

Wiltshire Council

Strategic Environmental Assessment

**Screening determination for the Langley Burrell Neighbourhood
Plan**

May 2016

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1. Introduction

- 1.1 This document provides a screening determination of the need to carry out a Strategic Environmental Assessment (SEA) of the Langley Burrell Neighbourhood Plan. Wiltshire Council, as the 'Responsible Authority'¹ under the SEA Regulations², is responsible for undertaking this screening process of the neighbourhood plan; it will determine if the neighbourhood plan is likely to have significant environmental effects, and hence whether SEA is required.
- 1.2 This process has been carried out in accordance with the requirements of European Directive 2001/42/EC³, often known as the Strategic Environmental Assessment (SEA) Directive, which has been transposed into English law by the SEA Regulations.

2. Legislative requirements

- 2.1 The Localism Act 2011 requires neighbourhood plans to comply with EU legislation. The screening procedure outlined in this report meets the requirements of the SEA Directive and Regulations, as introduced in Section 1 of this document.
- 2.2 Regulation 5 of the SEA Regulations requires an environmental assessment of plans which:

1. *are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use (Regulation 5, para. (2)(a), and which set the framework for future development consent of projects listed in Annex I or II to Council Directive 85/337/EEC (EIA Directive) on the assessment of the effects of certain public and private projects on the environment (Regulation 5, para. (2)(b)*

2. *in view of the likely effect on sites, have been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (92/43/EEC) (Regulation 5, para. (3)*

3. *set the framework for future development consent of projects⁴ (Regulation 5, para. (4)(b)*

4. *are determined to be likely to have significant environmental effects as determined under regulation 9(1) (Regulation 5, para. (4)(c)*

An environmental assessment need not be carried out for:

- a) *plans which determine the use of a small area⁵ at local level (Regulation 5, para. (6)(a); or*
b) *plans which are a minor modification⁶ to a plan or programme (Regulation 5, para. (6)(b)*

¹ The organisation which adopts the neighbourhood plan (this is described in Wiltshire Council's guide *Neighbourhood planning – a guide for Wiltshire's parish and town councils* (June 2012) as 'makes the plan').

² The Environmental Assessment of Plans and Programmes Regulations 2004

³ European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment"

⁴ European Commission guidance states that plans and programmes which **set the framework for future development consent of projects** would normally contain 'criteria or conditions which guide the way a consenting authority decides an application for development consent'. **Development consent** is defined in the EIA Directive as "the decision of the competent authority or authorities which entitled the developer to proceed with the project" (Article 1(2) of the EIA Directive).

