4 - Heritage Assets</p> <p>Development affecting or within the setting of listed buildings requiring planning permission, including for change of use, will be required to demonstrate that the proposal is compatible with the setting and significance of the building.</p> <p>Development proposals should preserve or enhance the character and appearance of the Conservation Area by taking account of the distinctive character, appearance and setting of the Conservation Area including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing.</p> <p>Where development results in harm to the significance of designated heritage assets planning permission will only be granted where the public benefits of allowing the development outweigh the harm arising.</p> <p>Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Proposals that are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation. This will then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would destroy or detrimentally affect archaeological interests.</p>	A3	

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	<p>All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of development and these should respect traditional methods and natural materials wherever possible.</p> <p>Where development results in harm to the significance of designated heritage assets planning permission will only be granted where the public benefits outweigh the harm arising.</p> <p>The Neighbourhood Plan designates the buildings below as ‘Locally Important Buildings’ as non-designated heritage assets, further details of them are detailed in the Character Appraisal included at Annexe 1. Where development results in harm to the significance of non-designated heritage assets planning permission will only be granted where the benefits of allowing the development outweigh the harm arising.</p> <ul style="list-style-type: none"> ☒ Old Chapel, The Street ☒ Village Shop and Adjacent Building (Former Butchery and Abattoir), The Street ☒ National School Building, The Street ☒ Street Farm, The Street ☒ Spring Cottage, 17 The Street ☒ 3 The Street ☒ Wisteria Cottage, The Street ☒ The Wheatsheaf Public House, Wheatsheaf Lane ☒ Skittle Alley, Wheatsheaf Lane ☒ Oaksey Court, Somerford Keynes Road 		

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	<p>Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy.</p>		
Housing	<p>Policy 5 - New Housing Small-scale infill residential development within the settlement boundary (defined in Policy 1) that does not impact adversely on the character and appearance of the surrounding area or living conditions of future occupiers and neighbouring occupiers will be supported where it complies with other policies in the Neighbourhood Plan and the Wiltshire Core Strategy. In particular proposals should respect the characteristics and local distinctiveness of the relevant Character Area profile detailed in the Character Appraisal in Annexe 1. Proposals will be expected to have a direct highway frontage and safe highway access. The design of all housing shall have particular regard to the criteria set out in Wiltshire Core Strategy Core Policy 57 “Ensuring high Quality Design and Place Shaping”.</p> <p><u>Housing Allocation</u> Land at Bendy Bow is allocated for a residential redevelopment scheme for the effective replacement of the 12 existing dwellings together with a net addition to the dwelling stock of a minimum of 10 dwellings. Proposals for residential development will only supported where it provides for a mix of housing sizes and tenures, involving if appropriate the minimum level of market housing that can be demonstrated as essential to fund the delivery of the affordable housing element, after taking into account any Government grant funding. Proposals for this allocated site should be accompanied by a masterplan developed in</p>	B	

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	<p>collaboration with the community, the Parish Council and the local Planning Authority. The masterplan and the proposed development should reflect the development principles set out below:</p> <ol style="list-style-type: none"> 1. Frontage to The Street - Provide a new built form frontage to 'The Street' to reinforce the traditional streetscene of those buildings facing 'The Street' which predominantly feature a generous frontage space. Also retain or relocate and rebuild if necessary the existing boundary wall at the junction of 'The Street' and Bendy Bow to reflect the traditional wall boundaries found along 'The Street'. The access area and vista will also need to be improved. 2. Materials – The redevelopment of the site area facing The Street should enhance the character of the Conservation Area with materials that reflect the history of the area, for example utilising traditional buildings of stone and pantile. Elsewhere materials should seek to enhance the appearance of Bendy Bow. 3. Housing - Provide a mixed development which meets the defined needs of those households displaced by the redevelopment proposal. New market housing should be of a size and style suitable for small/medium family provision which can provide an option for the local community to access market housing at a cost below that found within the established village housing market. 4. Parking - Provide adequate off street parking to serve the new housing. 5. Landscaping – Redevelopment should continue to ensure that properties have strong boundaries to the road frontages to retain the existing enclosed character. Existing hedges and trees to the 		

