



Buckland Revised Neighbourhood Plan

**SEA Screening Opinion by Buckinghamshire
Council for consultation in accordance with the
European Directive 2001/42/EC and associated
Environmental Assessment of Plans and
Programmes Regulations 2004**

Date: August 2021

BUCKLAND NEIGHBOURHOOD PLAN

August 2021

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1 Introduction

- 1.1 This screening statement considers whether the contents of the Buckland Revised Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 This screening statement follows one produced previously based on the 'Made' Buckland Neighbourhood Plan dated August 2014 in which the former Aylesbury Vale District Council concluded that the Buckland Neighbourhood Development Plan is not likely to have significant environmental effects beyond those expected by 'strategic' district-wide policies of the Local Plan, and therefore this does not trigger a need for a Strategic Environmental Assessment. Attached as Appendix 2.
- 1.3 The screening process is based upon consideration of standard criteria to determine whether the plan is likely or not to have "significant environmental effects". The result of Buckinghamshire Council's (BC) screening process is detailed in this Screening Statement.
- 1.4 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the policies in the Buckland Neighbourhood Plan revision and the need for a full Strategic Environmental Assessment.

2 Legislative Background

- 2.1 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.2 Although a Sustainability Appraisal is not a requirement for a Neighbourhood Plan, part of meeting the 'Basic Conditions' which the plan is examined on, is to show how the plan achieves sustainable development. The Sustainability Appraisal process is an established method and a well recognised 'best practice' method for doing this. It is therefore advised, where an SEA is identified as a requirement, an SA should be incorporated with SEA, at a level of detail that is appropriate to the content of the Neighbourhood Plan.

3 Criteria for Assessing the Effects of Neighbourhood Development Plans

3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below¹:

1. The characteristics of plans 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 degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- 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).

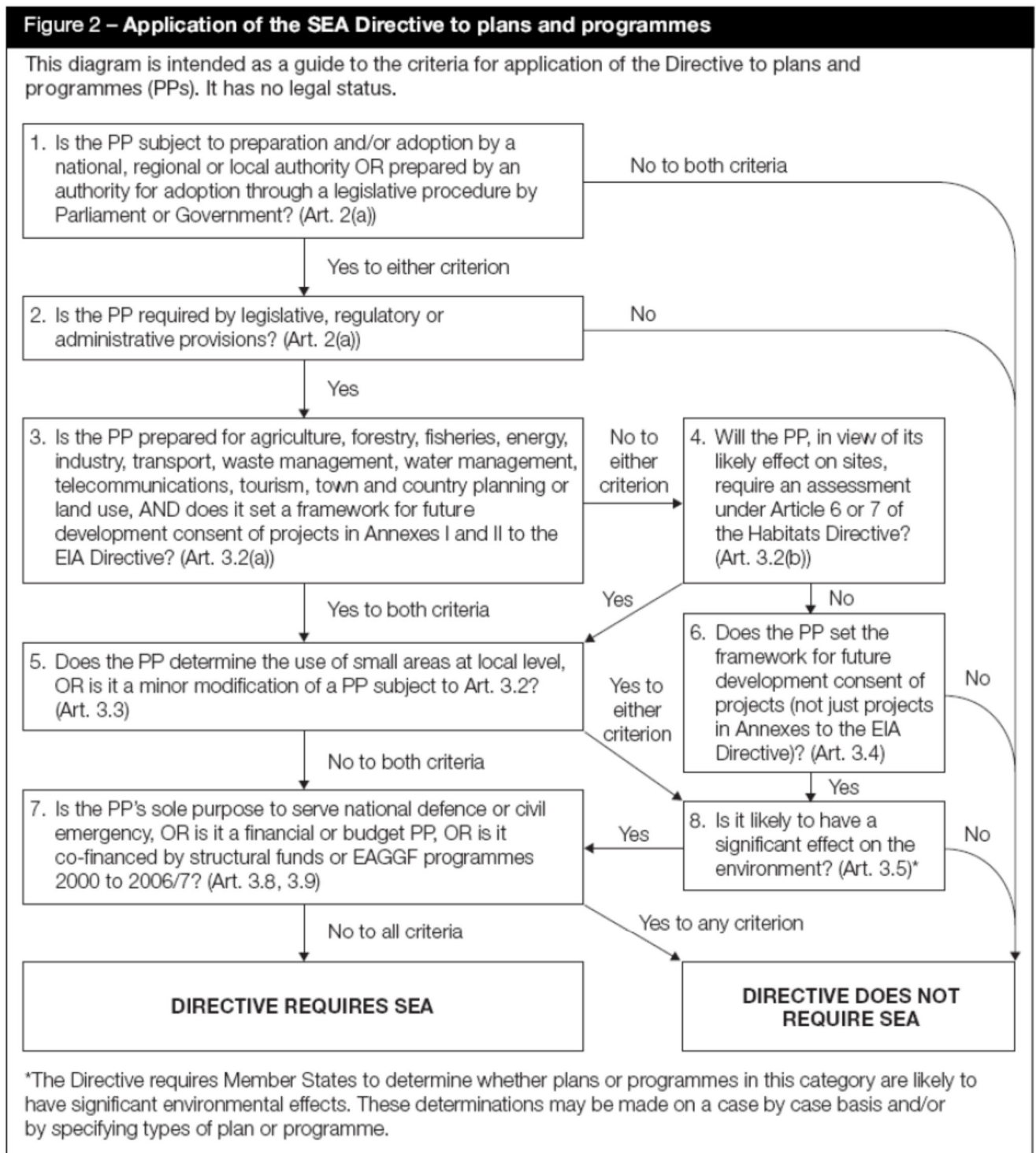
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special 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.