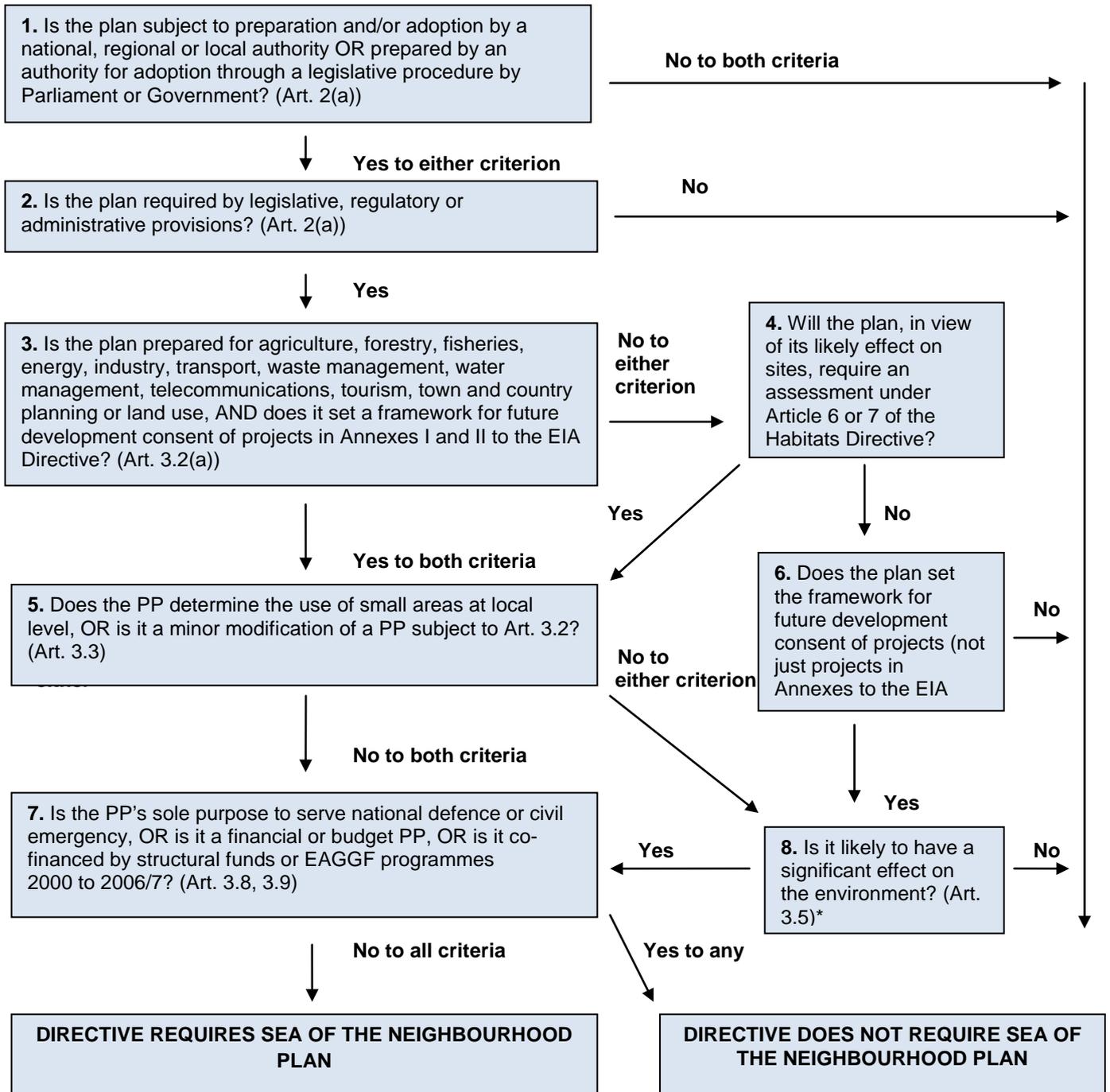
⁵ European Commission guidance suggests that **plans which determine the use of small areas at local level** might include "a building plan which, for a particular, limited area, outlines details of how buildings must be constructed, determining, for example, their height, width or design"

⁶ **'Minor modifications'** should be considered in the context of the plan or programme which is being modified and of the likelihood of their having significant environmental effects. A modification may be of such small order that it is unlikely to have significant environmental effects.

unless it has been determined under regulation 9(1) that the plan is likely to have significant environmental effects.

2.3 The diagram⁷ below shows the SEA Directive's field of application:

Application of the SEA Directive to neighbourhood plans



* Plans falling in this category (No.8) will be screened by Wiltshire Council to determine if they are likely to have significant environmental effects. This determination will be made on a case by case basis for neighbourhood plans coming forward in Wiltshire.

NB This diagram is intended as a guide to the criteria for application of the Directive to neighbourhood plans. It has no legal status.

⁷ Taken from *A Practical Guide to the Strategic Environmental Assessment Directive* (ODPM, 2005)

3. The Langley Burrell Neighbourhood Plan

Background

- 3.1 Langley Burrell Parish Council is currently preparing a neighbourhood plan under the provisions of the Localism Act 2011, and associated regulations.
- 3.2 Langley Burrell is designated as a Small Village in the Chippenham Community Area in the adopted Wiltshire Core Strategy. Small Villages have a low level of services and facilities, and few employment opportunities. Development at Small Villages is to be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. The Wiltshire Core Strategy advises that some very modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities.
- 3.3 Any development at Small Villages such as Langley Burrell will be carefully managed by Core Policy 2 of the Core Strategy and the other relevant policies of this plan. The level of growth considered appropriate in Small Villages is infill development – this is defined in the Core Strategy as *‘the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling’*. Exceptions to this approach will only be considered through the neighbourhood plan process; Langley Burrell has decided not to make any exception to this approach and not to allocate any development sites in the Plan.
- 3.4 Further information on the neighbourhood plan can be found on the Langley Burrell neighbourhood plan website⁸ and within the draft plan attached to this screening opinion consultation document.