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	<p>countryside site boundaries should be retained to help assimilate the new development into the settlement edge.</p>		
<p>Community Facilities</p>	<p>Policy 6 - Community Facilities Development proposals that result in the improvement and expansion of community facilities or the provision of new community facilities will be supported subject to the following criteria being met: ☒ The proposal will not adversely affect residential amenity or the living conditions of the occupiers of neighbouring properties; ☒ The proposal will not lead to traffic congestion or adversely affect the free flow of traffic; and ☒ Access arrangements and off street parking can be satisfactorily provided.</p> <p>Development proposals that would result in the loss of community facilities (Places of Worship; Public Houses; Sports Facilities; School; Post Office; Shop; the Village Hall; or the Well Garden) will not be permitted unless it can be shown that they are poorly used, not viable in terms of community need, or adequate replacement provision is made elsewhere nearby within or close to the Parish. Proposals will also need to demonstrate a lack of economic viability as set out in Core Policy 49 (Protection of rural services and community facilities) of the Wiltshire Core Strategy.</p>	<p>A1</p>	
<p>Natural Environment</p>	<p>Policy 7 - Setting of Oaksey Village The Neighbourhood Plan supports proposals that protect and enhance the natural features that are a key component of the landscape and provide habitat for Oaksey’s diverse wildlife populations, including: a) Measures to protect & enhance our natural environment & landscape character and to maintain tree cover & hedgerows will be promoted wherever possible;</p>	<p>A3</p>	

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	<p>b) Proposals that provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity and landscape scale conservation will be supported. Mitigation measures will be sought where any loss would be unavoidable and cause significant harm;</p> <p>c) Woodlands & hedgerows. The community support measures to increase the enhancement, reinstatement or creation of hedgerows along boundaries, and support the creation of additional pockets of woodland.</p> <p>Development within and on the edge of Oaksey will only be permitted where it does not adversely affect views and linkages into and out of the village. Key views and vistas are included in the Character Appraisal in Annexe 1.</p> <p>The following areas are considered important to the overall setting of Oaksey Parish:</p> <ul style="list-style-type: none"> ☑ Oaksey Wood; ☑ Dean Plantation; ☑ The tree planting at Oaksey Golf Club; ☑ The tree lined driveway to Park Farm; and ☑ The trees to the east of Eastcourt Road <p>New development will be supported provided that it does not adversely affect or devalue the structure, diversity or views of the streetscene and landscape. New development, where supported by other plan policies, must be integrated into the streetscene and landscape through design and the incorporation of suitable green buffers and the planting including trees. Development which would introduce a harsh urban edge on the important road gateways into the village identified in the Character Appraisal in Annexe 1 will not be permitted.</p>		

Objective	Policy	Categorisation in initial screening	Comments and recommendations
	<p>Development which adversely affects the character, appearance, setting, and tranquillity of the river corridors of Swill Brook and Flagham Brook will not be permitted.</p> <p>Development which adversely affects the integrity of the North Meadow and Clattinger Farm Special Area of Conservation will not be permitted. Development which would adversely affect the ecological importance or rural character and appearance of the Clattinger Farm SSSI; Ancient Woodland and County Wildlife Sites will not be permitted. Proposals to enhance the village and surrounding areas through appropriate landscaping and planting, especially around any new developments, will be encouraged.</p>		<p>Any development proposal outside of particularly to the east of the Oaksey Settlement Boundary will require Habitats Regulation Assessment (HRA) at site level to ensure no significant adverse impacts on the favourable conservation status of North Meadow and Clattinger Farm SAC.</p>

2.5 Assessment of all elements of the plan 'in combination'

- The draft policies would not have any in combination effects

2.6 Assessment of the effects of the plan as a whole, in combination with Wiltshire Core Strategy

- The plan would not have any in combination effects with the Wiltshire Core Strategy,

3. Conclusion

3.1 The draft policies do allocate a single site for re-development of twelve dwellings plus an additional 10 houses, but largely provide qualitative criteria for development focused on protecting the local environment and guiding the design of new housing. In addition, the distance from any vulnerable N2K site (as identified in the parameters of the Core Strategy HRA) and the small scale of the allocation proposed by the Oaksey Neighbourhood Plan indicate that there is no mechanism for adverse effect.

3.2 Wiltshire Council considers that there would be no adverse effect on the integrity of the Natura 2000 Network either alone or in combination, and no appropriate assessment is necessary.

3.3 Any significant changes to this plan or the planning context may affect the above conclusion and therefore this HRA should be reviewed before the plan is examined and / or before it is considered at referendum.


Senior Ecologist, Wiltshire Council

28th September 2018

