



Eye Neighbourhood Plan 2018 - 2036 Pre-Submission (Regulation 14) Draft

Strategic Environmental Assessment (SEA) & Habitat Regulations Assessment (HRA):

Screening Report – December 2018





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1. Introduction

1.1 The Purpose of This Report

This screening report is an assessment of whether or not the contents of the Eye Neighbourhood Plan 2018-2036 Pre-Submission Draft requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/ EC and associated Environmental Assessment of Plans and Programmes Regulations. A SEA is required if the Neighbourhood Development Plan is deemed to have a likely significant effect on the environment.

This report will also screen to determine whether the Neighbourhood Plan requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) and (4) of the EU Habitats Directive and with Regulation 63 of the Conservation of Habitats and Species Regulations 2017. A HRA is required when it is deemed that likely adverse significant effects may occur on protected European Sites (Natura 2000 sites or 'Habitats Sites') as a result of the implementation of a plan/project.

1.2 The Eye Neighbourhood Development Plan 2018-2036 Pre-Submission Version Draft 6

The Neighbourhood Development Plan will set out planning policies for Eye and within the confines of the Eye Parish boundary. Once formally adopted, a Neighbourhood Plan carries the same legal weight as Local Development Plans adopted up by the Local Planning Authority (LPA), in this case Mid Suffolk District Council.

The Neighbourhood Plan includes a number of Vision Statements for the Plan area. These are as follows:

'An attractive town: using the historic core to attract visitors and setting high standards to ensure new development is in keeping with the existing.'

'A walkable town: development concentrated within walking distance of facilities, with great cycling facilities too – cutting congestion and improving the air we breathe.'

'A connected town: linking up the whole town, including old and new and housing, employment and services.'

'An enterprising town: focused on small businesses in the town centre and larger firms, especially those specializing in innovative clean technology and food production, on the former Airfield.'

'A green town: integrated into its countryside and with community projects to encourage green energy and conservation.'

'A living town: growing in size to cope with new needs through new development providing sufficient low cost homes.'

'An evolving town: changing gradually to meet new needs, locally and regionally, but with planned change when things need to alter.'



To deliver this Vision, the following Policies have been established for the Plan:

Policies	
Eye 1	Housing Tenures
Eye 2	House Types
Eye 3	Land South of Eye Airfield
Eye 4	Land at Eye Health Centre and Hartismere Health and Care
Eye 5	Chicken Factory, Yaxley Road, Eye
Eye 6	Paddock House, Church Street, Eye
Eye 7	Land at Victoria Mill, Eye
Eye 8	Victoria Mill Allotments
Eye 9	St Peter and St Paul Primary School
Eye 10	Reserve Site South of Eye Airfield
Eye 11	Car Parking
Eye 12	Food Retail
Eye 13	Land west of Eye Cemetery, Yaxley Road
Eye 14	Land for Primary school, West of Hartismere High School
Eye 15	Sports Hall and related uses at Hartismere High School
Eye 16	Development outside the Settlement Boundary
Eye 17	Development within the Settlement Boundary
Eye 18	Area of Landscape Character
Eye 19	Visually Important Open Spaces
Eye 20	Local Green Spaces
Eye 21	Eye District Centre
Eye 22	Uses Appropriate to the District Shopping Centre
Eye 23	Shop Front Design
Eye 24	Retaining Traditional Shop Fronts
Eye 25	Management of Public Car Parking Spaces
Eye 26	Public Rights of Way West
Eye 27	Public Rights of Way East
Eye 28	Improvement of Public Rights of Way



Policies	
Eye 29	Electric Vehicle Charging in Residential Development
Eye 30	Electric Vehicle Charging in New Public Car Parking Spaces
Eye 31	Traffic Management Plan
Eye 32	Eye Business Area
Eye 33	Infrastructure

1.3 The Mid Suffolk Core Strategy (2008) & Focused Review (2012)

The adopted Mid Suffolk Core Strategy (2008) & Focused Review (2012) contain current strategic planning policy for the District and thus Eye. The Core Strategy was originally adopted in 2008 and includes a number of policies related to a strategy for growth in the District, the delivery of growth and the provision of infrastructure. A Sustainability Appraisal was carried out for the Core Strategy as well as 'Appropriate Assessment' in accordance with the Habitats Directive and Regulations.

The Core Strategy categorised the settlement of Eye as a town. It establishes that towns should be the main focus for development in the District. Policy CS1 Settlement Hierarchy of the Core Strategy states that,

'The majority of new development (including retail, employment and housing allocations) will be directed to towns and key service centres'.

Policy CS8 of the Core Strategy provides the outline for housing distribution across Mid-Suffolk. Housing numbers for the 2010-2025 period are provided within the policy table. A total of 3,830 homes were proposed for the 15 year period, with 280 of these being located within Eye.

1.4 The Emerging Mid Suffolk Local Plan

Work has been underway for a new Joint Local Plan with Babergh and Mid Suffolk District Council. At the time of writing, a Regulation 18 stage consultation had most recently closed on the 10th November 2017. This was accompanied by a Sustainability Appraisal.

The Regulation 18 stage Local Plan also identifies Eye within the Urban Areas and Market Towns category of the settlement hierarchy. A number of strategic options were explored relevant to Urban Areas and Market Towns. These were:

- County Town Focus – 30% district growth in Urban areas & Market Towns
- Market town / rural area balance – 25%-30% district growth in Urban areas & Market Towns
- Transport corridor focus – 35% district growth in Urban areas & Market Towns
- New Settlement focus – 20% district growth in Urban areas & Market Towns

The emerging Local Plan has reviewed Settlement Boundaries. The Plan states that,



'The Councils have taken the approach that Urban Areas, Market Towns and Core Villages will have new growth identified and allocated in the new Local Plan through the allocation of new housing sites... Maps identifying 'committed boundaries' and potential SHELAA sites can be viewed in Appendix 3 and 4'

Within Appendix 4, there is included a map of Eye. The map shows four potential development sites, with eight adjacent to the existing settlement boundary of the village.

Since then, approximately 12 further sites have been submitted for consideration as potential allocations within the emerging Local Plan (through the Regulation 18 consultation) in the Neighbourhood Plan area. An approximate total of 16 sites have therefore been identified for development purposes within the Eye Neighbourhood Plan area.

Of Neighbourhood Plans, the emerging Local Plan states that,

'Neighbourhood plans can be brought forward at any time and can be developed before or at the same time as the local planning authority is producing its Local Plan. It is for the local planning authority to work closely with neighbourhood planning groups to minimise any conflicts between policies in the neighbourhood plan and the emerging Local Plan.'

'There is an opportunity for local communities to bring forward sites for development in neighbourhood plans in parallel with the developing local plan process and in accordance with the emerging level of growth agreed with the local planning authority and share evidence the evidence being prepared by the Local Planning Authority and vice versa.'

The Local Plan at the current stage of process (at the time of writing) outlines high level options with initial preference for approaches included, however there is currently an absence of draft policy wording at this stage. With this in mind, the emerging Local Plan is unlikely to have any identifiable conflict with any of the content within the emerging Eye Neighbourhood Plan regarding the principle of development. Indeed, the Neighbourhood Plan is being prepared at a comparably advanced stage to that of the Local Plan and its evidence base.

2. Legislative Background

2.1 Strategic Environmental Assessment (SEA)

Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment states that,

'Environmental assessment is an important tool for integrating environmental considerations into the preparation and adoption of certain plans and programmes which are likely to have significant effects on the environment.

(10) All plans and programmes which are prepared for a number of sectors and which set a framework for future development consent of projects listed in Annexes I and II to Council Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment(7), and all plans and programmes which have been determined to require assessment pursuant to Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild flora and fauna(8), are likely to have significant effects on the environment, and should as a rule be made subject to systematic environmental assessment. When they determine the use of small areas at local level or are minor modifications to the above plans or programmes, they should be assessed only where Member States determine that they are likely to have significant effects on the environment.

(11) Other plans and programmes which set the framework for future development consent of projects may not have significant effects on the environment in all cases and should be assessed only where Member States determine that they are likely to have such effects.'

The Eye Neighbourhood Plan may influence frameworks for future development, or become used ancillary to those plans and programmes that do set such a framework, and as such it has been determined that the principle of the Neighbourhood Plan should be screened for the necessary application of the SEA Directive.