Steering Group

- 3.5 The Langley Burrell Neighbourhood Plan process was started in June 2014. In June 2014 a steering group was formed to discuss the creation of a neighbourhood plan for Langley Burrell and to scope the neighbourhood plan process.
- 3.6 The Langley Burrell Neighbourhood Plan has been prepared by a neighbourhood planning steering group including Parish Council members, members of the Langley Burrell Residents Association, community volunteers and local representatives. Additional expert input and advice has been obtained from various sources, including the consultancy firms Aecom Infrastructure and Environment UK Ltd, ADL Traffic Engineering Ltd, and Adrienne Hill Planning Consultancy Services. Wiltshire Council has provided additional guidance and support. Information about the process of plan preparation has been available at all times on the Langley Burrell Neighbourhood Plan website.
- 3.7 Planning officers from Wiltshire Council have advised and supported the steering group on the development of the plan.

Neighbourhood area designation

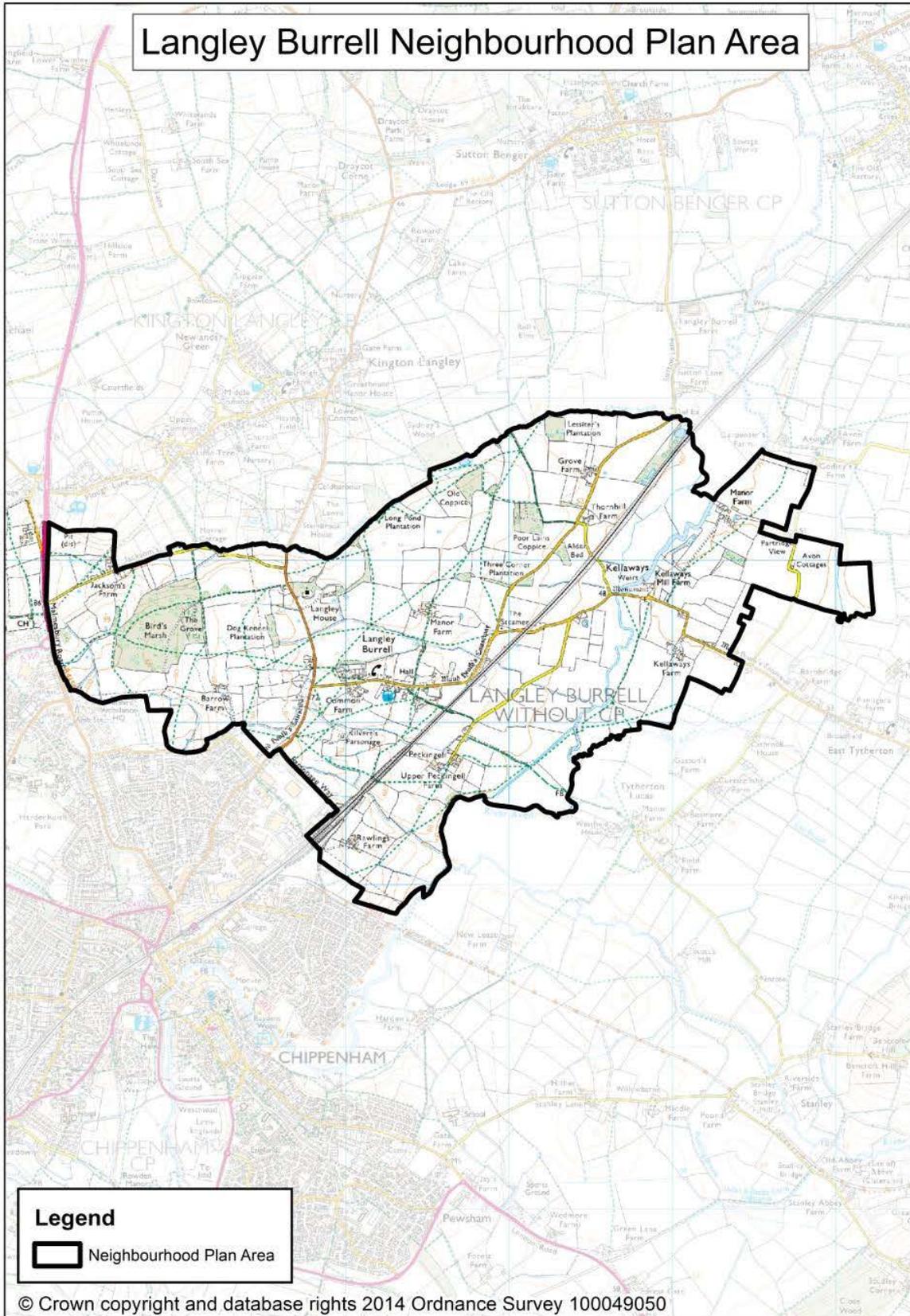
- 3.8 The steering group nominated the area contained within the Langley Burrell Parish boundary but excluding the small part of the Parish that lay to the west of the A350 as the Designated Area for the neighbourhood plan. The application for designation as a Neighbourhood Area was publicised from Monday 8 November 2014 until 5pm Wednesday 4 February 2015. Having considered the feedback received through the consultation, Wiltshire Council

