



Fressingfield Neighbourhood Development Plan 2016-2036

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

Screening Report – May 2019





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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 Fressingfield Neighbourhood Development Plan Pre-submission version 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 Development 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 Fressingfield Neighbourhood Development Plan Pre-submission Version

The Neighbourhood Development Plan will set out planning policies for Fressingfield and within the confines of the Fressingfield Parish boundary. Once formally adopted, a Neighbourhood Development 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 Plan includes Vision Statement, which reads:

'By 2036, having built on its reputation, the parish of Fressingfield will continue to be a good place to live with a welcoming, friendly and cohesive community, with its vibrant and diverse range of facilities and cultural activities meeting the existing and future needs of the village and its rural hinterland. It will have a robust and sustainable infrastructure and will be a place where natural and historic assets are protected. Through high quality design, new development will be sympathetic to local building styles that respect the character of the area.'

The Plan also includes a number of specific objectives in which to deliver the Vision, covering social, economic and environmental themes. These are outlined in the following table:

The Plan's Objectives	
Housing	Objective 1: To provide for housing sites that are an appropriate size for the village and in keeping with its character
Housing	Objective 2: To provide for housing that meets the needs of the whole community
Community	Objective 3: To ensure that sufficient infrastructure to support new development is available



The Plan's Objectives

Community	Objective 4: To maintain and expand the number of community services and facilities
Community	Objective 5: To act as a hub for services and facilities that meets the needs of the Parish and beyond.
Natural, Historic and Built Environment	Objective 6: To protect the landscape setting and important gateways/entrances to the village
Natural, Historic and Built Environment	Objective 7: To protect the important natural and historic assets of Fressingfield
Natural, Historic and Built Environment	Objective 8: To define Fressingfield's local building styles and improve the quality of design
Natural, Historic and Built Environment	Objective 9: To prevent increased localised flooding and reduce existing incidences of flooding and pollution.
Natural, Historic and Built Environment	Objective 10: To encourage renewable energy and low carbon technology to be incorporated in to new development
Economic Development	Objective 11: To enable existing businesses to expand and to encourage new business into the Parish
Economic Development	Objective 12: To encourage redevelopment/re-use of existing underused sites
Transport and Highway Safety	Objective 13: To improve pedestrian and highway safety and take opportunities to introduce traffic calming measures to reduce traffic speeds.

1.3 The Mid Suffolk Core Strategy (2012 Focused Review)

The adopted Mid Suffolk Core Strategy contains the current strategic planning policy for the District and thus Fressingfield. The Core Strategy 2008 and its Focused Review of 2012 include 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 Fressingfield as a Primary Village. A Primary Village is one that is considered capable of limited growth where local need has been established. Primary Villages are expected to have basic local services including a primary school and food shop.



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 identifies Fressingfield within the 'Core Villages' category of the settlement hierarchy. A number of strategic options were explored relevant to Core Villages. These were:

- County Town Focus – 20% district growth in Core Villages
- Market town / rural area balance – 20-25% district growth in Core Villages
- Transport corridor focus – 30% district growth in Core Villages
- New Settlement focus – 15% district growth in Core Villages

The emerging Local 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.'

Within the emerging Local Plan process, a total of seven sites / proposals have been submitted for consideration as potential allocations within the emerging Local Plan (through the Regulation 18 consultation) in the Neighbourhood Development Plan area.

Of Neighbourhood Development Plans, the emerging Local Plan states that,

'Neighbourhood Development 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 Development Planning groups to minimise any conflicts between policies in the Neighbourhood Development Plan and the emerging Local Plan.'

'There is an opportunity for local communities to bring forward sites for development in Neighbourhood Development 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 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 Fressingfield Neighbourhood Development Plan regarding the principle of development. The Neighbourhood Development 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 Fressingfield Neighbourhood Development 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 Development 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 Fressingfield Neighbourhood Development 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 and Habitats Sites (NPPF 2019).

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

The Neighbourhood Development 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 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 Development Plans (Paragraph: 026 Reference ID: 11-026-20140306) states that,

‘In some limited circumstances, where a Neighbourhood Development Plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft Neighbourhood Development 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 Development Plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).

