



# **Drayton Parslow 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**

FINAL outcome

Date: January 2021

# **DRAYTON PARSLOW NEIGHBOURHOOD PLAN**

**July 2020 Draft**

**FINAL SEA Screening – January 2021**

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## **1 Introduction**

- 1.1 This screening statement considers whether the contents of the Drayton Parslow 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 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.
- 1.3 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 Drayton Parslow Neighbourhood Plan 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 below<sup>1</sup>:

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

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

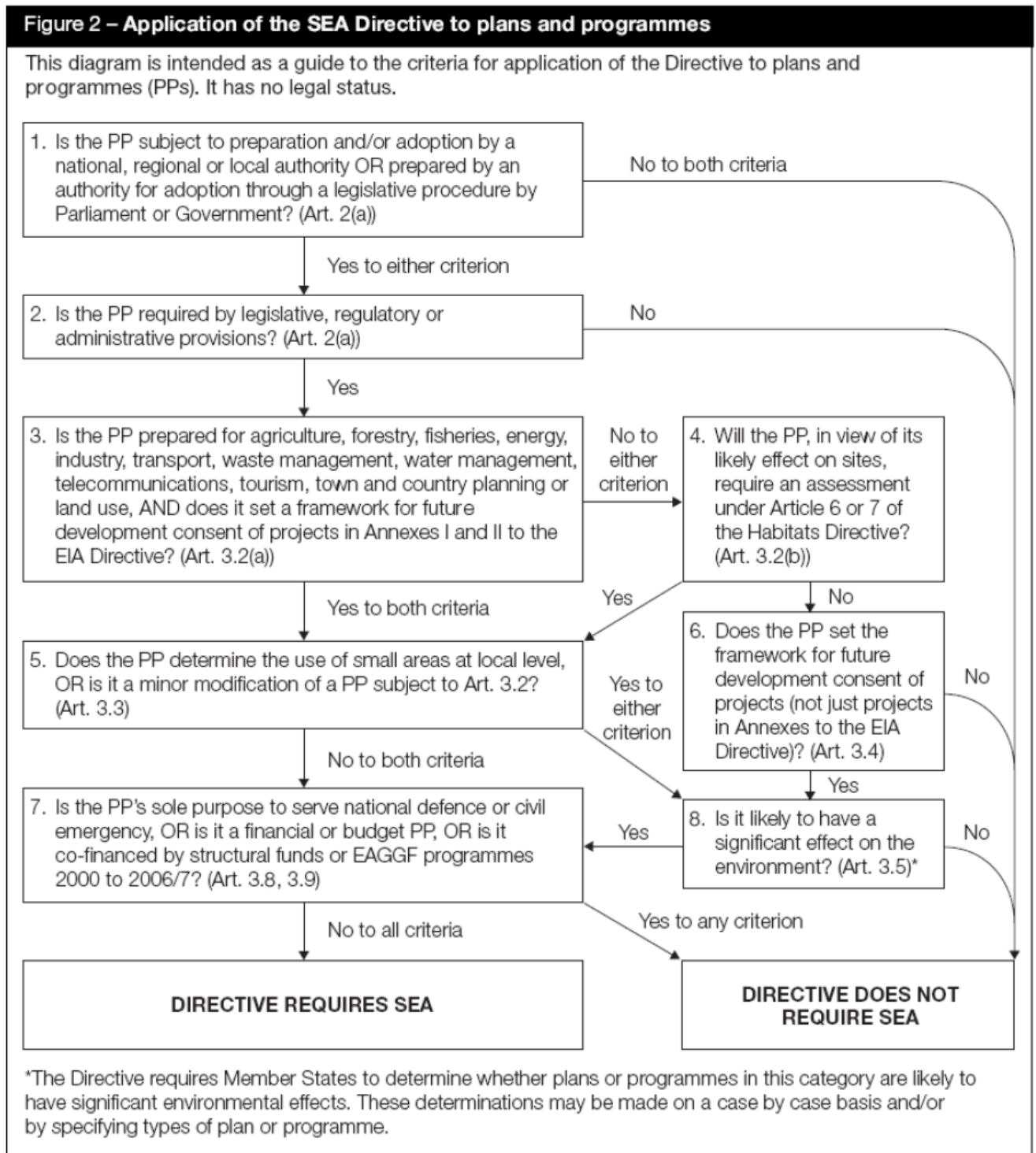
- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a 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.

## 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 Drayton Parslow Neighbourhood Plan (July 2020 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 an early Draft of a plan that has had some community level engagement. This is what the screening is based on.

4.3 The draft neighbourhood plan contains the following policies and proposals:

#### **Draft Policy DP1 Development Within the Village.**

A policy providing for a settlement boundary defined around the village of Drayton Parslow and development outside the settlement boundary shall be resisted, development proposed of a small-scale within it shall be supported provided it complies with detailed policy criteria on design, scale, height and massing, residential amenity, historic and natural environment, parking and other matters. Within the neighbourhood area (the parish), the expansion of existing businesses will be supported provided proposals meet policy criteria including environmental impacts, traffic, impact on residential areas and parking.