⁸ <http://www.langleyburrell.co.uk/index.php/n-hood-plan>

recommended that the proposed Langley Burrell Neighbourhood Plan Area is coherent, consistent and appropriate in planning terms. The designation of the Langley Burrell Neighbourhood Area was approved on 13 March 2015.

- 3.9 The Langley Burrell Neighbourhood Area application and designation documents are available to view online at: <http://www.wiltshire.gov.uk/nppreviousconsultations.htm>

Map showing the designated Langley Burrell Neighbourhood Area



Neighbourhood plan draft vision and objectives

3.10 A vision and objectives for the neighbourhood plan have been proposed as follows:

Vision:

The community wants Langley Burrell to continue to thrive as an historic, vibrant and distinctive rural village, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining its unique and distinctive character, and to provide an outstanding quality of life for current and future generations of residents.

The Parish Council will promote the vision by:

- Encouraging a thriving and prosperous community that respects and delivers the right to enjoy a high quality of life for all its residents
- Supporting measured, proportionate, complementary, timely and sustainable development to meet local requirements
- Endorsing and composing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change and reduce our carbon footprint
- Helping to maintain the high quality natural environment with its protected wildlife interests
- Emphasising Langley Burrell's distinct, historic identity as an independent small rural village and Parish and promoting the retention of these characteristics
- Supporting a sustainable number of new homes especially for younger and family residents,
- Leveraging and enhancing the amenity value of its local manmade and natural assets; and
- Promoting the provision of improved facilities and services.

The Langley Burrell Neighbourhood Plan includes 9 Objectives:

Objective 1: Preserve the distinct independent rural character, identity and setting of Langley Burrell Parish, the conservation area, historic buildings and rights of way

Objective 2: Protection of rural landscape, visual amenity, local green space, wildlife, tranquillity and air quality and support and enhance wildlife habitats, nature conservation and biodiversity

Objective 3: Delivery of a housing growth strategy with high quality housing tailored to the needs and context of Langley Burrell

Objective 4: Sensitive development which protects and enriches the landscape, ecosystem and built setting

Objective 5: Strengthen and support local economic activity

Objective 6: Maintain and improve local services (including utilities) and assets of community value for existing and new residents

Objective 7: Improve traffic safety and transport services

Objective 8: Encourage a sensitive expansion of renewable energy within the Parish

Objective 9: To ensure that there is no incremental risk of flooding

Draft Plan policies

- 3.11 A number of policies are currently being proposed which are detailed further in the draft Plan attached to this report. These policies have been grouped under topic headings. Not all the issues identified by residents are strictly relevant to planning decisions; some are aspirational 'community policies' relating to non-planning aspects. In order to identify policies which are material to planning decisions, these are prefixed by PP (Planning Policy). Other policies are prefixed by CP (Community Policy). The policies are as follows:

PP1 - General policies in support of sustainable development

PP2 - Landscape Character & Local Heritage

PP3 - Natural Environment, Ecology and Recreation

PP4 - Housing growth

PP5 – Generic Policy for ALL new buildings in the Neighbourhood Plan Designated Area

PP6 – Policy for infill

PP7 – Policy for conversion

PP8 – Policy for exception sites

PP9 – Policy for commercial development

PP10 – Policy for renewable energy

CP1 - Transport and Highways

CP2 - Local Facilities

CP3 - Communications

Site allocations

- 3.12 The Draft Plan does not include development site allocations. Policies for growth are in accordance with those for Small Villages in the Wiltshire Core Strategy.

4. SEA Screening assessment

4.1 Wiltshire Council, as the 'Responsible Authority', considers that the Langley Burrell Neighbourhood Plan falls within the scope of the SEA Regulations on the basis that it is a plan that:

- a)** is subject to preparation or adoption by an authority at national, regional or local level (Regulation 2);
- b)** is prepared for town and country planning or land use and it is a plan that sets the framework for future development consent of projects generally (Regulation 5, para. 4); and
- c)** will apply to a wider area other than a small area at local level and is not a minor modification to an existing plan or programme (Regulation 5, para. 6).

4.2 A determination under Regulation 9 is therefore required as to whether the Langley Burrell Neighbourhood Plan is likely to have significant effects on the environment.

4.3 The screening requirements set out in Regulation 9 and Schedule 1 of the SEA Regulations include two sets of characteristics for determining the likely significance of effects on the environment. These relate to: i) the characteristics of the Langley Burrell Neighbourhood Plan and ii) the characteristics of the effects and of the area likely to be affected by the Langley Burrell Neighbourhood Plan. In making a determination, Wiltshire Council will take into account the criteria specified in Schedule I of the Regulations as follows:

1. The characteristics of the plans and programmes, having regard in particular to:

- (a)** 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;
- (b)** the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- (c)** the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- (d)** environmental problems relevant to the plan or programme; and
- (e)** the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

- (a)** the probability, duration, frequency and reversibility of the effects;
- (b)** the cumulative nature of the effects;
- (c)** the transboundary nature of the effects;
- (d)** the risks to human health or the environment (for example, due to accidents);
- (e)** the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- (f)** the value and vulnerability of the area likely to be affected due to—

- (i)** special natural characteristics or cultural heritage;
- (ii)** exceeded environmental quality standards or limit values; or
- (iii)** intensive land-use; and

(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

The screening assessment of the Langley Burrell Neighbourhood Plan is set out below:

Criteria (Schedule 1 SEA Regs.)	Significant environmental effects likely?	Justification and evidence
1. The characteristics of plans , having regard, in particular, to:		
(a) the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	No	The draft neighbourhood plan is for the Small Village of Langley Burrell. The draft plan sets a framework for projects at the parish level which is in accordance with the Wiltshire Core Strategy (WCS). It does not propose a framework for additional levels of development or additional types of development than Core Policy 2 of the WCS. Future development is expected to be in the form of infill development only which is described in the WCS as ' <i>the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling</i> '. Core Policy 2 has been subjected to SA/SEA as part of the process of developing the WCS.
(b) the degree to which the plan influences other plans and programmes including those in a hierarchy	No	The neighbourhood plan is produced by the local community to influence development at the local parish level. It does not strongly influence strategic plans higher up in a hierarchy, although any potential future review of the Local Plan will need to give consideration to all of the 'made' and emerging neighbourhood plans in Wiltshire.
(c) the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development	No	All neighbourhood plans are land-use plans that seek to promote the objectives of sustainable development. However, this Plan is not specifically relevant as a plan for integrating environmental considerations. Any development proposed will be in accordance with environmental protection policies of the adopted WCS and National Planning Policy Framework (NPPF).
(d) environmental problems relevant to the plan	No	There are no known specific environmental problems associated with this neighbourhood area. The neighbourhood area covers approximately 775 ha and has a population of approximately 375 according to the 2011 Census. It is a rural, mainly agricultural area with small pockets of ancient woodland. The River Avon flows in the east of the parish some distance from the village of Langley Burrell and flood zones associated with the river and tributaries will not be affected by a limited amount of infill development in the village. Much of the village is covered by a Conservation Area.
(e) the relevance of the plan for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	No	The neighbourhood plan is not relevant as a plan for implementing community legislation.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a) the probability, duration, frequency and reversibility of the effects	No	Parts of the parish are covered by flood zones 2 and 3 alongside the River Avon and its tributaries. However the shortest distance between the Avon and Langley Burrell is approx 800m. As the plan does not propose development site allocations and will only allow infill development within the existing village urban area it is unlikely that flood risk becomes an issue.