The Report from the Commission to The Council, The European Parliament, The European Economic and Social Committee and the Committee of the Regions states, on the application and effectiveness of the Directive on Strategic Environmental Assessment (Directive 2001/42/EC), that

'the following P&P, and modifications to them, are covered when prepared and/or adopted by an authority[2] and required pursuant to legislative, regulatory or administrative provisions:

- P&P prepared for certain sectors and which set the framework for future development consent in respect of projects under the Environmental Impact Assessment-EIA-Directive.*
- P&P requiring an assessment under the Habitats Directive (92/43/EEC).*
- P&P setting the framework for development consent in respect of projects (not limited to those listed in the EIA Directive; see above) and determined by "screening"*



as being likely to have significant environmental effects.'

This report represents this screening process in regard to the content and influence of the Eye Neighbourhood Plan.

2.2 Habitats Regulations Assessment (HRA)

Under the provisions of the EU Habitats Directive and translated into English law by the Habitats Regulations (*The Conservation of Habitats and Species Regulations 2017*), a competent authority must carry out an assessment of whether a plan or project will significantly affect the integrity of any European Site, in terms of impacting the site's conservation objectives.

HRA is the screening assessment of the impacts of a land use proposal against the conservation objectives of European sites. Specifically, it is to ascertain whether or not a proposal (either alone or in combination with other proposals) would potentially damage the internationally designated features of that site. European sites are also known as Natura 2000 sites.

This HRA Screening Report has been undertaken in order to support the Eye Neighbourhood Development Plan which is being produced by Eye Parish Council in accordance with the Neighbourhood Planning (General) Regulations 2012.

The Neighbourhood Planning (General) Regulations 2012, state that submitted Plans need to be accompanied by a statement explaining how the proposed Plan meets the 'basic conditions' set out in Schedule 4B of the 1990 Town and Country Planning Act. These basic conditions include a requirement to demonstrate how the Plan is compatible with EU obligations, which includes the need to undertake a HRA.

In line with the recent Court judgement (CJEU *People Over Wind v Coillte Teoranta C-323/17*), mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats Site.



3. SEA Screening

3.1 When is SEA Required?

Planning Practice Guidance – Strategic environmental assessment requirements for neighbourhood plans (Paragraph: 026 Reference ID: 11-026-20140306) states that,

'In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a "screening" assessment and the requirements are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

If likely significant environmental effects are identified, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of those Regulations.

One of the basic conditions that will be tested by the independent examiner is whether the making of the neighbourhood plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).

To decide whether a draft neighbourhood plan might have significant environmental effects, it must be assessed (screened) at an early stage of the plan's preparation according to the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. These include a requirement to consult the environmental assessment consultation bodies.

Each consultation body will be able to advise on particular topics relevant to its specific area of expertise and responsibility, and the specific information that it holds.

Where it is determined that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination should be prepared. A copy of the statement must be submitted with the neighbourhood plan proposal and made available to the independent examiner.'

Articles 2 and 3 of the SEA Directive set out the circumstances in which an SEA is required. Table 1 sets out the assessment of whether the principle of the Eye Neighbourhood Plan will require a 'full SEA', culminating in a SEA Environmental Report.

Table 1: Exploring whether the Principle of the Plan would warrant SEA

Q	Criteria	Response	Outcome	Commentary
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 legislative procedure by Parliament or Government	Yes	Go to question 2	The Neighbourhood Plan has been prepared for adoption through legislative procedure.
2	Is the Plan required by legislative, regulatory or <u>administrative provision</u> Typical characteristics of "administrative provisions" are that they are publicly available, prepared in a formal way, probably involving consultation with interested parties. The administrative provision must have sufficient formality such that it counts as a "provision" and it must also use language that plainly requires rather than just encourages a Plan to be prepared.	Yes	Go to question 3	The Neighbourhood Plan would be considered as falling within the category of an 'administrative provision'.
		No	DOES NOT REQUIRE SEA	
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?	Yes to both criteria	Go to question 5	The Neighbourhood Plan has been prepared for town and country planning and sets a framework for future development consent.
		No to either criteria	Go to question 4	
4	Will the Plan, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive?	Yes	Go to question 5	N/A
		No	Go to question 6	
5	Does the Plan determine the use of small areas at local level, OR is it a minor modification of a Plan likely to require assessment under the Habitats Directive?	Yes to either criteria	Go to question 8	The policies of the Neighbourhood Plan can be considered to determine the use of small areas at a local level commensurate with their status in determining local planning applications.
		No to both criteria	Go to question 7	

Q	Criteria	Response	Outcome	Commentary
6	Does the Plan set the framework for future development consent of projects (not just projects in the Annexes of the EIA Directive)?	Yes	Go to question 8	N/A
		No	DOES NOT REQUIRE SEA	
7	Is the Plans sole purpose to serve national defence or civil emergency, OR is it a financial or budget Plan, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7	Yes to any criteria	DOES NOT REQUIRE SEA	N/A
		No to all criteria	REQUIRES SEA	
8	Is it likely to have a significant effect on the environment?	Yes	REQUIRES SEA	Likely significant effects are explored in more detail elsewhere in this Screening Report.
		No	DOES NOT REQUIRE SEA	

The following section looks at the criteria for assessing the effects of the Neighbourhood Plan and the identified effects of the Neighbourhood Plan in line with the criteria. Crucially, it will determine whether there are any likely significant effects on the environment.



3.2 Criteria for Assessing the Effects of the Neighbourhood Development Plan

Criteria for determining the likely significant effects on the environment, referred to in Article 3(5) of Directive 2001/42/EC are set out below.

Annex II of SEA Directive 2001/42/EC – Significant Effects

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.

3.3 Likely Significant Effects on the Environment resulting from the Neighbourhood Plan

The following assessment will consider the likelihood of the Eye Neighbourhood Plan Pre-Submission Draft (at the time of writing) to have significant effects on the environment.

Table 2: Assessment of Likely Significant Effects on the Environment

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>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.</p>	<p>The Plan sets out relevant policies which will be used to determine proposals for development within the Neighbourhood Plan area once adopted. Policy Eye 16 - Development outside of the Settlement Boundary and Policy Eye 17 - Development within the Settlement Boundary identify broad locations within which development shall be focused and specifies under which locational circumstances any forthcoming proposals would be supported. There are numerous policies that respond to housing allocations within the Plan area, as well as a crematorium, a primary school, a food retail outlet, car parking and a sports hall.</p> <p>The principle of development within the Neighbourhood Plan area is supported by the District Council through their categorisation of Eye as a Market Town within the settlement hierarchy of their emerging Local Plan. Despite this, the Local Plan is not yet at a stage to identify a quantum of development or sites for development within the Neighbourhood Plan area. As such, the degree to which the Plan sets a framework for projects is high. This warrants the full application of the SEA Directive in the form of a SEA Environmental Report in order to justify the Plan's allocations and quantum of growth in light of reasonable alternatives.</p>
<p>The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.</p>	<p>The Neighbourhood Plan provides policies for the Plan area, relevant to a local level only. The policies of the Neighbourhood Plan influence the emerging Babergh and Mid Suffolk Local Plan in so far as there is an intention for it to be 'made' prior to the adoption of the Local Plan, which is currently at the Regulation 18 stage.</p> <p>The Plan is however in general conformity to policies CS1, CS5 and CS9 of the Mid Suffolk adopted Core Strategy.</p> <p>The emerging Babergh and Mid-Suffolk Local Plan recognises that many of the settlements (within Babergh Mid Suffolk) have already expanded beyond defined settlement boundaries and that these have been / are being reviewed through the plan-making process. Further, the Councils establish a need for Urban areas and Market Towns will require new growth as espoused in the emerging Local Plan. The stance of the Neighbourhood Plan in allocating land for development purposes can therefore be seen to strongly influence the emerging</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>Local Plan.</p> <p>Neighbourhood Plans are required to contribute to the achievement of sustainable development. The Neighbourhood Plan policies seek to ensure environmental considerations are taken into account. The Neighbourhood Plan is compatible and does not conflict with adopted Mid Suffolk Core Strategy policies CS5 and CS9 which have been subject to a thorough process of plan preparation and accompanying Sustainability Appraisal.</p> <p>The following policies exist within the Neighbourhood Plan relevant to environmental protection:</p> <ul style="list-style-type: none"> • Policy Eye 17 – Development within the Settlement Boundary • Policy Eye 18 – Area of Landscape Character • Policy Eye 20 – Local Green Spaces <p>Although many of the Plan’s policies focus on the built environment and social aspects of the environment, the policies contained within the Plan in addition to those adopted and emerging within the District Council’s Core Strategy / Local Plan are considered to be sufficient to ensure that effects on the environment are minimised.</p>
<p>Environmental problems relevant to the plan.</p>	<p>The Neighbourhood Plan reflects a small area. The policy content of the adopted MSDC Core Strategy will additionally apply to any proposals within the Neighbourhood Plan area. These policies have been subject to Sustainability Appraisal And Habitats Regulations Assessment Screening within the context of the Core Strategy. The potential environmental problems relevant to the Neighbourhood development Plan area include:</p> <ul style="list-style-type: none"> • The adopted MSDC Core Strategy (2008/2012) states that the town of Eye is entirely surrounded by flood zone 2 but in discussions with the Environment Agency it is agreed that it should not be classified as a ‘dry island’. • There are also extensive areas of Flood Risk Zone 3 surrounding the settlement boundary, particularly to the east and south associated with the River Dove. • There are approximately 150 listed buildings in Eye, predominantly associated with the Conservation Area. • Listed Buildings include the Grade II* listed: Town Hall; 5, Broad Street; The Cottage White House; Stayer House; Cookley Farmhouse; and a Barn at Moor Hall. • There are also two Grade I Listed Buildings: The Guildhall, and the Church of St Peter and St Paul. • There are also seven Scheduled Monuments in the Plan area: the Remains of Eye Priory at Abbey Farm; the remains