To decide whether a draft Neighbourhood Development 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 Development 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 Fressingfield Neighbourhood Development 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 Development 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 Development 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 Development 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	Yes to either criteria	Go to question 8	The policies of the Neighbourhood Development Plan can be considered to

Q	Criteria	Response	Outcome	Commentary
	Plan likely to require assessment under the Habitats Directive?	No to both criteria	Go to question 7	determine the use of small areas at a local level commensurate with their status in determining local planning applications.
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 Development Plan and the identified effects of the Neighbourhood Development 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 NDP

The following assessment will consider the likelihood of the Fressingfield Neighbourhood Development 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 Development Plan area once adopted. Policy FRES1 includes a plan-period development quantum of 60 dwellings, and specifies that new development will be focused within defined Settlement Boundaries, through sites allocated in the Plan, or in the form of small scale windfall developments.</p> <p>The Plan allocates two sites for residential development purposes, the planning status of which are:</p> <ul style="list-style-type: none"> • Land at Red House Farm – Outline planning permission granted for 28 dwellings; and • Land West of School Lane – Outline planning permission granted for 18 dwellings. <p>The principle of development within the Neighbourhood Development Plan area is supported by the District Council through their categorisation of Fressingfield as a Core Village within the settlement hierarchy of their emerging Local Plan. The Local Plan is not yet at a stage to identify a quantum of development for Fressingfield or allocate sites for development within the Neighbourhood Development Plan area.</p> <p>The degree to which the Plan sets a framework for projects is low as both of the Plan's allocations have outline planning permission and the development of these sites can be expected to come forward regardless of their allocation within the Neighbourhood Development Plan.</p>
<p>The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.</p>	<p>The Neighbourhood Development Plan provides policies for the Plan area, relevant to a local level only. The policies of the Neighbourhood Development Plan influence the emerging Babergh and Mid Suffolk Joint 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, CS2 and</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>CS3 of the Mid Suffolk adopted Core Strategy.</p> <p>The emerging Babergh and Mid Suffolk Joint Local Plan recognises that many of the settlements (within Babergh and 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 that Core Villages should receive growth as espoused in the emerging Local Plan. The stance of the Neighbourhood Development Plan in allocating land for development purposes to the tune of 46 dwellings is not considered a strong influence on the emerging Joint Local Plan however, as the Plan’s allocations both have outline planning permission and the principle of development on them is outside the influence of the Neighbourhood Development Plan.</p> <p>Neighbourhood Development Plans are required to contribute to the achievement of sustainable development. The Neighbourhood Development Plan policies seek to ensure environmental considerations are taken into account. The Neighbourhood Development Plan is compatible and does not conflict with environmentally themed adopted Mid Suffolk Core Strategy policies which have been subject to a thorough process of plan preparation and accompanying Sustainability Appraisal.</p> <p>The following policy exists within the Neighbourhood Development Plan relevant to environmental protection:</p> <ul style="list-style-type: none"> • Policy FRES11 – Localised Flooding and Protection; and • Policy FRES6 – Landscape Character and Village Gateways / Entrances • Policy FRES 12 – Climate Change, Energy Efficiency, Low Carbon Technology and Renewable Energy <p>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 Development Plan reflects a small area. The policy content of the adopted Mid Suffolk Core Strategy will additionally apply to any proposals within the Neighbourhood Development 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 historic core of Fressingfield is a conservation area, and includes numerous listed buildings. • There are approximately 50 listed buildings in the wider Plan