Criteria (Schedule 1 SEA Regs.)	Significant environmental effects likely?	Justification and evidence
		<p>The draft plan includes in Appendix 4 a list of listed buildings and scheduled monuments in Langley Burrell and in Appendix 5 a map of the historic environment designations and assets in the area. Assets are located throughout the parish and any future development proposals have the potential to impact upon these. However, the draft plan does not identify any development sites and allows only for limited infill development in accordance with the WCS policy for Small Villages. Any future development proposals will be subject to policies in the NPPF, WCS and draft plan (refer to Policy PP2 which seeks to <i>'respect the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place'</i>.</p> <p>There is a Site of Special Scientific Interest (SSSI) located on the eastern side of the Parish, 1 km south east of Langley Burrell village, towards Tytherton Lucas. This is a river bank section along the River Avon. The SSSI notification states that <i>'the site is the historical type locality for the Callovian Stage and includes a number of highly-fossiliferous exposures'</i>. This site, being some distance from the village of Langley Burrell, is not likely to be significantly affected by limited infill development in the village.</p>
(b) the cumulative nature of the effects	No	The limited scale of future infill development identified in the draft plan is in accordance with Core Policy 2 of the WCS and is not likely to have significant cumulative effects. The WCS has been subject to SEA as part of its development and examination. No development site allocations are proposed in the Plan and therefore the Plan itself will not increase the likelihood of cumulative effects on environmental, cultural or heritage assets in the area that have not already been considered in the WCS SEA.
(c) the transboundary nature of the effects	No	No significant transboundary effects with other EU countries are likely from the proposals.
(d) the risks to human health or the environment (for example, due to accidents)	No	No significant environmental effects are considered likely to risk human health or the environment from the expected limited infill development. The neighbourhood plan is not proposing any development site allocations.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	No	The neighbourhood plan covers just the parish of Langley Burrell with a population of approximately 375 and an area of approximately 775 ha. The geographical size of developments permissible through the plan is unlikely to have significant environmental effects which would require an SEA because the Plan is not promoting more development than is currently required by the WCS. Limited infill residential development of 1 or 2 dwellings is likely to affect only a very small part of the geographical area of the parish and normally just the neighbouring residents to any site.
(f) the value and vulnerability of the area likely to be affected due to—	No	The draft Plan allows development of infill development in accordance with the WCS. Whilst careful consideration must be given to the effects of any future development on the Conservation Area and listed buildings within the parish there is adequate protection provided through draft policies of the

Criteria (Schedule 1 SEA Regs.)	Significant environmental effects likely?	Justification and evidence
(i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use;		<p>draft Plan, WCS and NPPF to avoid or mitigate effects. No development site allocations are made in the draft Plan and therefore the location of any future development should be in accordance with the WCS.</p> <p>The River Avon and associated tributaries and SSSI mentioned above are unlikely to be significantly affected by any future proposals for infill development within Langley Burrell given their distance from the village. Limited development in the village can avoid any areas of flood risk. The nearest area of ancient woodland is approx 900m to the north of the village and is unlikely to be significantly affected by infill development in the village.</p>
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	No	<p>With regards European Natura 2000 designations, an HRA screening assessment will be carried out by Wiltshire Council prior to the formal consultation on the plan under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). This will establish if the plan is likely to have impacts on any European sites. The nearest European site to Langley Burrell is the Bath and Bradford on Avon Bats SAC located to the west of Corsham, approx 8.6km away.</p> <p>Langley Burrell is not within an AONB. The North Wessex Downs AONB is approx 8.8 km to the east of Langley Burrell and the Cotswolds AONB approx 7.2km to the west. Neither area is likely to be significantly affected by limited infill development in the village.</p> <p>Effects are possible from any future development proposal on the Conservation Area in Langley Burrell and on individual listed buildings or scheduled ancient monuments. However, the Plan does not allocate individual development sites and does not promote a higher level of growth than the WCS which has been subject to SEA. Any future development proposals will need to be in accordance with protection policies in the Plan, WCS and NPPF.</p>