Criteria for determining the likely significance of effects (Annex II SEA Directive)		Likelihood and summary of significant effects
Sustainability Theme	<p>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).</p>	<p>of a motte and bailey castle 120m west of St Peter's Church; a moated site at Cranley Hall; a moated site 170m south east of Cranley Hall; a moated site at Gate Farm; a moated site at King's Farm; and a moated site at Flimworth Hall.</p> <ul style="list-style-type: none"> • The Plan area is within a number of SSSI Impact Risk Zones that may render some types of development unsuitable, pending consultation with Natural England as required. • The Major Farm Braiseworth SSSI is located adjacent to the Plan area in the south west. • The Plan area contains The Pennings Eye Local Nature Reserve to the south east of the town. • The plan area contains a large number of scattered priority habitats. These include deciduous woodland, coastal and floodplain grazing marsh, lowland meadows, broadleaved woodland, wood-pasture and Parkland, and good quality semi-improved grassland. • Adjacent to the settlement boundary of Eye to the west lays a Source Protection Zone (Zone I – inner protection zone). Land within Zone II – outer protection zone radiates out from Zone I and is within the settlement boundary. • The Plan area contains a broadly similar mix of Grade 3 (good to moderate) and Grade 2 (very good) agricultural land, which is defined as the “best and most versatile agricultural land” within the wider District. <p>The content of the Neighbourhood Plan is not in conflict with those relevant planning documents within the wider district and county area related to waste management or water protection.</p>
	<p>The probability, duration, frequency and reversibility of the effects on the following factors:</p> <p>- Biodiversity</p>	<p>The following impacts have been identified within this Screening Assessment:</p> <p>There are wildlife designations within the Plan area (a LNR) and adjacent (a SSSI). The Plan area contains a number of scattered priority habitats and floodplain grazing marsh located around the settlement boundary. The Plan area is within the Impact Risk Zones of numerous SSSIs; however there are no identified incompatibilities with any development relevant to Neighbourhood Planning in and around the settlement of Eye identified by Natural England.</p> <p>Of the Plan's 6-8 residential site allocations, none of them would lead to the loss of any priority habitats, with the majority of them</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>- Population</p>	<p>representing brownfield land.</p> <p>The HRA Screening element of this Report determines that no European Sites lie within 13km of Eye parish, which is the largest Zone of Influence for any Habitats Site in Suffolk and the distance recently confirmed by Natural England as the zone of influence to identify potential recreational impacts on coastal statutory sites in Suffolk. Significant effects that would warrant the application of the SEA Directive can therefore not be ruled out</p> <p>The Neighbourhood Plan allocates six sites for residential development with an additional 'aspiration' site and a reserve site. There is therefore expected to be some positive impacts the general population resulting from the Plan.</p>
<p>- Human health</p>	<p>The Plan does not allocate any land for development purposes that could have any implications regarding human health. The Plan seeks to safeguard all local green spaces within the Plan area in Policy Eye 20: Local Green Spaces in order to ensure that this space is preserved for the purposes of health and well-being.</p> <p>It can be considered that no significant effects will occur upon Human health in the Neighbourhood Plan area. Any potential impacts regarding contamination of any future proposals are best addressed at the 'project level', through the development management process and in adherence to relevant policies at the LPA level.</p>
<p>- Fauna</p>	<p>The impacts of the Neighbourhood Development Plan on fauna are not considered significant. It is possible that developments that could be forthcoming within the Plan area could have negative impacts on protected species; however these cannot be identified as strategically significant to warrant Strategic Environmental Assessment at the Plan level. Such issues are more appropriate to be considered on a case-by-case application basis at the development management stage in consideration of the Neighbourhood Plan policies and relevant policies contained within Mid Suffolk's adopted Core Strategy and emerging Local Plan (commensurate to the level of weight those policies would have at the time of application).</p>
<p>- Flora</p>	<p>Although Priority Habitats exist in close proximity to the Eye development boundary, Policy Eye 20: Local Green Spaces ensures that such existing spaces will be retained. Policy Eye 17: Development within the Settlement Boundary seeks to protect the rurality of the Plan area. Further protection in regard to flora exists within relevant policies contained within Mid Suffolk's adopted Core Strategy and emerging Local Plan (commensurate to the level of weight those policies would have at the time of application). There is not considered to be any likely effects on Flora that would be of a</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>- Soil</p>	<p>significance that would warrant the application of the SEA Directive.</p> <p>The Plan area contains a broadly similar mix of Grade 3 (good to moderate) and Grade 2 (very good) agricultural land (ALC), which is defined as the “best and most versatile agricultural land” within the wider District. Of the Plan’s allocations, Policy Eye 3: Land South of Eye Airfield, Policy Eye 7: Land North of Victoria Mill Allotments and Policy Eye 8: Victoria Mill Allotments would see a loss of greenfield land. Additionally this is also the case for the reserve site identified within Policy Eye 10: Reserve Site South of Eye Airfield. The Plan’s remaining allocations are all on brownfield land.</p> <p>All of the Plan’s greenfield allocations are on Grade 3 ALC. Although the Plan does not directly seek the protection of Grade 2 soils through any policy approach, no significant effects on soil can be expected as a result of the Plan content.</p>
<p>- Water</p>	<p>Adjacent to the settlement boundary of Eye to the west lays a Source Protection Zone (Zone I – inner protection zone). Land within Zone II – outer protection zone radiates out from Zone I and is within the settlement boundary. Source Protection Zones (SPZs) respond to sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The Neighbourhood Plan allocates land for residential development purposes; however such uses are not considered to give rise to ground water pollutants (e.g. give rise to hazardous substances such as pesticides, oils, petrol and diesel, solvents, arsenic, mercury or chromium VI; or non-hazardous substances such as ammonia or nitrates).</p> <p>The HRA Screening element of this report determines that Eye is outside the Zone of Influence of any Habitats Sites regarding impacts on water quantity and quality.</p>
<p>- Air</p>	<p>No AQMAs or other identified air quality issues exist within or in close proximity to the Neighbourhood Plan area. As such, no significant effects on air quality have been deemed likely.</p>
<p>- Climatic factors</p>	<p>The majority of the Neighbourhood Plan area is within Flood Zone 1 however significant areas of land are identified within Flood Risk Zones 2 or 3 bound the settlement boundary, associated with the River Dove. None of the Plan’s site allocations are included within these Flood Risk Zones, with the exception of Aspirational Policy Eye 9: St Peter and St Paul Primary School which contains Flood Risk Zone 2 within the red line boundary included within the Plan. Despite this, it is considered unlikely that a dwelling yield of 12 (as specified within the Policy) would lead to development in this land, which is additionally more marginalised from the settlement boundary. As such, no significant effects have been identified.</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>- Material assets</p> <p>The site is within a Minerals Consultation Area, indicating that potential mineral deposits are present. Despite this, the content of the Neighbourhood Plan is not considered to have any significant impacts on material assets due to the extent / size of the Neighbourhood Plan Area. Such issues are more appropriate to be considered on a case-by-case basis at the development management stage and in accordance with relevant development management policies contained within Mid Suffolk’s adopted Core Strategy and adopted Minerals & Waste Local Plan policies at the County level.</p>
	<p>- Cultural heritage</p> <p>There are approximately 150 listed buildings in Eye, predominantly associated with the Conservation Area. Due to this, it can be considered inevitable that schemes coming forward within the Plan area, including those related to the site allocations, would need to strongly consider the historic environment. The Plan includes protection through numerous thematic policies and additionally considers requirements for site allocation policies. Further, Policy Eye 17: Development within the Settlement Boundary directly includes overarching policy criteria related to the historic environment.</p> <p>Irrespective of the adequacy of the Plan’s policies in regard to the protection and enhancement of the historic environment, further policy can be found in relevant policies at the LPA level. The Plan’s allocations however have not been informed by any evidence as to the suitability of proposals or the significance of any potential harm. As a result, significant effects on cultural heritage / the historic environment can not be ruled out.</p>
	<p>- Landscape</p> <p>The Suffolk Landscape Character Assessment includes the parish of Eye within three Landscape types: wooded valley meadowlands & fens (associated with the River Dove); the Rolling Valley Claylands landscape type extending outward from the River further; and finally the Ancient Plateau Claylands extending further still. These character types includes the following key characteristics and recommendations:</p> <ul style="list-style-type: none"> • The Ancient Plateau Claylands contain an important array of moated sites and farmsteads, both multi-period collections of buildings and some planned estate-type farmsteads • Settlement extension in a valley side landscape is likely to have a significant visual impact and adversely affect the character of the landscape, including that of the adjoining valley floor. A comprehensive Landscape and Visual Impact Assessment is essential to identify the risks and the options for mitigation. <p>Objectives related to this Landscape Character Area, include:</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>The cumulative nature of the effects.</p>	<ul style="list-style-type: none"> • Reinforce the historic pattern of sinuous field boundaries. • Recognise localised areas of late enclosure hedges when restoring and planting hedgerows. • Maintain and increase the stock of hedgerow trees. • Maintain and restore greens and commons • Increase the area of woodland cover; siting should be based on information from the Historic Landscape Characterisation and in consultation with the Archaeological Service. • Maintain and restore the stock of moats and ponds in this landscape <p>These objectives are largely reiterated within relevant policies of the Plan.</p> <p>The Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk Districts (March, 2018) states of Eye, <i>‘the settlement is built around the castle, which stands at the centre of the settlement. The core of the conservation area, and its surrounding countryside to the east and south, are highly sensitive, in particular the open landscape between the church on the edge of the settlement and the Priory to the east. The northern part of the settlement has been more heavily developed, and is of lower value.’</i></p> <p>This Assessment also identifies key views towards, through, across and away from the settlement. These are: the view along Hoxne Road (B1117) looking west from the Abbey, across the floodplain; the view from the church looking East out of the settlement towards the Abbey; the view looking in a complete circular radius from the castle motte; looking south into the historic settlement from Lambseth Street; and views within the historic core along Castle Street, Broad Street and Church Street.</p> <p>Policy Eye 18: Area of Landscape Value ensures that development proposals within the Eye Area of Landscape Value will be resisted unless the developer can demonstrate that the impact can be ameliorated. Further, Policy Eye 19: Visually Important Open Spaces offers increased and more localised protection. To this extent, the Plan ensures that potential landscape implications of proposals are suitably considered and significant effects minimised.</p> <p>The Plan allocates land for development purposes and therefore cumulative effects have not been formally identified and assessed to date. It is possible that cumulative effects could be forthcoming that would warrant the full assessment of alternative approaches. As such, the cumulative impacts of the Plan’s allocations can not be ruled out at this stage and should be identified through the application of the SEA Directive in the form of a SEA Environmental Report.</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
The trans boundary nature of the effects.	The findings of the HRA Screening element of this Report do not indicate any trans boundary effects.
The risks to human health or the environment (e.g. due to accidents).	There is limited risk to human health or the environment as a result of the Neighbourhood Plan. This is in consideration of the above screening requirements related to sustainability themes. The Neighbourhood Plan is primarily focused on ensuring appropriate residential development through any forthcoming non plan-led schemes that may come forward within the Plan period, whilst retaining the character of Eye. This land use is unlikely to give rise to any accidents that can be considered to have a significant risk to human health or the environment.
The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected).	The magnitude of effects can be considered small in the wider District context; however they could be considered significant in the local context given the quantum of development identified within the Plan area.
<p>The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> - special natural characteristics or cultural heritage - exceeded environmental quality standards - intensive land use 	As highlighted above in the screening of the Plan per sustainability theme, the Neighbourhood Plan has been assessed as having potential significant effects on environmental quality standards that would warrant further assessment through SEA.
The effects on areas or landscapes which have a recognised national, community or international protection status.	As highlighted above in the screening of the Plan per sustainability theme, the Neighbourhood Plan has been assessed as not having any significant effects on areas or landscapes which have a recognised national, community or international protection status.