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>area; including the Grade I listed stable 80 metres north of Church Farmhouse and the Church of St Peter and St Paul. The Plan area also includes the Grade II* listed Barn approx. 50m west south west of Church Farm Stable, The Fox and Goose, Fressingfield Hall, and the Tithe Farmhouse.</p> <ul style="list-style-type: none"> • The Plan area contains a banded area of flood risk zone 3 (and 2) extending south easterly across the Plan area. This includes running to the immediate north of the settlement boundary of the village. • The Plan area contains the Chippenhall Green SSSI to the south east, and is within the Impact Risk Zones associated with it. This may render some types of development unsuitable, pending consultation with Natural England as required. • The plan area contains multiple areas of priority habitat. These amount to coppiced woodland, good quality semi-improved grassland, deciduous woodland, traditional orchard, and young tree woodland. • Bush Wood, an area of Ancient & Semi-Natural Woodland lies within the Plan area to the north east of the built up area. • The Fressingfield plan area is in close proximity to Zone I of a Source Protection Zone which emanates from the east. • The Plan area is entirely Grade 3 (good to moderate). Grade 2 (very good) agricultural land represents the “best and most versatile agricultural land” within the wider District. <p>The content of the Neighbourhood Development 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> <ul style="list-style-type: none"> - Biodiversity 	<p>The following impacts have been identified within this Screening Assessment:</p> <p>The Plan area contains a number of scattered priority habitats located around the settlement boundary. The Plan area contains and is within the Impact Risk Zone of the Chippenhall Green SSSI; however there are no identified incompatibilities with any development relevant to Neighbourhood Development Planning in and around the settlement of Fressingfield identified by Natural England. This includes the Plan’s allocations, which have outline planning permission</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<ul style="list-style-type: none"> - Population - Human health 	<p>The HRA Screening element of this Report determines that no Habitats Sites lie within 13km of Fressingfield 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 Habitats sites in Suffolk. Significant effects that would warrant the application of the SEA Directive can therefore be ruled out.</p> <p>The Neighbourhood Development Plan allocates two sites for residential development and also policies related to housing size, type and tenure, infrastructure and community facilities. There is therefore expected to be some positive impacts on the general population resulting from the Plan.</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 community facilities and local green space within the Plan area in Policy FRES4 and FRES7. This helps to ensure that such spaces / areas are 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 Development 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>
<ul style="list-style-type: none"> - Fauna - Flora 	<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 Development 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>Although Priority Habitats exist in close proximity to the Fressingfield development boundary, no specific policy exists that seeks their protection. Plan allocation 'Land West of School Lane' would see the loss of deciduous woodland. Both of the Plan's allocations have planning permission however, indicating that no issues surrounding flora and fauna were identified at the development management stage. Protection in regard to flora exists within relevant policies contained within Mid Suffolk's adopted Core Strategy and emerging</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<ul style="list-style-type: none"> - Soil - Water - Air - Climatic factors 	<p>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 significance that would warrant the application of the SEA Directive.</p> <p>The Plan area contains Grade 3 (good to moderate) agricultural land (ALC), which is not defined as the “best and most versatile agricultural land” within the wider District. Of the Plan’s allocations, both would see the loss of greenfield land, but both have planning permission. No significant effects on soil can be expected as a result of the Plan content.</p> <p>The Plan area borders Zone I of a Source Protection Zone (SPZ). 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. This Zone however is isolated outside the Plan area with no radiating Zones (II, III etc.) within the Plan area. The Neighbourhood Development Plan allocates land for residential development purposes and supports its principle more widely; 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>No AQMAs or other identified (significant) air quality issues exist within or in close proximity to the Neighbourhood Development Plan area. As such, no significant effects on air quality have been deemed likely.</p> <p>A relatively large band of flood risk zone 3 exists to the north of the settlement boundary; however no Plan allocations or other development opportunities included within the Plan exist in this area. The Plan includes Policy FRES11 which acknowledges the potential for surface water flood risk and Policy FRES 12 ensures that ‘<i>where practicable, new developments should be designed to anticipate climate change. They should be capable of being adapted to minimise resources used in both construction and use whilst being sensitive to the local character.</i>’ As such, no significant effects have been identified.</p>
<ul style="list-style-type: none"> - Material assets 	<p>The Neighbourhood Development Plan area is within a Minerals Consultation Area.</p> <p>The Minerals Consultation Area indicates that potential mineral deposits are present in the Plan area. Despite this, the content of the Neighbourhood Development Plan is not considered to have any significant impacts on material assets due to the extent / size of the</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>- Cultural heritage</p>	<p>Neighbourhood Development 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>There are a large number of listed buildings in the Plan area, largely associated with a Conservation Area representing the core of the village of Fressingfield.</p> <p>Neither of the Plan’s allocations is in close proximity to any listed building and both have planning permission; effects on the historic environment would have been considered in detail at that stage.</p> <p>Of the Plan’s policies, FRES6 touches on elements of the historic environment and FRES 8 outlines the identification of a number of non-designated heritage assets. It should be noted that this supplements relevant policy at the LPA level. Significant effects on cultural heritage / the historic environment can be ruled out.</p>
<p>- Landscape</p>	<p>The Joint Babergh and Mid-Suffolk District Council Landscape Guidance includes the parish of Fressingfield as predominantly within the Plateau Claylands landscape area. This character type includes the following key characteristics and recommendations:</p> <ul style="list-style-type: none"> • Poorly drained areas of the clay plateau are covered with numerous extant or former greens and commons. Although the loss of greens and commons was significant there are still a number of fine greens surviving, in particular Chippenhall Green in Fressingfield. • Arable farming dominates this landscape with hedging providing a variable visual impact. Boundary trees (ash and oak in particular) are present in many of the hedges and Poplars have a significant visual impact in this landscape. • The overall appearance is of wide open views with small clusters of hedges, trees and houses. <p>Objectives related to this Landscape Character Area, include:</p> <ul style="list-style-type: none"> • To maintain and enhance the landscape and the settlement pattern, ensuring the sense of separation between settlements is maintained. • To reinforce hedgerows of locally native species and retain the existing field boundaries. • To safeguard the ancient hedgerow, woodland areas and green open spaces. • Hedging for boundaries will be designed to reflect the local planting scheme to reduce visual impact on the distinctive