5. SEA Screening decision

- 5.1 Regulation 9 of the SEA Regulations requires that the responsible authority shall determine whether or not a plan is likely to have significant environmental effects. The responsible authority shall —
- (a) take into account the criteria specified in Schedule 1 to these Regulations; and
 - (b) consult the consultation bodies.
- 5.2 Where the responsible authority determines that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), it shall prepare a statement of its reasons for the determination.
- 5.3 Wiltshire Council considers that the proposed Langley Burrell Neighbourhood Plan is not likely to have significant environmental effects and accordingly does not require a Strategic Environmental Assessment. This decision is made for the following key reasons:
1. The draft neighbourhood plan is not proposing to allocate land for development or promoting a higher level of development than the WCS.
 2. Any future housing development is to come forward as infill development only within the existing built area. Infill development is described in Core Policy 2 of the WCS as *'the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling'*. Core Policy 2 has previously been subjected to SEA and the draft Plan does not propose any additional requirements.
 3. Core Policy 2 of the WCS requires that in the Small Villages, *'proposals for development...will be supported* where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:
 - i) Respects the existing character and form of the settlement
 - ii) Does not elongate the village or impose development in sensitive landscape areas
 - iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.
 4. Any limited infill development proposals within the village of Langley Burrell will need to be in accordance with other policies of the draft Plan, WCS and NPPF that seek to protect and enhance areas of landscape, heritage and other environmental value.
 5. Any limited infill development within the village of Langley Burrell will take place outside of any AONB designation and Flood Zone 2 and 3 and would be located approximately 900m from the nearest area of ancient woodland. The nearest SSSI is approximately 1km away located on the banks of the River Avon. The nearest European site designation is approximately 8.6 km to the west of Langley Burrell.
- 5.4 This screening decision has been sent to Natural England, Environment Agency and Historic England for their comments in respect of this determination, with a request for responses within a 5 week period, no later than 3rd May 2016.

6. Statutory consultee response to screening decision

- 6.1 Natural England, Environment Agency and Historic England, as statutory consultation bodies under Regulation 9 of the SEA Regulations, were consulted on this SEA screening determination between 29th March 2016 and 3rd May 2016. All three bodies agreed with the screening determination of Wiltshire Council that the Langley Burrell Neighbourhood Plan is not likely to have significant environmental effects and therefore an SEA is not required.
- 6.2 Wiltshire Council's request for comments on this screening determination from the three statutory consultation bodies is presented in Appendix A. The responses received from the consultation bodies, agreeing with the screening determination, is presented in Appendix B.

Appendix A – Request for consultation response on screening determination from statutory consultation bodies

Environment Agency

Dear [REDACTED]

Email dated 29/03/16

We are advising the Langley Burrell neighbourhood plan steering group on the production of their neighbourhood plan and we have produced an SEA screening decision which I have attached. I also attach a draft of their neighbourhood plan.

Wiltshire Council, as ‘responsible authority’ under the SEA Regulations, must issue a statement of its reasons for the determination and consult the designated consultation bodies. Our opinion is that an SEA is not required because the Plan is not likely to have significant environmental effects. The reasons for this decision are outlined in the attached report and are based on the fact that the Plan is promoting limited infill development only within a ‘Small Village’, as allowed by Core Policy 2 of the Wiltshire Core Strategy which has previously been subject to SEA. The Plan is not proposing to allocate any sites for development – any future development is expected to come forward as infill only and in accordance with existing policies of the Wiltshire Core Strategy.