¹ Source: Annex II of SEA Directive 2001/42/EC

4 Assessment

4.1 The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required.



4.2 The table below shows the assessment of whether or not the Buckland Neighbourhood Plan revision (March 2021 Draft) will require a full SEA. The questions below are drawn from the diagram above which sets out how the SEA Directive should be applied. The Parish Council has given Buckinghamshire Council a Draft of a plan that has been through the Neighbourhood planning regulations regulation 14 stage. This is what the screening is based on.

4.3 The draft neighbourhood plan replacement contains the following policies and proposals. To highlight the differences between the 'Made' 2016 neighbourhood plan and the draft 2021 replacement policies changes are indicated in red text (policy wording and changes taken from the parish councils Basic Conditions Statement March 2021):

2021 BP1 Settlement Boundary:

The Buckland Neighbourhood Plan designates the Housing Settlement Boundary for Buckland Parish as shown on the Map (Appendix H. Proposals for infill development within the Settlement Boundary will be supported, provided they accord with the policies in the Buckland Neighbourhood Plan and the adopted Local Plan. With the exclusion of land within the AONB and Green Belt, development proposals for housing, other than for rural housing exception schemes, on land outside the Housing Settlement Boundary will not be permitted. Within the AONB and Green Belt only development in line with paragraph 172 of the NPPF (2019) will be permitted.

This is a new policy and an addition to the 2016 Plan.

2016 Policy BP1: Development within and adjacent to the Conservation Area

In the Conservation Area new development will be permitted provided it preserves or enhances the Conservation Area and maintains the integrity of the street scene. The Conservation Area is characterised by ribbon development and backland development will not be encouraged. Buildings should be of no more than two storeys in height and should be finished in materials complementing those already in use in the area. The protection of views into and out of the Conservation Area is most important.

Policy remains the same in 2021 Plan (now BP2).

2016 Policy BP2: AONB/Green Belt (now BP3 see 2021 Policy BP3 below)

2021 Policy BP3: AONB/Green Belt

Any significant development into the AONB or Green Belt will be resisted, except in very exceptional circumstances, in order to protect the specific character of this section of the Chiltern Hills where great weight will be attached to conserving landscape, scenic beauty and heritage. Exceptional circumstances would include:

Development and diversification of agriculture

Re-use of redundant buildings or the replacement of an existing building

2016 Policy BP3: Local Distinctiveness

In all parts of the Parish new buildings must preserve local distinctiveness through design, use of materials, density, space around buildings, height. Buildings should not be more than two storeys

high, unless special circumstances can be proved. Housing density should respect the immediate character and pattern of development.

Policy remains unchanged in 2021 Plan, now BP4

2016 Policy BP4: No Further Coalescence (*now BP5 see 2021 Policy BP5 below*)

2021 Policy BP5: No Further Coalescence

Development will not be permitted which would lead to further coalescence with Aston Clinton.

Views both into and out of the Parish are very important, not just in relation to the Conservation Area and the AONB, but throughout the length of the Parish in order to retain its rural character.

2016 Policy BP5: New development (*now BP6 see 2021 Policy BP6 below*)

2021 Policy BP6: New development

Throughout the Parish in the built up areas new ribbon development on infill sites will be supported, as long as the proposed development respects the immediate environment, and the design and layout respects the local distinctiveness. Infill means that there is already residential built development on two sides of the site. **New development, both minor and major, will be required to show a net gain in biodiversity.**

2016 Policy BP6: Meeting Local Housing Needs

Applications should include a mix of dwelling sizes, reflecting the existing and future needs of the Parish. Specific regard should be had for the provision of low cost market housing, extensions, and smaller properties for elderly downsizers. Permitted development rights will be removed from these properties to ensure they continue to meet this need. Support will be given for the conversion of existing properties in order to provide accommodation for three or more generations within the same dwelling.

Policy remains unchanged in 2021 Plan now BP7

2016 Policy BP7: Affordable Homes (*now BP8 see 2021 Policy BP8 below*)

2021 Policy BP 8: Affordable Homes

The provision of affordable homes for local needs through the rural housing exception scheme will be supported. **The number, mix and design of dwellings for a rural exception scheme needs to be appropriate to meet local housing needs established through a housing needs survey undertaken by or in consultation with a Rural Housing Enabler. The affordable dwellings will be secured for those in affordable local need or with a valid local connection.**

2016 Policy BP8: Small business sites

And

2016 Policy BP9: Redevelopment of existing businesses

These two policies have now been combined (now BP9 see 2021 Policy BP9 below)

2021 BP9: Local Businesses

Support will be given to local existing and new rural businesses to enable them to grow and expand within the Neighbourhood Area, including the development and diversification of agricultural and land-use businesses, provided that they:

Do not generate unacceptable noise, fumes, odour that results in disturbance to neighbouring residential properties