4. HRA Screening

4.1 Habitat Regulations Assessment of Development Plans

This section forms a plan level Habitats Regulations Assessment (HRA) as required by Regulation 63 of The Conservation of Habitats and Species Regulations 2017.

Under the provisions of the EU Habitats Directive and translated into English law by the Habitats Regulations (The Conservation of Habitats and Species Regulations 2017), a competent authority must carry out an assessment of whether a plan or project will significantly affect the integrity of any European Site, in terms of impacting the site's conservation objectives.

HRA is the screening assessment of the impacts of a land use proposal against the conservation objectives of European sites. Specifically, it is to ascertain whether or not a proposal (either alone or in combination with other proposals) would potentially damage the internationally designated features of that site. European sites are also known as Natura 2000 sites.

This HRA Screening Report has been undertaken in order to support the Eye Neighbourhood Plan which is being produced by Eye Parish Council in accordance with the Neighbourhood Planning (General) Regulations 2012. The area covered by the Plan is shown in Appendix 1.

The Neighbourhood Planning (General) Regulations 2012, state that submitted Plans need to be accompanied by a statement explaining how the proposed Plan meets the 'basic conditions' set out in Schedule 4B of the 1990 Town and Country Planning Act. These basic conditions include a requirement to demonstrate how the Plan is compatible with EU obligations, which includes the need to undertake a HRA.

This section of this Report aims to:

- Identify the European sites within 20km of Eye.
- Summarise the reasons for designation and Conservation Objectives for each site to be considered in this assessment.
- Screen the Eye Neighbourhood Plan for its potential to impact upon a European (or Natura 2000) site (N2k).
- Assess the potential for in combination effects from other projects and plans in the area.
- Identify if there are any outstanding issues that need further investigation.



4.2 Natura 2000 Sites

Natura 2000 is the centrepiece of EU nature and biodiversity policy. It is an EU wide network of nature protection areas. The aim of the network is to assure the long-term survival of Europe's most valuable and threatened species and habitats.

The sites are designated under the European Union (EU) Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds) and the EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora).

The Birds Directive requires the establishment of Special Protection Areas (SPAs) for birds. The Habitats Directive similarly requires Special Areas of Conservation (SACs) to be designated for other species, and for habitats. Wetlands of International Importance (Ramsar sites) are also part of the Natura 2000 network. This is because all SPAs and SACs are comprised of Sites of Special Scientific Interest (SSSIs) and all Ramsar sites in England are SSSIs. Together, SPAs, SACs and Ramsar Sites make up the Natura 2000 network in England.

4.2.1 Explanation of SPAs, SACs and Ramsar Sites

Special Protection Areas (SPAs)

SPAs are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries. Example: The Deben Estuary is internationally important for wintering waterfowl. Legislation: EU Birds Directive.

Special Areas of Conservation (SACs)

SACs are areas designated to protect habitat types that are in danger of disappearance, have a small natural range, or are highly characteristic of the region; and to protect species that are endangered, vulnerable, rare, or endemic. Example: Waveney and Little Ouse Valley Fens for calcareous fens, *Molinia* meadows and Desmoulin's whorl snail. Legislation: EU Habitats Directive.

Wetlands of International Importance (Ramsar Sites)

Ramsar Sites are designated to protect the biological and physical features of wetlands, especially for waterfowl habitats. For example, Redgrave and South Lopham Fens is an extensive example of lowland base-rich valley, remarkable for its lack of fragmentation which supports many rare and scarce invertebrates, including a population of the fen raft spider *Dolomedes plantarius*. Ramsar sites often overlap with SACs and SPAs and UK planning policy determines that they should be accorded the same importance when developments are proposed. Legislation: Ramsar Convention (1971) – Wetlands of International Importance.

4.2.2 European Sites to be considered

There are three European sites which lie within 20 km of Eye parish.

Table 3: European Sites within 20km of the development

SPA	SAC	Ramsar
Breckland	Waveney & Lt Ouse Valley Fens	Redgrave & South Lopham Fens

The European sites listed above all have Impact Risk Zones of 5km and none of these overlap the Eye parish boundary. A map of the SSSI Impact Risk Zones has been provided within Appendix 2.

There are therefore no European sites to be considered to be within scope for this assessment.

4.3 Method and Approach

The Neighbourhood Planning (General) Regulations 2012, state that submitted Plans need to be accompanied by a statement explaining how the proposed Plan meets the 'basic conditions' set out in Schedule 4B of the 1990 Town and Country Planning Act. These basic conditions include a requirement to demonstrate how the Plan is compatible with EU obligations, which includes the need to undertake a HRA screening report; this is necessary to ensure the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.