Appendix D of the draft plan shows a settlement boundary drawn around the existing village with the boundary behind existing curtilages.

#### **Draft Policy DP2 Development Within and Adjacent to the Conservation Area**

Development will be supported that sustains and enhances the Conservation Area.

#### **Draft Policy DP3 Re-use of Farm Buildings**

Applications for new uses for redundant traditional farm buildings will be supported subject to meeting policy criteria, provided it can be demonstrated that they are no longer suitable for modern farming methods and do not involve significant rebuilding or extensions, respect the original architectural and/or historic character of the building and lead to an enhancement of the immediate setting.

#### **Draft Policy DP4 Community Facilities**

Proposals that result in the reduction to or loss of an existing community building, community facility or employment use will be resisted, unless it can be demonstrated that its continued use is no longer viable. This will require evidence that the property has been actively marketed, commensurate with its use, at an open market value for a period of at least 12 months; Proposals to expand or alter existing community, retail or employment uses will be supported where they meet all other relevant plan policies.

#### **Draft Policy DP5 Natural Environment**

Proposals will be supported which preserve or enhance the natural environment throughout the Parish by ensuring the protection of local natural assets and the provision of additional habitat for wildlife and green spaces for the community. Various policy criteria to be

complied with including 10% biodiversity net gain, tree survey, connecting green infrastructure asserts and footpaths

### Draft Policy DP6 Development Outside the Village

Development proposals on land outside the defined Settlement Boundary will not be supported unless it is a rural exception housing site, necessary for the purposes of agriculture or forestry, or for enterprise, diversification, recreation or tourism that benefits the rural economy without harming countryside interests. Policy criteria including the impact on landscape visual impact, biodiversity, traffic and noise.

4.6 The assessment on SEA requirement or not follows:

Table 1: Establishing the Need for SEA		
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 adopted (made) subject to passing examination and referendum, by a Local Planning Authority, Buckinghamshire Council)
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 Drayton Parslow 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?	N	There are no areas of Natura 2000 sites (Special Areas of Conservation or Special Protection Areas) in the parish. The nearest such site is 15.3km away near Ivinghoe and

(Art. 3.2 (b))		<p>Pitsone.</p> <p>There are sightings of the following. These are all protected species under Schedule IV or V of the EU Habitats Directive 1992</p> <p>5 Chiroptera, a bat species</p> <p>3 Plecotus auritus, also a type of bat</p> <p>In terms of Natura 2000 sites however there would not be any impact on the Natura 2000 sites given the distance to the nearest SAC. This impact can be subject to re-screening at a later stage of the plan before it is made.</p>
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)	Y	The scope of a Neighbourhood Plan indicated by the parish council does 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 , encourage the growth of existing businesses.
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)	Y	The Neighbourhood Plan scope does intend to set a framework for future development consent of projects. The policies of the neighbourhood plan will be take into account as part of the development plan alongside the local plan in force for this part of Buckinghamshire.
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 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	N	The scope of a Neighbourhood Plan indicated by the parish council does intend



the environment? (Art. 3.5)		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.
	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 Drayton Parslow Neighbourhood Plan intends to set out a spatial vision for the designated Neighbourhood Area and provide objectives and policies to guide sustainable development coming forward. However the plan is not allocating any sites for development.
	1 (b) the degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	N The Drayton Parslow 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 (in this case the Drayton Parslow parish) while the policies at the Aylesbury Vale area of Buckinghamshire and National level provide a strategic context for the Drayton Parslow Neighbourhood Plan to be in general conformity with.  None of the policies in the Neighbourhood Plan have a direct impact on other plans in neighbouring areas.
	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 Proposals will need to be set out in the Drayton Parslow Neighbourhood Plan to balance environmental, social and economic considerations of sustainable development.  It is considered that the Drayton Parslow neighbourhood plan , intending to incorporate sensitive and mitigating policies to address constraints may have a positive

		impact on local environmental assets and places valued by local people in the Neighbourhood Area.
1(d) environmental problems relevant to the plan	N	<p>The Drayton Parslow Neighbourhood Plan is not allocating any land for development and is unlikely to give rise to significant additional car movements.</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 environment (e.g. plans and programmes linked to waste management or water protection)	N	<p>The Drayton Parslow Neighbourhood Plan is to be developed in general conformity with the AVDLP 2004) saved policies (Vale of Aylesbury Local Plan once adopted expected early 2020), the Minerals and Waste Core Strategy (2012) Plan (to be replaced very shortly by the Buckinghamshire Minerals and Waste Local Plan 2019) and national policy. The plan has no relevance to the implementation of community legislation.</p>
2 (a) the probability, duration, frequency and reversibility of the effects	N	<p>As the Drayton Parslow Neighbourhood Plan 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.</p> <p>Any future development in the parish will be restricted to land in and around Drayton Parslow Village and on brownfield sites and contiguous with existing housing or business in the parish that already exist.</p> <p>It is highly unlikely these will be significant and have any irreversible damaging environmental impacts associated with the</p>