Respect residential amenity, highway safety, and the environment

Do not generate a significant amount of additional traffic, due to site access being along narrow rural roads with no pavement provision for pedestrians and that:

All parking, for both employees and visitors must be on-site due to the narrow rural roads that predominate within the parish in order to ensure the safety of other road users

The design of the premises falls within policies

2016 Policy BP10: Reuse of Farm Buildings (*Revised see 2021 Policy BP10 below*)

2021 Policy BP10: Reuse of Redundant Farm Buildings

Applications for new uses for redundant traditional farm buildings will be permitted, provided it can be demonstrated that they are no longer suitable for modern farming methods, respect the original architectural and/or historic character of the building and lead to an enhancement of the immediate setting. Such development will be required to show a net gain in biodiversity. Protected and notable species are material planning considerations in planning applications and should be fully assessed and mitigated for as part of any development applications.

2016 Policy BP11: Provision of on-site parking space (*Revised see 2021 Policy BP11 below*)

2021 Policy BP11: Provision of on-site parking space

New homes with two bedrooms or less must require at least two on-site parking spaces. Properties with three or more bedrooms must provide a minimum of three on-site parking spaces. Garages will be excluded from the calculation of parking provision in new developments to ensure there is no loss of on-site parking spaces from the conversion of garages. Development of apartments must also adhere to these same on-site parking requirements.

2016 Policy BP12: Business traffic (*Revised see 2021 Policy BP12 below*)

2021 Policy BP12: Business traffic

For all new business developments, including conversions and extensions, provision must be made for visitor parking to be accommodated on-site, to ensure the safety of other more vulnerable road users

2016 Policy BP13: Community Facilities

Existing community facilities within the Parish will be protected. Support will be given for proposals which will provide additional community facilities for the Parish. Development proposals that would result in the loss of existing community facilities will only be supported if accompanied by clear evidence the facilities are no longer viable, or proposals would result in improved provision within the Parish.

Policy remains unchanged in 2021 Plan

2016 Policy 14: Heritage (*Revised see 2021 Policy BP14 below*)

2021 Policy 14: Heritage

With diverse heritage assets throughout the whole Parish, both designated and non-designated, as identified in Appendix F & G, development proposals will not be permitted that would have a negative impact on any heritage asset or its setting. Development should aim to conserve and enhance all heritage assets, designated and non-designated, and their settings in both the built and natural environment.

Support will be given to the restoration of the Wendover Arm of the Grand Union Canal.

2016 Policy BP15: Natural Environment (*Revised see 2021 Policy BP15 below*)

2021 Policy BP15: Biodiversity

Minor and major development must protect and enhance biodiversity and wildlife in the Parish by:
Providing a net gain in biodiversity

Safeguarding designated sites and priority species, habitats (hedgerows, woodlands, grasslands)

Protecting rare black poplar trees in the Vale and making every effort for more of these trees to be planted in their natural habitat

Ensuring landscaping maximises the opportunity for native flora and fauna, including wildlife corridors

Replacing any lost trees and hedgerows with native species

2021: BP16: Infrastructure

Proposals to improve the provision of higher, more reliable broadband speeds will be supported as long as:

- Any infrastructure is designed and sited to minimise its impact on the character and appearance of the settlement and the surrounding countryside.

Infrastructure was included in the 2016 version of the Neighbourhood Plan, but not as a policy.

4.4 The assessment on SEA requirement or not follows:

Table 1: Establishing the Need for SEA

Stage-α	Y/ N-α	Reason-α
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(a))-α	Yα	The Neighbourhood Development Plan will be adopted (made) subject to passing examination and referendum, by a Local Planning Authority, Buckinghamshire Council.α
2. Is the plan required by legislative, regulatory or administrative provisions? (Art. 2(a))-α	Nα	The Neighbourhood Development Plan revision is an optional plan produced by Buckland Parish Council.α
3. Is the plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))-α	Nα	The Neighbourhood Development Plan is prepared for town and country planning purposes, but it does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Art. 3.2(a)).α
4. Will the plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? ¶ (Art. 3.2(b))-α	Nα	A district-wide HRA Screening for Aylesbury Vale was prepared to assess the emerging Vale of Aylesbury Local Plan at the time of the HRA screening the Local Plan was seeking to accommodate 33,300 dwellings. ¶ No sites were allocated in Buckland by the Local Plan and any development supported by the Buckland Neighbourhood Development Plan is likely to be limited to infilling proposals, it is unlikely a further HRA Screening Assessment is needed. There are no areas of Natura 2000 sites (Special Areas of Conservation or Special Protection Areas) in the parish.α
5. Does the plan determine the use of small areas at local level, OR is it a ¶ minor modification of a plan subject to Art. 3.2? (Art. 3.3)-α	Yα	The scope of a Neighbourhood Plan indicated by the parish council does not intend to allocate specific sites for new housing and does not intend to set a housing target to be met by provision within the neighbourhood plan. But the plan does allow for small scale housing within the settlement (village) boundary and allows the growth of existing businesses.α
6. Does the plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art. 3.4)-α	Yα	The Neighbourhood Plan scope does intend to set a framework for future development consent of projects. The policies of the neighbourhood plan will be taken into account as part of the development plan alongside the local plan in force for this part of Buckinghamshire.α
7. Is the plan's sole purpose to serve the national defence or civil emergency, OR is it a	Nα	The purpose of the Neighbourhood Plan is not for any of the projects listed in Art. 3.8, 3.9.α