There are only two stages for Neighbourhood Plans as the CJEU ruling means that mitigation measures cannot be considered at HRA screening. The outcomes of the two stages are described in more detail in the following table. This document relates only to Stage 1 of the HRA process.

Table 4: Stages of the Habitats Regulations Assessment process for Neighbourhood Plans

Stage	Tasks	Outcome
Stage 1 HRA Screening	<ul style="list-style-type: none"> • Description of the policies or projects • Identification of potential effects on a European site • Assessing the effects on a European site either alone or in combination with other plans or projects 	<p>Where effects are unlikely, prepare a 'finding of no significant effect' report.</p> <p>Where effects judged likely, or lack of information to prove otherwise, go to Stage 2.</p>
Stage 2 Revision of the plan to remove likely significant effects	<ul style="list-style-type: none"> • If impacts considered to affect qualifying features, those policies 	<p>Approve the plan.</p> <p>If effects remain after alternative</p>

Stage	Tasks	Outcome
	(and projects) that are likely to result in significant effects on any European site should be removed from the plan.	solutions been considered, the plan cannot be made. <i>People over Wind CJEU ruling (April 2018) means that it is not possible to consider mitigation measures when screening for impacts.</i>

4.3.1 Stage 1: HRA Screening

The screening stage identifies if alternatives are needed because any policies or projects will have an impact on a European Site, amendments need to be made in Neighbourhood Development Plans. Table 6 identifies the different categories assigned to each policy in the plan: Category A identifies those policies or projects that may not result in a Likely Significant Effect and are considered to have No Negative Effect. Category B identifies those policies or projects that will have No Likely Significant Effect. Category C identifies those policies or projects that might have Likely Significant Effect and thus upon a European Site either alone or in combination with other plans or projects. Section 4 considers each policy or projects and the results of the screening exercise recorded.

Table 5: Screening categorisation

Category A : No negative effect
Policies or projects that will not be likely to have any negative effect on a European site.
Category B : No Likely Significant Effect
Policies or projects that could have an effect but would not be likely to have a <i>significant</i> negative effect on a European site alone or in combination. This conclusion could only be reached if the effects, even in combination and taking the precautionary principle into account, are considered trivial.
Category C : Likely Significant Effect
Policies or projects which are predicted to have a likely significant effect on their own or in combination with other plans and projects.

4.3.2 Potential impacts of Eye Neighbourhood Plan on Natura 2000 sites

There are a wide range of impacts and these can be summarised as -

- Land take by developments;
- Impact on protected species found within but which travel outside the protected sites may be relevant where development could result in effects on qualifying interest species within the European site, for example through the loss of feeding grounds for an identified species.
- Increased disturbance, for example from recreational use resulting from new housing



development and / or improved access due to transport infrastructure projects;

- Changes in water availability, or water quality as a result of development and increased demands for water treatment, and changes in groundwater regimes due to increased impermeable areas;
- Changes in atmospheric pollution levels due to increased traffic, waste management facilities etc. Pollution discharges from developments such as industrial developments, quarries and waste management facilities.

In line with the HRA for Mid Suffolk District Council Core Strategy, each policy will be assessed against the criteria in the table below.

Table 6: Assessment of potential impacts

Nature of potential impact	How the Eye Neighbourhood Plan (alone or in combination with other plans and project) could affect a Natura 2000 site?	Why these effects are not considered significant?
Land take by development	Eye is outside the boundaries of any N2k sites	N/A
Impact on protected species outside the protected sites	Eye is outside the Zone of Influence of any N2k sites	N/A
Recreational pressure and disturbance	Eye is outside the Zone of Influence of any N2k sites	N/A
Water quantity and quality	Eye is outside the Zone of Influence of any N2k sites	N/A
Changes in pollution levels	Eye is outside the Zone of Influence of any N2k sites	N/A

4.4 Results from HRA Screening of Draft Neighbourhood Plan Policies

The Screening exercise explores whether there will be any Likely Significant Effect resulting from the Plan's policies. These Policies are:

- Policy 1: Eye Spatial Strategy
- Policy 2: Meeting Eye's Housing Needs
- Policy 3: Meeting Specialist Care Needs
- Policy 4: Retaining and Enhancing Eye Character through Residential Design
- Policy 5: Community Facilities
- Policy 6: Key Movement Routes
- Policy 7: Highway Capacity at Key Road Junctions
- Policy 8: Parking provision
- Policy 9: Landscaping and Environmental Features
- Policy 10: Local Green Spaces
- Policy 11: Provision for Wildlife in New Development
- Policy 12: Minimising Light Pollution

Each of the policies in the Eye Neighbourhood Plan has been screened to identify whether they would have any impact on a European Site. This assessment can be found in the following table.