		Drayton Parslow Neighbourhood Plan.
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 potentially 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 707 ha and contains a population is of 614 residents (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 there is already a business and policy criteria on environmental protection and wider policies in the plan and local plan are met.
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	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 Drayton Parslow Village or business in the parish that already exist.  <ul style="list-style-type: none"> <li>• In terms of cultural heritage there is an adopted Drayton Parslow Conservation Area from 2004.</li> <li>• To the east of the parish is the Brickhills Area of Attractive Landscape.</li> </ul>

			<ul style="list-style-type: none"> <li>• To the east of the parish lies the Gran Union canal section from Linslade to Blechley</li> <li>• There are additionally three Biological Notification Sites across the parish – Drover’s Way, Drayton Parslow Valley Fen, Drayton Parslow North Fen and Old Leighton Farm Marsh.</li> </ul> <p>The plan as drafted includes objectives and policies to enhance the natural and cultural heritage, for example provide greater support in design policies and the allocated sites to enhance the setting of heritage, heritage assets and green spaces.</p> <p>There are also drafted specific policies 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 Drayton Parslow.</p>
	2 (g) the effects on areas or landscapes which have a recognised national, community or international protection status	N	The Drayton Parslow Neighbourhood Plan Area is not within an designated local landscape or an Area of Outstanding Natural Beauty or other recognised landscape.

**5. FINAL Screening Outcome - SEA Not Needed**

- 5.1 The scope for a Drayton Parslow Neighbourhood Development Plan is not intending to allocate sites for housing or other development or identify a housing target. The plan is 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 environmental is respected and any harmful impacts are to be avoided or mitigated against. Existing 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 once 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 plan currently intended currently would NOT be likely to give rise to significant environmental effects.
- 5.4 The screening opinion in draft has been considered by Natural England, Environment Agency and Historic England and no response has been received disagreeing with the draft screening outcome.
- 5.5 Therefore a Strategic Environmental Assessment (SEA) is NOT needed.

## Appendix – Statutory Consultation Responses

A consultation took place for 28 days from 27 October 2020 to 24 November 2020.

### 1. Environment Agency – response 25/11/20

Dear Mr Broadley,

Thank you for consulting us on this application. Please see attachment for a copy of our response regarding Drayton Parslow Neighbourhood Plan- SEA Screening.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Michelle Kidd - Planning Advisor

Area Sustainable Places Team

The Environment Agency

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Email: [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)

Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

Ms Carol Taylor & Mr Martin Tellwright  
(Joint Chairs DP Neighbourhood  
Planning Group)

**Our ref:** WA/2006/000227/OR-  
48/PO1-L01

**Date:** 22 April 2020

Dear Ms Taylor & Mr Tellwright

### **Draft Neighbourhood Plan - Drayton Parslow Bucks**

Thank you for consulting the Environment Agency on the Draft Neighbourhood Plan for Drayton Parslow. We aim to reduce flood risk, while protecting and enhancing the water environment.

### **Flood Zones 2 & 3**

The neighbourhood plan area includes areas of Flood Zones 2 and 3. However the village of Drayton Parslow lies within Flood Zone 1. In accordance with the National Planning Policy Framework (NPPF) para 155-159, we recommend the Sequential Test is undertaken for proposed development within Flood Zones 2 and 3 to ensure development is directed to the areas of lowest flood risk.

The Sequential Test should be informed by the Local Planning Authorities Strategic Flood Risk Assessment (SFRA).

We would have concerns if development is allocated in this high risk flood zone without the Sequential Test being undertaken.

It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward. Without this understanding we are unsure how your Plan can demonstrate compliance with the NPPF.

The Local Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies or guidance for particular sites.

### **Watercourses**

Developments within or adjacent to watercourses should not cause further deterioration and should seek to improve the water quality based on the recommendations of the Thames River Basin Management Plan.

## Further Information

Together with Natural England, English Heritage and the Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into neighbourhood plans. This is available at:

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](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 sincerely

**Miss Michelle Kidd**  
**Planning Advisor**

Direct dial 02030259712

E-mail [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)

### 2. Historic England

No response received

### 3. Natural England – response 13/11/20

Dear David Broadley,

**Planning consultation:** Drayton Parslow Neighbourhood Plan - SEA Screening

**Our ref: 332431**

Thank you for your consultation on the above dated 3<sup>rd</sup> November 2020 which was received by Natural England on the same day.

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 plans submitted, Natural England agree with the assessment that the Neighbourhood Plan does not require an SEA.

Should the proposal change, please consult us again.

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

Yours sincerely,



Ellen

**Ellen Satchwell**

Sustainable Development Lead Advisor

Thames Solent Team | Natural England

07899902408

<https://www.gov.uk/natural-england>