Stage-α	Y/ N-α	Reason-α	α
structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)-α			α
8. Is it likely to have a significant effect on the environment? (Art. 3.5)-α	Nα	The scope of a Neighbourhood Plan indicated by the parish council does not intend to allocate specific sites for new housing and does not intend to set a housing target to be met by provision within the neighbourhood plan.α	α
1.(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-α	Nα	The Buckland Neighbourhood Plan Revision sets out a spatial vision for the designated Neighbourhood Area and provides objectives and policies to guide sustainable development coming forward. However the plan is not allocating any sites for development.α	α
1.(b) the degree to which the plan or programme influences other plans or programmes including those in a hierarchy.-α	Nα	The Buckland Neighbourhood Plan revision, where possible, will respond to rather than influence other plans or programmes. A Neighbourhood Plan can only provide policies for the area it covers (in this case the Buckland parish) while the policies at the Aylesbury Vale area of Buckinghamshire and National level provide a strategic context for the Buckland Neighbourhood Plan revision to be in general conformity with.¶ None of the policies in the Neighbourhood Plan have a direct impact on other plans in neighbouring areas.α	α
1.(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development-α	Nα	Proposals in the Buckland Neighbourhood Plan revision aim to balance environmental, social and economic considerations of sustainable development.¶ It is considered that the Buckland neighbourhood plan revision, may have a positive impact on local environmental assets and places valued by local people in the Neighbourhood Area.α	α
1.(d) environmental problems relevant to the plan-α	Nα	The Buckland Neighbourhood Plan revision is not allocating any land for development and is unlikely to give rise to significant additional car movements.¶ There are no Air Quality Management Areas within or near to the Neighbourhood Area.α	α
1.(e) 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)-α	Nα	The Buckland Neighbourhood Plan revision is to be developed in general conformity with the AVDLP 2004 saved policies (Vale of Aylesbury Local Plan once adopted expected summer 2021), the Buckinghamshire Minerals and Waste Local Plan 2019 and national policy. The plan has no relevance to the implementation of community legislation.α	α

Stage-α	Y/ N-α	Reason-α	α
programmes linked to waste management or water protection)-α		Local Plan once adopted expected summer 2021), the Buckinghamshire Minerals and Waste Local Plan 2019) and national policy. The plan has no relevance to the implementation of community legislation.α	α
2.(a) the probability, duration, frequency and reversibility of the effects-α	Nα	As the Buckland Neighbourhood Plan revision is not proposing to allocate land for development there is unlikely to be any significant environmental change involved in meeting the needs of people living and working in the parish.¶ Any future development in the parish will be restricted to land in and around Buckland Village and on brownfield sites and contiguous with existing housing or business in the parish that already exist.¶ It is highly unlikely these will be significant and have any irreversible damaging environmental impacts.α	α
2.(b) the cumulative nature of the effects-α	Nα	It is highly unlikely there will be any negative cumulative effects of the policies, rather it could potentially have moderate positive effects. Any impact will be local in nature.α	α
2.(c) the trans boundary nature of the effects-α	Nα	Effects will be local with no expected impacts on neighbouring areas.α	α
2.(d) the risks to human health or the environment (e.g. due to accidents)-α	Nα	No risks have been identified.α	α
2.(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)-α	Nα	The Neighbourhood Area covers an area which is 496ha and contains a population of 669 residents and 327 dwellings (2011 census). The neighbourhood plan is not allocating any land for development and would promote small scale local housing development contiguous with existing housing in the village subject to meeting policy criteria. Business development will also be allowed, in the parish, but only where business and policy criteria on environmental protection and wider policies in the plan and local plan are met.α	α
2.(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.¶ (iii) intensive land use-α	Nα	The neighbourhood plan is not allocating any land for development and any future residential development in the parish will be restricted to land in and around Buckland Village or existing or new business in the parish.¶ •→ In terms of cultural heritage there is an adopted Buckland Conservation Area from 2014.¶ •→ running through the area are two arms of the Grand Union Canal, the Wendover arm.	α

Stage	Y/ N	Reason
		<p>to the south and the Aylesbury Arm to the north.</p> <ul style="list-style-type: none"> → There are 3 scheduled Ancient Monuments -- Medieval moated site and fishpond, Moat Farm and 2 sections of Grim's Ditch, an Iron age linear earthwork in the Chilterns. → There is a designated SSSI at Dancers End at the south of the parish <p>The plan as drafted includes objectives and policies to enhance the natural and cultural heritage, for example seeking to protect or enhance the setting of heritage, heritage assets and to protect views in and out of the conservation area.</p> <p>There is also a specific policy to protect and enhance biodiversity and protect hedgerows, woodlands and grasslands, protect Black Poplar trees and encourage planting of more together with the planting of native replacement and or new landscaping which is likely to have a positive effect environmentally and help protect the rural character of Buckland.</p>
2.(g) the effects on areas or landscapes which have a recognised national, community or international protection status	N	The Buckland Neighbourhood Plan Area contains approximately 220 ha of the Chilterns AONB but it is considered there would be little or no impact on this designation as the Neighbourhood Plan isn't allocating any development within this area and the level of development supported by the policies in the areas adjacent to the Chilterns AONB is likely to be very minimal.