Table 7: Assessment of potential impacts

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
Policy Eye 1 – Housing Tenures	Taken together the residential development sites proposed in this Plan should provide for 90 affordable homes and 70 sheltered homes. There should be at least 40 small homes to buy through shared ownership, 18 homes at (less than 80% of market) social rents and 27 homes at (80% of market) affordable rent. Affordable housing should be provided in groups of 15 homes or less and be integrated within development schemes.	No, Category A	No specific recommendations
Policy Eye 2 – House Types	Across the various sites for all forms of residential development:	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
	<p>a. 22% of new homes should be 1 bedroom, 31% 2 bedrooms, 41% 3 bedrooms and 5% 4 or more bedrooms;</p> <p>b. 48% should be houses, 29% bungalows and 14% flats.</p>		
Policy Eye 3 – Land South of Eye Airfield	Land with outline permission for 280 dwellings and a Care Home South of Eye Airfield should be developed in accord with the approved Design Brief.	No, Category A	No specific recommendations
Policy Eye 4 – Land at Eye Health Centre and Hartismere Health and Care	<p>Land at Eye Health Centre/Hartismere Health and Care (0.74 hectares) should be developed for housing. Approximately 0.4 hectares should be developed for market housing providing approximately 14 dwellings at 35 dwellings per hectare and the remaining 0.34 hectares should be developed for sheltered housing at 85 units per hectare providing about 29 units.</p> <p>The type of housing should be consistent with Policy Eye 2 and Electric Vehicle Charging should be provided in accord with Policy Eye 29.</p>	No, Category A	No specific recommendations
Policy Eye 5 – Chicken Factory, Yaxley Road, Eye	<p>The Chicken Factory should be redeveloped for housing, retail and car parking use. Of the total site area of 2.56 hectares, 2.06 hectares should be used for market housing providing about 72 homes at 35 dwellings per hectare.</p> <p>The type of housing should be consistent with Policy Eye 2 and Electric Vehicle Charging should be provided in accord with Policy Eye 29.</p> <p>An archaeological evaluation will be required prior to the granting of planning permission.</p>	No, Category A	No specific recommendations
Policy Eye 6 – Paddock House, Church Street, Eye	Paddock House should be developed for housing. An area of 0.03 hectares of green space should be retained on the frontage to Church Street as part of the scheme. Of the remaining 0.3 hectares, 0.2 should be used for market housing providing 7 homes at 35 dwellings per hectare and the remaining 0.1 hectares should be used for affordable housing providing 5 units at 50 dwellings per	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
	<p>hectare.</p> <p>The type of housing should be consistent with Policy Eye 2 and Electric Vehicle Charging should be provided in accord with Policy Eye 29.</p> <p>The development of the site should include a safe pedestrian route within the site allowing access from Wellington Street into Church Street for school and other journeys and traffic calming should be achieved by appropriate surface treatment into the site and along Wellington Road.</p> <p>The site should incorporate 20 public car parking spaces on Wellington Road.</p> <p>Archaeological evaluation will be required by planning condition on this site.</p>		
Policy Eye 7 – Land North of Victoria Mill Allotments	<p>Land north of Victoria Mill allotments should be developed for market and affordable housing. Of the 1.24 hectare site about 0.2 hectares on the western side should not be developed to protect heritage assets. About 0.4 hectares should be used for affordable, rented, social rented and assisted purchase housing at 40 dwellings per hectare providing about 15 homes and about 0.64 hectares should be used for market housing at 30 dwellings per hectare providing about 19 homes.</p> <p>The type of housing should be consistent with Policy Eye 2 and electric vehicle charging should be provided in accord with Policy Eye 29.</p>	No, Category A	No specific recommendations
Policy Eye 8 – Victoria Mill Allotments	<p>The Victoria Mill allotments should be developed for housing subject to permission to dispose being granted by the Secretary of State and suitable alternative allotments being identified.</p> <p>Of the 1.33 hectares gross, about 0.4 hectares should be used for affordable rented, social rented and assisted purchase housing at 40 dwellings per hectare providing about 15 homes, about 0.4 hectares for market housing providing about 12 homes and the remaining 0.53 hectares should be used for sheltered</p>	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
	<p>housing at 85 dwellings per hectare providing about 45 homes.</p> <p>The type of housing should be consistent with Policy Eye 2 and electric vehicle charging should be provided in accord with Policy Eye 29.</p> <p>An archaeological evaluation will be required prior to the granting of planning permission.</p>		
Policy Eye 9 – St Peter and St Paul Primary School	<p>Should a full replacement 420 place Primary School be provided the St Peter and St Paul site should be developed for market housing. Approximately 12 homes could be provided on the site.</p> <p>The scheme should be sensitive to the Heritage of the site and its surroundings, retain the Church Street frontage and the character of the other listed buildings. Archaeological and heritage assessments should be undertaken at the start of the detailed planning stage.</p> <p>The type of housing should be consistent with Policy Eye 2 and provide Vehicle Charging Points consistent with Policy Eye 29.</p> <p>An archaeological evaluation will be required prior to the granting of planning permission.</p>	No, Category A	No specific recommendations
Policy Eye 10 – Reserve Site South of Eye Airfield	<p>Should further residential development be required before the end of the Plan period a reserve site of 5.8 hectares is allocated South of Eye Airfield. At 30 dwellings per hectare the site would provide about 174 dwellings.</p> <p>A landscaped public open space should be provided between the development and the Airfield Business Area.</p> <p>Archaeological Assessment will be required at the evaluation stage.</p> <p>The proportion of affordable/sheltered housing and the house types required should be assessed based on an updated Housing Needs Assessment closer to the start of development.</p>	No, Category A	No specific recommendations
Policy Eye 11 – Car Parking	The following additional car parking spaces should be provided for public use:	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
	<p>a. Up to 60 spaces at the Rettery – which should include up to 12 spaces with electric car charging points in accord with Policy Eye 30; and,</p> <p>b. 50 spaces added to the Cross Street Car Park as part of the redevelopment of the Chicken Factory on Magdalen Street – which should include 6 electric car parking points in accord with Policy Eye 30. There should be good pedestrian links through Cross Street Car Park to the Town Centre.</p> <p>Within these new car parks cycle parking will be required to meet at least the standards set out in the County Council's Parking Guidance.</p>		
Policy Eye 12 – Food Retail	<p>A 460 square metre (5,000 square feet) food retail outlet and 50 car parking spaces should be provided on about 0.5 hectares of land currently used as a Chicken Factory off Yaxley Road. 10 car parking spaces should have electric charging points as required by Policy Eye 30. There should be good pedestrian links through Cross Street to the Town Centre. Traffic management measures to mitigate the effect of additional traffic should be considered at the detailed planning stage.</p>	No, Category A	No specific recommendations
Policy Eye 13 – Land West of Eye Cemetery, Yaxley Road	<p>Land West of Eye Cemetery, north of Yaxley Road is allocated for a crematorium. The site should provide 30 car parking spaces to serve the crematorium and the cemetery and provide pedestrian access into the cemetery. Archaeological evaluation will be required at the detailed planning stage. Vehicle charging should be provided in accord with Policy Eye 30.</p>	No, Category A	No specific recommendations
Policy Eye 14 – Land for Primary School West of Hartismere High School	<p>Land on the western edge of the Hartismere High School is allocated as a reserve site for a Primary School. Archaeological evaluation would be required at the start of the detailed planning process.</p>	No, Category A	No specific recommendations
Policy Eye 15 – Sports Hall and Related Uses at	<p>Land is allocated for a Sports Hall and related uses at Hartismere High School. The provision of these facilities will enable public access to a range of sports facilities through a suitable</p>	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
Hartismere High School	membership or access scheme. Replacement of lost car parking spaces will be required.		
Policy Eye 16 – Development Outside of the Settlement Boundary	<p>Development proposals outside the settlement boundary will not be permitted unless they:</p> <ul style="list-style-type: none"> • represent appropriate uses in the countryside, such as agriculture, forestry, horticulture, fishing and equestrian activities and energy generation, • relate to the retention of existing and appropriate provision of new commercial businesses, • relate to necessary utilities infrastructure and where no reasonable alternative location is available. 	No, Category A	No specific recommendations
Policy Eye 17 – Development Within the Settlement Boundary	<p>All development proposals are expected to contribute and if possible enhance the local distinctiveness of the Eye Neighbourhood Plan area, its ‘island’ setting and its heritage. They should demonstrate high quality, sustainable and inclusive design and architecture that respects the Conservation Area as delineated by the Mid Suffolk District Council Appraisal of 2009. Proposals for development located outside of the Conservation Area will be considered taking account of the scale and of any harm or loss in relation to the heritage asset.</p> <p>Proposals should address the following criteria:</p> <ol style="list-style-type: none"> a. high quality materials should be used that contribute positively to the Conservation Area or any area located outside it and should respect the local setting; b. retention of traditional heritage features such as flint walls, the Hoxne half round Banham Bricks and the black-boarded outbuildings; c. the importance of responding creatively to, and enhancing, the setting of the immediate area, having regard to the character of the adjacent buildings and spaces, including scale, orientation, height and massing; d. ensure that designated heritage assets and 	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
	<p>their settings are preserved and where possible, enhanced;</p> <p>e. colour schemes of buildings should be in keeping with those of the surrounding area;</p> <p>f. archaeological investigations must be undertaken prior to any development if there is a reasonable likelihood of archaeological remains being found on or adjacent to the site; and,</p> <p>g. all new development should demonstrate a clear understanding of the rural context of Eye and provide appropriate levels of landscaping, boundary and screening planting.</p> <p>Proposals should take account of flood risk / fluvial flood risk.</p> <p>To encourage cycling, cycle parking will be required where possible for new development including redevelopment and changes of use to meet at least the standards set out in the County Council's Parking Guidance.</p>		
Policy Eye 18 – Area of Landscape Character	Development proposals within the Eye Area of Landscape Value will be resisted unless the developer can demonstrate that the impact can be ameliorated.	No, Category A	No specific recommendations
Policy Eye 19 – Visually Important Open Spaces	<p>Within or abutting settlement boundaries, visually important open spaces will be protected because of their contribution to the character or appearance of their surroundings and their amenity value to the local community.</p> <p>Where appropriate, development proposals must address the effect they will have on any local identified visually important open spaces and any effect on views of the conservation area and demonstrate that they will not significantly affect the views of these spaces.</p> <p>Those visually important open spaces that are also identified as Local Green Spaces in this Plan have an additional level of protection under Policy Eye 20.</p>	No, Category A	No specific recommendations
Policy Eye 20 – Local Green	The following areas are designated as a Local Green Spaces:	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
Spaces	<p><u>Area:</u></p> <p>Town Moors woodland</p> <p>Town Moors playing field</p> <p>The Rettery (by the fire station)</p> <p>Rettery allotments</p> <p>Oak Crescent Green</p> <p>Primary School Playing Field</p> <p>St Peter & St Paul Churchyard</p> <p>Eye Castle and Meadow</p> <p>The Pennings Local Nature Reserve</p> <p>Eye Cricket Pitch</p> <p>Eye Cemetery</p> <p>Hartismere School Playing Fields</p> <p>Victoria Windmill</p> <p>Victoria Allotments</p> <p>490th Memorial</p> <p>Abbey Bridge meadow</p> <p>Eye Scout Hut</p> <p>Hartismere Hospital Roadside Meadow</p> <p>Paddock House Roadside Meadow</p> <p>Langton House orchard</p> <p>Town Stream field (Brightwell)</p> <p>Town Stream fields (East)</p> <p>Proposed Public Open Space between South of Eye Airfield Phase 2 and Eye Airfield Business Area</p> <p>Century Rd /Victoria Hill junction patch</p> <p>Eye Bowls club</p> <p><u>Linear:</u></p> <p>Access Buckshorn Lane car park to Castle Hill</p> <p>Rapsy Tapsy Lane</p> <p>Proposals for development on these Local Green Spaces will only be permitted in very special circumstances including if their value can be replaced in another location.</p>		

