

## Celia Dring

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**From:** Stuart, David <David.Stuart@HistoricEngland.org.uk>  
**Sent:** 14 June 2016 14:11  
**To:** Celia Dring  
**Subject:** Claverham Neighbourhood Plan SEA HRA screening

Dear Celia

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

The focus of our attention for the purposes of this exercise is draft Policy D3 which identifies criteria for future uses on the employment site in Bishops Road. This is in effect a site allocation, acknowledging at the same time that it is a brownfield site and that safeguards within the policy should ensure that the significance of heritage assets is preserved (note: criterion 4. in the policy refers to the Listed Buildings in the site being maintained and if this is intended to mean retained it could state this to make its meaning clearer. If the meaning is meant to imply securing a viable use and long-term physical maintenance as part of any integrated approach to the site this could be clearer too. Similarly we assume that the settings of relevant heritage assets are to be preserved.)

On this basis we are happy that the policy, its criteria and other local and national policies for the protection and enhancement of heritage assets should avoid significant environmental effects in the form of harm (at the same time, such effects could be positive and if significant could conceivably still trigger the need for an SEA).

So while the evidence documents contain an impressive schedule of heritage assets and description of historic character the absence of any assessment of potential impact on them arising from D3 is understandable as this has been deferred to the post-Plan stage when proposals are being worked up and considered against those criteria referred to.

On a couple of points of detail relating to the Screening Report itself:

- Stage 8 of Table 1 asserts that “no development is proposed in locations which would have a significant adverse effect on heritage assets...”. We assume this is predicated on the safeguards referred to above.
- Criterion (2)b) of Table 2. We note the statement that the cumulative effects of the Plan cannot be predicted but appreciate that individual proposals can be influenced using the same safeguards to ensure that significant environmental effects will be unlikely.
- Criterion (2)f)i) of Table 2 states that none of the Plan policies or proposals will have a direct influence on nationally or locally designated areas or buildings. However, D3 makes specific reference to listed buildings within the site and it appears that, for example, Court de Wyck and the nearby Former Chapel (both Grade II) may be near to or within the site. It would therefore seem likely that policy D3 will have a direct influence on these designated assets, albeit what is intended to be a positive one.

Overall, however, we accept that these are points of detail or clarification and therefore have no objection to the view that an SEA is not required.

Kind regards

David

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**From:** Celia Dring [<mailto:Celia.Dring@n-somerset.gov.uk>]

**Sent:** 17 May 2016 11:47

**To:** [nwx.sp@environment-agency.gov.uk](mailto:nwx.sp@environment-agency.gov.uk); [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk); South West Casework

**Cc:** Grundy, Amanda (NE)

**Subject:** Claverham Neighbourhood Plan SEA HRA screening

Please find attached a report which sets out the Strategic Environmental Assessment screening and Habitats Regulation Assessment screening exercise which has been undertaken by North Somerset Council for the draft Claverham Neighbourhood Plan.

In accordance with the SEA and HRA regulations your organisation is a statutory consultee for this process. I therefore would welcome your comments as to whether you share this Council's view that neither a full SEA or HRA is required for the draft Claverham Neighbourhood Plan.

This is a draft version of the plan which will shortly commence its first period of community consultation.

You can view the draft plan here.

<http://claverhamfuture.org.uk/wp-content/uploads/2016/05/1DRAFT-NDP-April-2016-12.pdf>

There are also three evidence papers.

<http://claverhamfuture.org.uk/evidence/>

Please could you respond by Tuesday 14 June 2016.

Kind regards,

Celia  
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