Please could you provide any comments you may wish to make by 3rd May 2016. If you need any further information regarding this please do not hesitate to contact me.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

Historic England

Dear [REDACTED]

Email dated 29/03/16

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Please could you provide any comments you may wish to make by 3rd May 2016. If you need any further information regarding this please do not hesitate to contact me.

Kind regards,

[REDACTED]

[REDACTED]

Appendix B – Consultation responses from statutory consultation bodies

Mr [REDACTED]
Wiltshire Council
Planning Policy
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JD

Our ref: WX/2009/110257/OR-
41/IS1-L01
Your ref: Langley Burrell NP
Date: 26 April 2016

Dear [REDACTED]

Langley Burrell Neighbourhood Plan – SEA screening decision

Thank you for consulting the Environment Agency on the above document.

We have no objection to the contents of the plan or your SEA screening decision.

We are pleased to see that the issue of flood risk has been adequately considered throughout the Plan.

We would like to bring to your attention that the Langley Burrell parish area sits within a groundwater Source Protection Zone 2 (SPZ2). This is a zone of protection surrounding the nearby Rodbourne Boreholes public water supply. The groundwater in this zone is very sensitive to pollution as any contamination could make its way to the borehole, thus harming the public drinking water supply.

It would be prudent to include some appropriate text in the Plan to support the prevention of the pollution of groundwater from all sources.

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Langley Burrell neighbourhood plan - SEA screening determination
Date: 05 May 2016 13:09:31
Attachments: [image001.png](#)
[image002.png](#)

Dear [REDACTED]

Thank you for your consultation on the SEA Screening for the Langley Burrell Neighbourhood Plan.

I can confirm that we have no objection to the view that an SEA will not be required.

To confirm that we have a separate consultation from the community on the Consultation Draft Plan itself and will be making a response on that shortly. But from initial inspection there do not appear to be any specific issues we need to highlight.

Kind regards

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]

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[REDACTED]
[REDACTED]
[REDACTED]

Subject: Langley Burrell neighbourhood plan - SEA screening determination

Dear [REDACTED]

We are advising the Langley Burrell neighbourhood plan steering group on the production of their neighbourhood plan and we have produced an SEA screening decision which I have attached. I also attach a draft of their neighbourhood plan.

Wiltshire Council, as 'responsible authority' under the SEA Regulations, must issue a statement of its reasons for the determination and consult the designated consultation bodies. Our opinion is that an SEA is not required because the Plan is not likely to have significant environmental effects. The reasons for this decision are outlined in the attached report and are based on the fact that the Plan is promoting limited infill development only within a 'Small Village', as allowed

by Core Policy 2 of the Wiltshire Core Strategy which has previously been subject to SEA. The Plan is not proposing to allocate any sites for development – any future development is expected to come forward as infill only and in accordance with existing policies of the Wiltshire Core Strategy.

Please could you provide any comments you may wish to make by 3rd May 2016. If you need any further information regarding this please do not hesitate to contact me.

Kind regards,

[Redacted]

website: www.wiltshire.gov.uk

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Date: 10 May 2016
Our ref: 182181 and 181182
Your ref: N/A



Mr D Way
Senior Planning Officer
Wiltshire Council

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

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Way

Draft Langley Burrell Neighbourhood Plan and Strategic Environmental Assessment (SEA) Screening Decision

Thank you for your consultation on the above dated 29/03/2016.

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

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..

Natural England does not have the resources to get involved in all neighbourhood plans and will prioritise our detailed engagement to those plans that may impact on internationally or nationally designated nature conservation sites, and/or require Strategic Environmental Assessment or screening for Habitats Regulations Assessment.

We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.

Natural England agrees with the conclusions of the Strategic Environmental Assessment (SEA) screening decision and does not consider that this plan poses any likely significant risk to internationally or nationally designated nature conservation sites.

For clarification of any points in this letter, please contact John Gordon at John.Gordon@naturalengland.org.uk. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.



Yours sincerely

John Gordon
Somerset, Avon and Wiltshire Team