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
Policy Eye 21 – Eye District Centre	<p>Retail development should normally take place within the defined district shopping area and, within this area, proposals for the creation of additional retail floorspace by extension, change of use or redevelopment will be permitted subject to the following criteria:-</p> <ul style="list-style-type: none"> - proposals should be designed to a high standard with attention to scale, massing, detailing and materials; - provision should be made for satisfactory access, servicing arrangements and parking in accordance with the standards adopted by the district planning authority; - where shop units are provided on the ground floor, offices or residential accommodation should normally be provided above; and, - proposals should not have a significantly adverse effect on the general amenity of neighbouring properties, particularly by reasons of noise or smell. 	No, Category A	No specific recommendations
Policy Eye 22 – Uses Appropriate to the District Shopping Centre	<p>Within the defined district shopping area, proposed uses within class a1 (shops), class a2 (financial and professional services) and class a3 (food and drink) of the town and country planning (use classes) order 1987 will normally be permitted, provided that:-</p> <ul style="list-style-type: none"> - there is no adverse effect on environmental amenity or highway safety; - satisfactory servicing has been made to meet the need for off-street parking; and, - adequate provision has been made to meet the need for off-street parking in accord with the County Council's Parking Guidance. 	No, Category A	No specific recommendations
Policy Eye 23 – Shop Front Design	<p>Proposals for the introduction, replacement or alteration of shop fronts should be in scale with the building in which they are set and be sympathetic in nature and appearance to the character of the building and its surroundings.</p> <p>Within the conservation area special attention should be given to the design, colour, materials and detailing of proposed shop fronts. Standardised designs, adopted by</p>	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
	retailers as part of a corporate image may require adaptation to reflect the character and appearance of the existing street scene.		
Policy Eye 24 – Retaining Traditional Shop Fronts	Within the conservation area, and particularly where a proposal affects a listed building, the retention of traditional shop fronts of merit will be required even though a planning permission may be granted for a change to a non-shopping use.	No, Category A	No specific recommendations
Policy Eye 25 – Management of Public Car Parking Spaces	On and off street public car parking spaces will be managed to meet the following objectives: <ul style="list-style-type: none"> • to encourage people to use the shops, cafes and services in the Town Centre; • to provide spaces for households in the historic centre without their own spaces; and, • to provide spaces for people working in the Town Centre 	No, Category A	No specific recommendations
Policy Eye 26 – Public Right of Way West	A new footpath and cycleway should be provided between The Rettery and Castleton Way and the western boundary of Hartismere School to encourage walking and cycling as a practical and desirable alternative to private cars. It should link up with paths to Eye Airfield to provide access to employment and heritage.	No, Category A	No specific recommendations
Policy Eye 27 – Public Right of Way East	Public rights of way on the eastern side of the Town should be improved to encourage safe walking and cycling to the Town Centre and Primary School including traffic calming in Wellington Street and through the Paddock House development.	No, Category A	No specific recommendations
Policy Eye 28 – Improvement of Public Rights of Way	Rights of Way will be protected and enhanced and connecting routes to surrounding countryside and villages will be improved.	No, Category A	No specific recommendations
Policy Eye 29 – Electric Vehicle Charging in Development	All new residential developments should have EV charging options. All new commercial development should have EV charging provision with speed and number of connections dependent on the scale and type of development undertaken. This provision	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
	<p>should create a mix of connection points particularly in employment areas, with rapid charging potentially made available to the public in specific circumstances e.g. at hotels, public facilities, commercial developments over a certain size.</p>		
<p>Policy Eye 30 – Electric Vehicle Charging in New Public Car Parking Spaces</p>	<p>20% of all new public car parking spaces should provide electric charging points.</p>	<p>No, Category A</p>	<p>No specific recommendations</p>
<p>Policy Eye 31 – Traffic Management</p>	<p>Before any further development is permitted in Eye including the Reserved Matters application for the South of Eye Airfield site a traffic management Plan should be prepared to identify the most appropriate measures including traffic calming, 20 MPH areas, one way streets and lorry routing to ameliorate the growth in traffic and ensure the Town Centre is a pedestrian friendly place to shop.</p>	<p>No, Category A</p>	<p>No specific recommendations</p>
<p>Policy Eye 32 – Eye Business Area</p>	<p>Appropriate uses within the Eye Business Area are IT centres, data centres, research and development, green products, high value engineering manufacture, financial, insurance and also other business park uses for smaller companies. Further piecemeal extension of the airfield is likely to be detrimental to achieving the strategic aims for this site and will be resisted.</p> <p>Any development should include Electric Vehicle Charging points consistent with Eye Policy 29 and Cycle Parking consistent with County Council Parking Guidance.</p> <p>Rights of way should be maintained and enhanced within the Area to allow access to and from the Town and to encourage wartime heritage visiting.</p>	<p>No, Category A</p>	<p>No specific recommendations</p>
<p>Policy Eye 33 - Infrastructure</p>	<p>All development in Eye will be expected to contribute to the infrastructure requirements for the Town and the implementation of the Town Infrastructure Plan including improvement of community facilities. Mid</p>	<p>No, Category A</p>	<p>No specific recommendations</p>

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the European Sites?	Recommendations
	Suffolk District Council as the main beneficiary of Community Infrastructure Levy will be expected to invest the majority of Community Infrastructure Levy raised from development in Eye in the infrastructure requirements of the Town.		

4.4.3 Recommendations

There are no recommendations for the site allocation policies in this draft Neighbourhood Plan as they have all been assigned to Category A. There will therefore be no need for any development subsequently coming forward to be subject to a project level HRA and secure sufficient mitigation measures, to avoid a Likely Significant Effect on any N2k sites. As such there is no requirement to progress to Appropriate Assessment.

The in-combination effects from other plans and projects are considered in the following section.

4.5 Other Plans and Projects – In-combination Effects

There are no relevant Plan level HRAs that have been carried out by Babergh & Mid Suffolk DCs or other organisations and none have been found to have a likely significant effect on the European sites being assessed.

In the context of this HRA, the relevant other plans to be considered are listed below in combination with Eye Neighbourhood Plan HRA.

Table 8: Other plans or projects considered for in combination effects

Statutory Body	Title of HRA or Project	Findings of HRA or Project	Potential for in combination effects
Mid Suffolk District Council	Core Strategy Habitats Regulations Assessment (Appropriate Assessment) October 2007)	The HRA found no likely significant effects from the Plan on the Breckland SAC/SPA and Waveney and Little Ouse Valley Fens SAC.	It is considered that in combination likely significant effects are not predicted.
St Edmundsbury Borough Council	Core Strategy HRA screening (2010)	The HRA found no potential for in combination effects as no other current plans or projects that are likely to	It is considered that in combination likely significant effects are not predicted.

Statutory Body	Title of HRA or Project	Findings of HRA or Project	Potential for in combination effects
		lead to significant effects on the Breckland SAC/SPA or the Waveney and Little Ouse Valley Fens SAC have been identified, or where impacts have been identified they have been adequately mitigated.	
Babergh District Council	Habitat Regulations Assessment of Core Strategy 2011	The Core Strategy aims to minimise impacts on the Orwell and Stour estuaries, a European-designated site which supports species that are susceptible to disturbance. The principal potential impact on the European sites as a result of development proposed under the Core Strategy relates to increased recreational pressure. The Strategy therefore sets out a series of measures to ensure that the policies will not have a significant effect on the European sites.	It is considered that in combination likely significant effects are not predicted.
Suffolk Coastal District Council	Suffolk Coastal Core Strategy and Development Management Policies Document HRA (2011)	N/A	It is considered that in combination likely significant effects are not predicted.

Due to the Parish of Eye lying outside the Impact Risk Zone for any N2k sites, this HRA screening concludes that it is possible to rule out likely significant effects. There is therefore no need for an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017.

References

- Atkins (2011) Habitats Regulations Assessment for Babergh District Council Core Strategy
- Habitats Regulations Assessment (Appropriate Assessment) for Mid Suffolk District Council Core Strategy(2007)



- Atkins (2010) St. Edmundsbury Borough Council Core Strategy HRA screening
- Babergh District Council (2014) Local Plan Core Strategy and Policies
- Eye Neighbourhood Plan 2018-2036 Pre-Submission Version Draft 6 (May 2018)
- Natural England Conservation objectives for European Sites: East of England Website
- The Landscape Partnership (2011) Suffolk Coastal District Council Habitats Regulations Assessment for Core Strategy and Development Management Policies Document



5. Conclusions

5.1 Strategic Environmental Assessment (SEA)

The Neighbourhood Plan has been prepared for town and country planning purposes and sets a framework for future development consent. The policies of the Neighbourhood Plan can be considered to determine the use of small areas at local level commensurate with their status in determining local planning applications.

Planning Practice Guidance on SEA of Neighbourhood Plans indicates that a strategic environmental assessment may be required, for example, where a neighbourhood plan allocates sites for development; the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan; or the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

The Plan allocates sites for development in advance of the emerging Babergh & Mid Suffolk Local Plan and therefore could give rise to a significant effect the environment that would warrant the application of the SEA Directive, in the form of a SEA Environmental Report. The Local Plan is not yet at a stage to identify a quantum of development or sites for development within the Neighbourhood Plan area. As such, the degree to which the Plan sets a framework for projects is high.