¶

5. Screening Outcome - SEA Not Needed

- 5.1 The Buckland Neighbourhood Development Plan revision, like the current 'Made' neighbourhood plan is not intending to allocate sites for housing or other development or identify a housing target. The plan is therefore unlikely to have significant environmental effects.
- 5.2 The plan will contain policies to restrict housing to within the existing village and ensure the wider environment is respected and any harmful impacts are to be avoided or mitigated against. Business will be able to expand subject to policy criteria but will also have to meet the wider plan policies including on environmental protection. The policies in the adopted local plan will also apply.

- 5.3 This screening opinion can be revisited if the plan changes in any significant extent as it moves through the later stages towards being made. When taken together (as is required by law) with relevant policies from the Local Plan policy and national planning policy, it is considered that the neighbourhood plan currently intended would NOT be likely to give rise to significant environmental effects.
- 5.4 This screening opinion has been made following consultation with Natural England, Environment Agency and Historic England on a draft version of the document.
- 5.5 Buckinghamshire Council consider that a Strategic Environmental Assessment (SEA) is NOT needed.

Appendix 1 – Statutory Consultation Responses

Responses from statutory consultees following consultation on this document.

Environment Agency



potential impacts of the neighbourhood plan on this watercourse under WFD should be included within the SEA/SA appraisal.

Further advice

For your information we have published joint advice with Natural England, English Heritage and the Forestry Commission on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans.

This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

Final Comments

Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us.

Please quote our reference number in any future correspondence.

If you have any queries please contact me.

Yours faithfully

Miss Michelle Kidd
Planning Advisor

Direct dial 02030259712

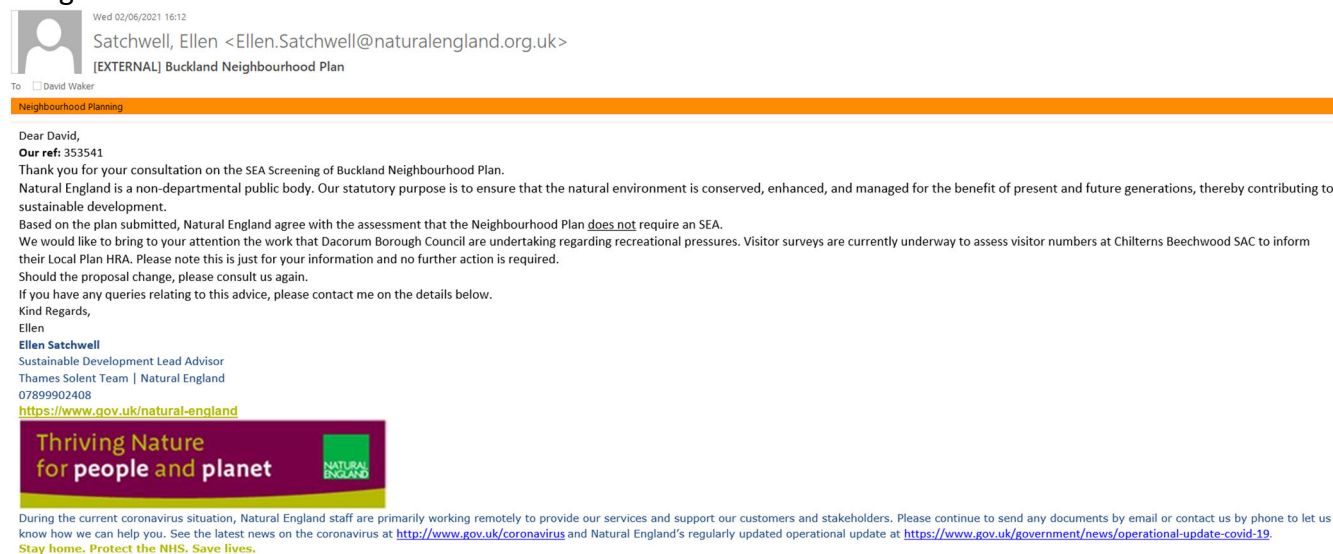
E-mail planning_THM@environment-agency.gov.uk

End

2

Natural England

Image of email



Response wording from e mail

Dear David,

Our ref: 353541

Thank you for your consultation on the SEA Screening of Buckland Neighbourhood Plan. 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. Based on the plan submitted, Natural England agree with the assessment that the Neighbourhood Plan does not require an SEA.

We would like to bring to your attention the work that Dacorum Borough Council are undertaking regarding recreational pressures. Visitor surveys are currently underway to assess visitor numbers at Chilterns Beechwood SAC to inform their Local Plan HRA. Please note this is just for your information and no further action is required.

Should the proposal change, please consult us again.

If you have any queries relating to this advice, please contact me on the details below.

Kind Regards,

Ellen

Ellen Satchwell

Sustainable Development Lead Advisor

Thames Solent Team | Natural England

Historic England

Please note no response was received from Historic England during the initial consultation period or following a further opportunity given for them to provide a response.

Appendix 2 – SEA Screening Report 2014



Aylesbury Vale District Council

**Strategic Environmental Assessment Screening
Report**

**For the Buckland Neighbourhood Development
Plan**

August 2014

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1. Introduction

- 1.1 This screening statement considers whether the contents of the Buckland Neighbourhood Development Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 The screening process is based upon consideration of standard criteria to determine whether the plan is likely to have “significant environmental effects”. The result of AVDC’s screening process is detailed in this Screening Statement.
- 1.3 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the policies in the Buckland Neighbourhood Development Plan and whether there is a need for a full Strategic Environmental Assessment.

2. Legislative Background

- 2.1 The basis for SEA and Sustainability Appraisal (SA) legislation is the European Directive 2001/42/EC. This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication ‘A Practical Guide to the Strategic Environmental Assessment Directive’¹.
- 2.2 The Planning and Compulsory Purchase Act 2004 required SA to be produced for all Local Development Documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3 In some cases SEA will be required for Neighbourhood Plans, however a SA is not a requirement for a Neighbourhood Development Plan. Part of meeting the ‘Basic Conditions’ is to show how the plan achieves sustainable development. The Sustainability Appraisal process is an established method and a well recognised ‘best practice’ method for doing this. It is therefore advised, where an SEA is identified as a requirement, an optional SA should be incorporated with SEA, this is so not just the environmental aspects of sustainability are considered, but instead social and economic aspects of sustainability are also considered. This should be at a level of detail that is appropriate to the content of the Neighbourhood Development Plan.

¹‘A Practical Guide to the Strategic Environmental Assessment Directive’
<https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance> (ODPM 2005)

3. Criteria for Assessing the Effects of Neighbourhood Development Plans

3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below²:

1. The characteristics of plans 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 degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- 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).

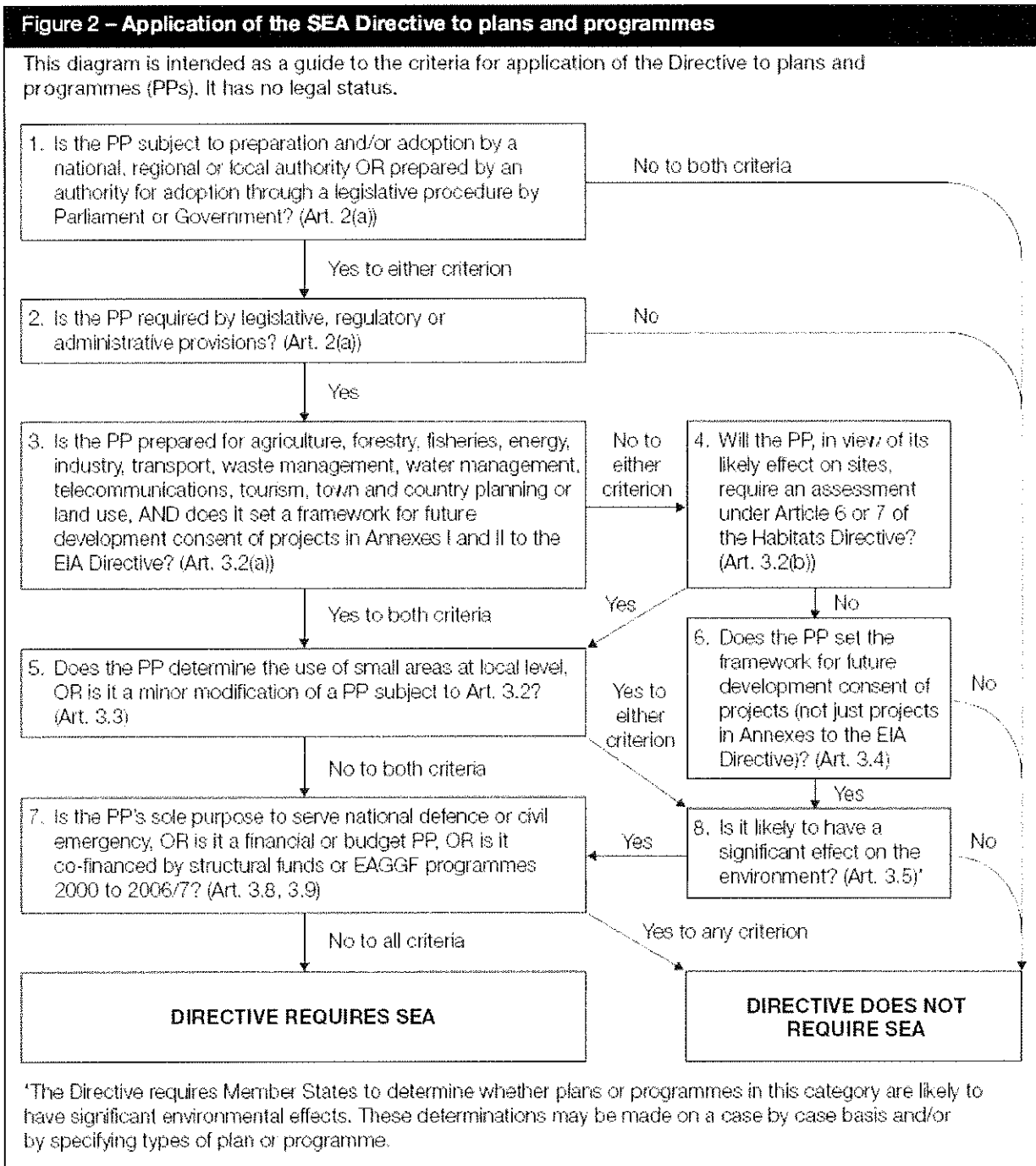
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special 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.