In regard to significant effects, the Plan's allocations have not been informed by any evidence as to the suitability of proposals or the significance of any potential harm to the historic environment. As a result, significant effects on cultural heritage / the historic environment can not be ruled out.

The Plan allocates land for development purposes and therefore cumulative effects have not been formally identified and assessed to date. It is possible that cumulative effects could be forthcoming that would warrant the full assessment of alternative approaches. As such, the cumulative impacts of the Plan's allocations can not be ruled out at this stage and should be identified through the application of the SEA Directive in the form of a SEA Environmental Report

As such, the content of the Eye Neighbourhood Plan has therefore been **screened in** for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC.

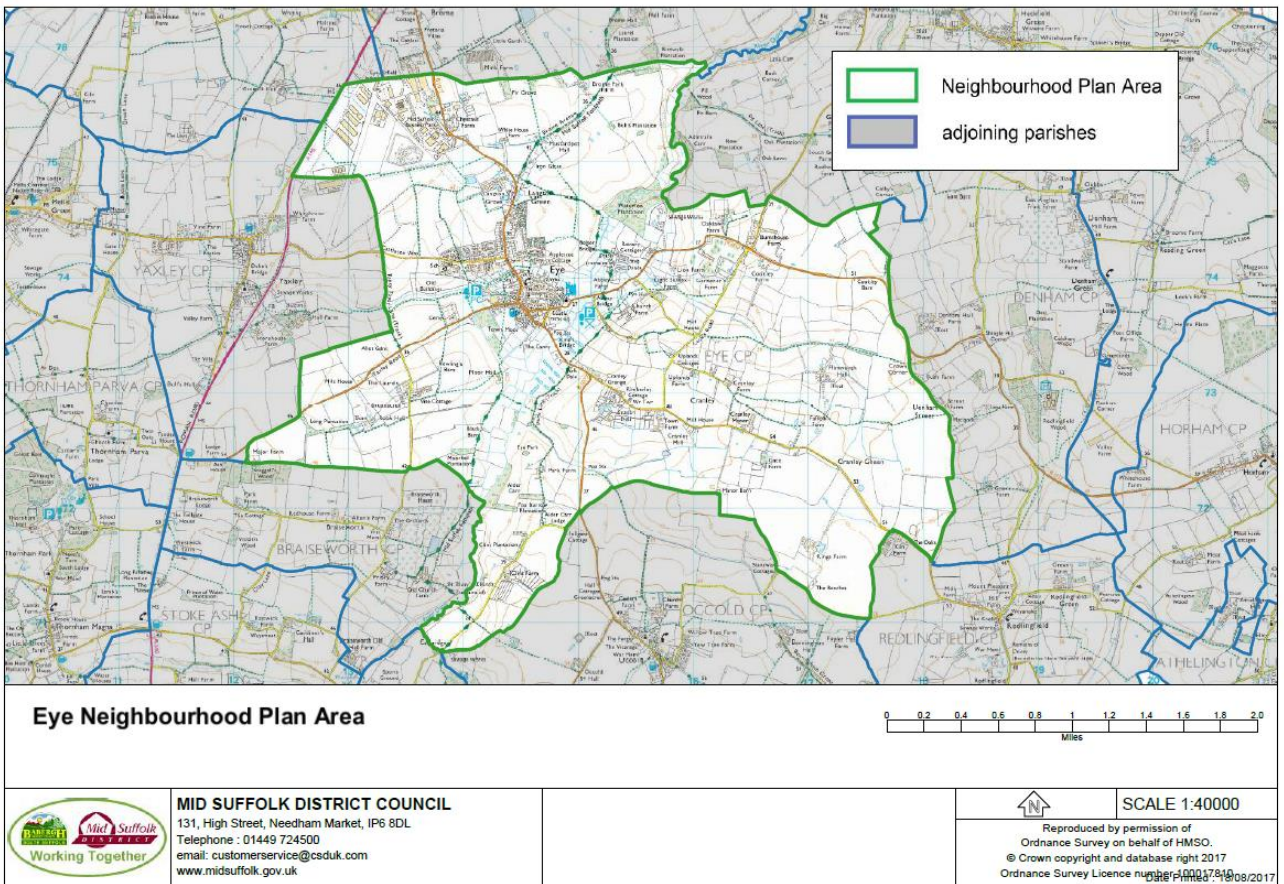
5.2 Habitats Regulations Assessment (HRA)

Subject to Natural England's review, this HRA screening report indicates that the Eye Neighbourhood Plan is not predicted to have any likely significant effects on a Habitats Site. The requirement for the Plan to undertake further assessment under the Habitats Regulations 2017 is therefore **screened out**.



Appendix 1

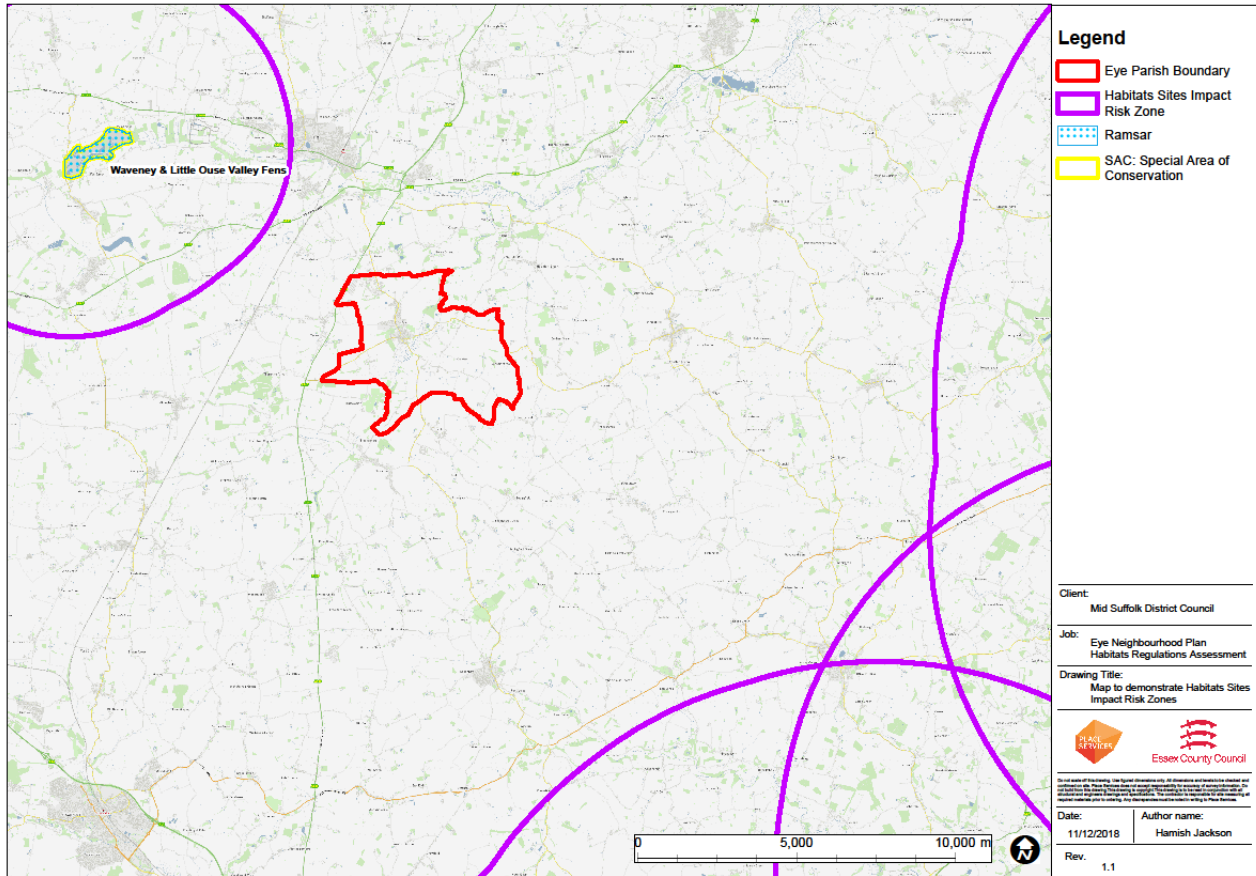
Eye Neighbourhood Plan Area



Source: Mid Suffolk District Council

Appendix 2

Eye Parish and Locations of the Habitats Sites' Zones of Influence



Source: Place Services, 2018



Place Services

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