² Source: Annex II of SEA Directive 2001/42/EC

4. Assessment

4.1 The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required.



4.2 The table below shows the assessment of whether the Buckland Neighbourhood Development Plan will require a full SEA. The questions below are drawn from the above diagram which sets out how the SEA Directive should be applied.

Stage	Y/ N	Reason
1. Is the plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The Neighbourhood Development Plan will be 'made' by a Local Planning Authority, Aylesbury Vale District Council. The Plan is prepared by the relevant Qualifying Body, although modifications to the plan can be carried out by the Local Planning Authority once the Plan has been submitted, if necessary to meet the basic conditions.
2. Is the plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	The Neighbourhood Development Plan is an optional plan produced by Buckland Parish Council.
3. Is the plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	The Neighbourhood Development Plan is prepared for town and country planning purposes, but it does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Art 3.2(a)).
4. Will the plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	A district wide HRA Screening for Aylesbury Vale was prepared to assess the former Vale of Aylesbury Plan which planned for 13,500 houses (approximately 10 at Buckland). As the levels of development supported by the Buckland Neighbourhood Development Plan are likely to be broadly similar, and are not in the vicinity of sites of Special Areas of Conservation, it is unlikely a further HRA Screening Assessment is needed.
5. Does the plan determine the use of small areas at local level, OR is it a minor modification of a plan subject to Art. 3.2? (Art. 3.3)	N	The Neighbourhood Development Plan does not make allocations to determine the use of land. Areas for local green space designation may be identified, however this does not change the current use of the land.
6. Does the plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	N	The Neighbourhood Development Plan does not set a framework for future development consent of projects as it does not make allocations.
7. Is the plans sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	The purpose of the Neighbourhood Development Plan is not for any of the projects listed in Art 3.8, 3.9.

8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	The Neighbourhood Development Plan is not likely to have a significant effect on the environment as the policies will guide future development of the area, but this does not determine the future use of specific sites.
1 (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	N	The Buckland Neighbourhood Plan will set out a spatial vision for the designated Neighbourhood Area and provide a framework for proposals for development such as housing, community facilities employment and the protection of valued open space.
1 (b) the degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	N	<p>The Buckland Neighbourhood Plan, where possible, will respond to rather than influence other plans or programmes. A Neighbourhood Plan can only provide policies for the area it covers while the policies at the District and National level provide a strategic context for the Buckland Neighbourhood Plan to be in general conformity with.</p> <p>None of the policies in the Neighbourhood Plan are likely to have a direct impact on other plans in neighbouring areas.</p>
1 (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	N	<p>Proposals to be set out in the Buckland Neighbourhood Plan will look to balance environmental, social and economic considerations of sustainable development. However the Buckland Neighbourhood Plan recognises that for rural communities such as Buckland, the importance of the surrounding environment is particularly acute.</p> <p>It is considered that the Buckland Neighbourhood Plan will have a positive impact on local environmental assets and places valued by local people in the Neighbourhood Area.</p>
1(d) environmental problems relevant to the plan	N	<p>Buckland Neighbourhood Plan is not allocating any housing or employment sites.</p> <p>The Buckland Neighbourhood Plan could potentially look to address any transport problems through policies in the plan which would have a positive impact on the environment.</p> <p>There are no Air Quality Management Areas within or near to the Neighbourhood Area.</p>
1 (e) the relevance of the plan or programme for the implementation of Community legislation on the	N	The Buckland Neighbourhood Plan is to be developed in general conformity with the AVDLP, the Minerals and Waste Core

environment (e.g. plans and programmes linked to waste management or water protection)		Strategy Plan and national policy. The plan has no relevance to the implementation of community legislation.
2 (a) the probability, duration, frequency and reversibility of the effects	N	It is highly unlikely there will be any irreversible damaging environmental impacts associated with the Buckland Neighbourhood Plan. The plan overall is intended to have a positive effect on sustainability.
2 (b) the cumulative nature of the effects	N	It is highly unlikely there will be any negative cumulative effects of the policies, rather it could have moderate positive effects. Any impact will be local in nature.
2 (c) the trans boundary nature of the effects	N	Effects will be local with no expected impacts on neighbouring areas.
2 (d) the risks to human health or the environment (e.g. due to accidents)	N	No risks have been identified.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	N	The Neighbourhood Area covers an area which is 496ha and contains a population of 669 residents (2011 census). Actual land allocated for development should be minimal in comparison to the total Neighbourhood Area.
2 (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 (iii) intensive land-use	N	<p>The Buckland Neighbourhood Plan is unlikely to adversely affect the value and vulnerability of the area in relation to its natural or cultural heritage. There is a large part of Buckland which is within a Conservation Area. If anything the plan will provide greater support to enhance the setting of heritage, heritage assets and green spaces.</p> <p>A large proportion of the parish is within the Chilterns Area of Outstanding Natural Beauty (AONB), no land use allocations would be made in this area and any policies to shape development would be to have a positive impact on this area. The Buckland Neighbourhood Plan will look to be in conformity with the Chilterns AONB Management Plan.</p> <p>The Buckland Neighbourhood Plan potentially could include policies to improve the design of development within the village if it is deemed to be needed. Therefore the plan if anything will have a positive impact on the conservation and enhancement of the historic environment and the areas heritage assets.</p> <p>There could also be specific policies to look</p>

			to enhance recreation areas, green corridors and protect trees and hedgerows which will have a positive effect environmentally and help protect the rural character of Buckland.
	2 (g) the effects on areas or landscapes which have a recognised national, community or international protection status	N	The Buckland Neighbourhood Plan Area contains approximately 220 ha of the Chilterns AONB but it is considered there would be little or no impact on this designation as the Neighbourhood Plan isn't allocating any development within this area and the level of development supported by the policies in the areas adjacent to the Chilterns AONB is likely to be very minimal.

5.0 Screening Outcome for Buckland Neighbourhood Development Plan

- 5.1 Having reviewed the criteria Aylesbury Vale District Council concludes that the Buckland Neighbourhood Development Plan is not likely to have significant environmental effects beyond those expected by 'strategic' district-wide policies of the Local Plan, and therefore this does not trigger a need for a Strategic Environmental Assessment.



ENGLISH HERITAGE

SOUTH EAST

Ms Louise Stevens
Planning Policy Officer
Forward Plans
Aylesbury Vale District Council
The Gateway, Gatehouse Road
Aylesbury, Bucks, HP19 8FF.

Our ref: HD/P5132/01/PC4
Your ref:
Telephone 01483 252040
Fax

11th September 2014

Dear Ms Stevens,

Buckland Neighbourhood Plan SEA Screening Report

Thank you for your e-mail of 15th August seeking the views of English Heritage on the Council's Buckland Neighbourhood Plan Strategic Environmental Assessment Screening Report.

Having reviewed the Report, English Heritage agrees with the Council's conclusions that the Buckland Neighbourhood Development Plan is not likely to have significant environmental effects beyond those expected by the 'strategic' district-wide policies of the Local Plan, and that therefore a Strategic Environmental Assessment is **not** needed.

However, whilst in our opinion a formal SEA is not required, some form of assessment of the implications of the Plan's policies and proposals against an agreed set of objectives may be a useful method of ensuring a robust Plan and identifying any unexpected and undesirable outcomes.

Thank you again for seeking the views of English Heritage on this Screening Report.

Yours sincerely,

Martin Small
Historic Environment Planning Adviser
(Bucks, Oxon, Berks, Hampshire, IoW, South Downs National Park and Chichester)

E-mail: martin.small@english-heritage.org.uk

EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

Telephone 01483 252000 Facsimile 01483 252001

www.english-heritage.org.uk

*Please note that English Heritage operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available*



Aylesbury Vale District Council
The Gateway
Gatehouse Road
Aylesbury
Buckinghamshire
HP19 8FF

Our ref: WA/2006/000227/OR-
12/IS1-L01

Your ref:

Date: 18 August 2014

Dear Ms Stevens

Buckland Neighbourhood Plan SEA Screening Opinion

Thank you for consulting us on the Screening Report for the Buckland Neighbourhood Development Plan dated August 2014.

We note that the neighbourhood plan does not include site allocations. We consider that there are unlikely to be any significant environmental issues that would trigger a Strategic Environmental Assessment.

We wish to point out that the Buckland Brook enters the plan area at the north east. This is designated as a main river and we would be looking for policies to include this stretch of watercourse in any proposed enhancements to nature conservation.

Yours sincerely

Mrs Cathy Harrison
Planning Advisor

Direct dial 01491 828515

Direct e-mail planning-wallington@environment-agency.gov.uk



Date: 16 September 2014
Our ref: 129760



FAO: Louise Stevens,
Aylesbury Vale District Council,
The Gateway,
Gatehouse Road,
Aylesbury,
HP19 8FF

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

BY EMAIL ONLY

T 0300 060 3900

Dear Ms Stevens,

Planning consultation: Buckland Parish Council – Strategic Environmental Assessment (SEA) Screening Opinion.

Location: Aylesbury Vale District Council.

Thank you for your consultation on the above dated 15 August 2014.

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.

Buckland Parish Council - SEA Screening Opinion:

Having checked the SEA screening Opinion document provided and having looked at where the Buckland Neighbourhood Plan (NP) Area is in relation to statutory designated sites Natural England would agree that the plan, provided it doesn't as stated allocate any land for development, would not require full SEA.

There are two Sites of Special Scientific Interest (SSSIs) which fall within or partly within the NP boundary however these are both to the southern end of the area and within the Chilterns Area of Outstanding Natural Beauty (AONB). The sites in question are Dancersend SSSI and Dancersend Waterworks SSSI, the former only being mostly outside the NP area and the latter being entirely within it. A part of the Chilterns Beechwoods Special Area of Conservation (SAC), also designated nationally as Tring Woodlands SSSI lies just over half a kilometre to the east of the plan area. These designations will need to be taken into account in future when the plan itself is finalised.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Piotr Behnke on 0300 060 1963. For any new consultations, or to provide further information on this consultation please send your correspondences to 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,

Piotr Behnke

Sustainable Development and Regulation
Thames Valley Team
Piotr.behnke@naturalengland.org.uk
0300 060 1963