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>	<p>character of the area.</p> <ul style="list-style-type: none"> To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for on and off site landscaping including enhancing field boundaries with local hedging and tree species. <p>The Plan includes Policy FRES6, which seeks to protect landscape character and protect and enhance village gateways and entrances. The content of the Policy is in broad alignment with the aims and objectives of the Landscape Character Area where relevant to the immediate locality of the Plan area. The Plan allocates two sites on greenfield land, however both have outline planning permission and the consideration of landscape effects would have been considered at the development management stage. The effects on landscape are therefore not considered significant.</p> <p>The Plan allocates land for development purposes and therefore cumulative effects have not been formally identified and assessed to date. Despite this, the Plan does not allocate any land that does not have planning permission.</p>
<p>The trans boundary nature of the effects.</p>	<p>The findings of the HRA Screening element of this Report do not indicate any trans boundary effects.</p>
<p>The risks to human health or the environment (e.g. due to accidents).</p>	<p>There is limited risk to human health or the environment as a result of the Neighbourhood Development Plan. This is in consideration of the above screening requirements related to sustainability themes. The Neighbourhood Development 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 Fressingfield. 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.</p>
<p>The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected).</p>	<p>The magnitude of effects can be considered small in the wider District and local context.</p>
<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 	<p>As highlighted above in the screening of the Plan per sustainability theme, the Neighbourhood Development Plan has not been screened as having potential significant effects on environmental quality standards that would warrant further assessment through SEA.</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<ul style="list-style-type: none"> - exceeded environmental quality standards - intensive land use <p>The effects on areas or landscapes which have a recognised national, community or international protection status.</p>	<p>As highlighted above in the screening of the Plan per sustainability theme, the Neighbourhood Development Plan has been assessed as not having any significant effects on areas or landscapes which have a recognised national, community or international protection status.</p>



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 Habitats (European) Site, in terms of impacting the site's conservation objectives.

The first stage of HRA is the screening assessment of the impacts of a land use proposal against the conservation objectives of Habitats sites. Specifically, it is to ascertain whether or not a proposal (either alone or in combination with other proposals) would result in a likely significant effect on any Habitats (European) site. European sites are also known as Natura 2000 sites and Habitats Sites in the NPPF (2019).

This HRA Screening Report has been undertaken in order to support the Fressingfield Neighbourhood Development Plan which is being produced by a steering group commissioned by Fressingfield 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 Habitats sites within 20km of Fressingfield Neighbourhood Development Plan area.
- Summarise the reasons for designation and Conservation Objectives for each site to be considered in this assessment.
- Screen the Fressingfield Neighbourhood Development Plan for its potential to impact upon a Habitats site.
- 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 Recent Court Judgements and their consideration in this Report

4.2.1 CJEU People Over Wind v Coillte Teoranta C-323/17

As previously mentioned, in line with the 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.

This HRA Screening Report does not therefore consider mitigation measures within the assessment of Likely Significant Effects resulting from the Fressingfield Neighbourhood Plan.

4.2.2 CJEU Holohan C- 461/17

This recent Court judgement now imposes more detailed requirements on the competent authority at Appropriate Assessment stage:

1. [...] an 'Appropriate Assessment' must, on the one hand, catalogue the entirety of habitat types and species for which a site is protected, and, on the other, identify and examine both the implications of the proposed project for the species present on that site, and for which that site has not been listed, and the implications for habitat types and species to be found outside the boundaries of that site, provided that those implications are liable to affect the conservation objectives of the site.
2. [...] the competent authority is permitted to grant to a plan or project consent which leaves the developer free to determine subsequently certain parameters relating to the construction phase, such as the location of the construction compound and haul routes, only if that authority is certain that the development consent granted establishes conditions that are strict enough to guarantee that those parameters will not adversely affect the integrity of the site.
3. [...] where the competent authority rejects the findings in a scientific expert opinion recommending that additional information be obtained, the 'Appropriate Assessment' must include an explicit and detailed statement of reasons capable of dispelling all reasonable scientific doubt concerning the effects of the work envisaged on the site concerned.

Within this HRA Screening report, the assessment determines the requirement for whether an Appropriate Assessment is needed for the Fressingfield Neighbourhood Development Plan.

4.3 Habitats (European) Sites

Habitats Sites is the term used in the NPPF (2019) to describe any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations. European sites are 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 200 network in England.

4.3.1 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.

4.3.2 Habitats Sites to be considered

There is one Habitats site which lies within 20 km of Fressingfield parish.

Table 3: Habitats Site within 20km of the development

SPA	SAC	Ramsar
N/A	Dew's Pond	N/A

The Zones of Influence (ZOI) for the Habitats site listed above have been checked against the Fressingfield parish boundary. A map showing 13km buffer on the Neighbourhood Plan area (as the



largest distance in Suffolk for Habitats Sites e.g. Deben Estuary SPA & Ramsar site) has been provided within Appendix 2. However none of the individual ZOIs are triggered for this plan including Dews Pond SAC, which is designated for Great Crested Newts.

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

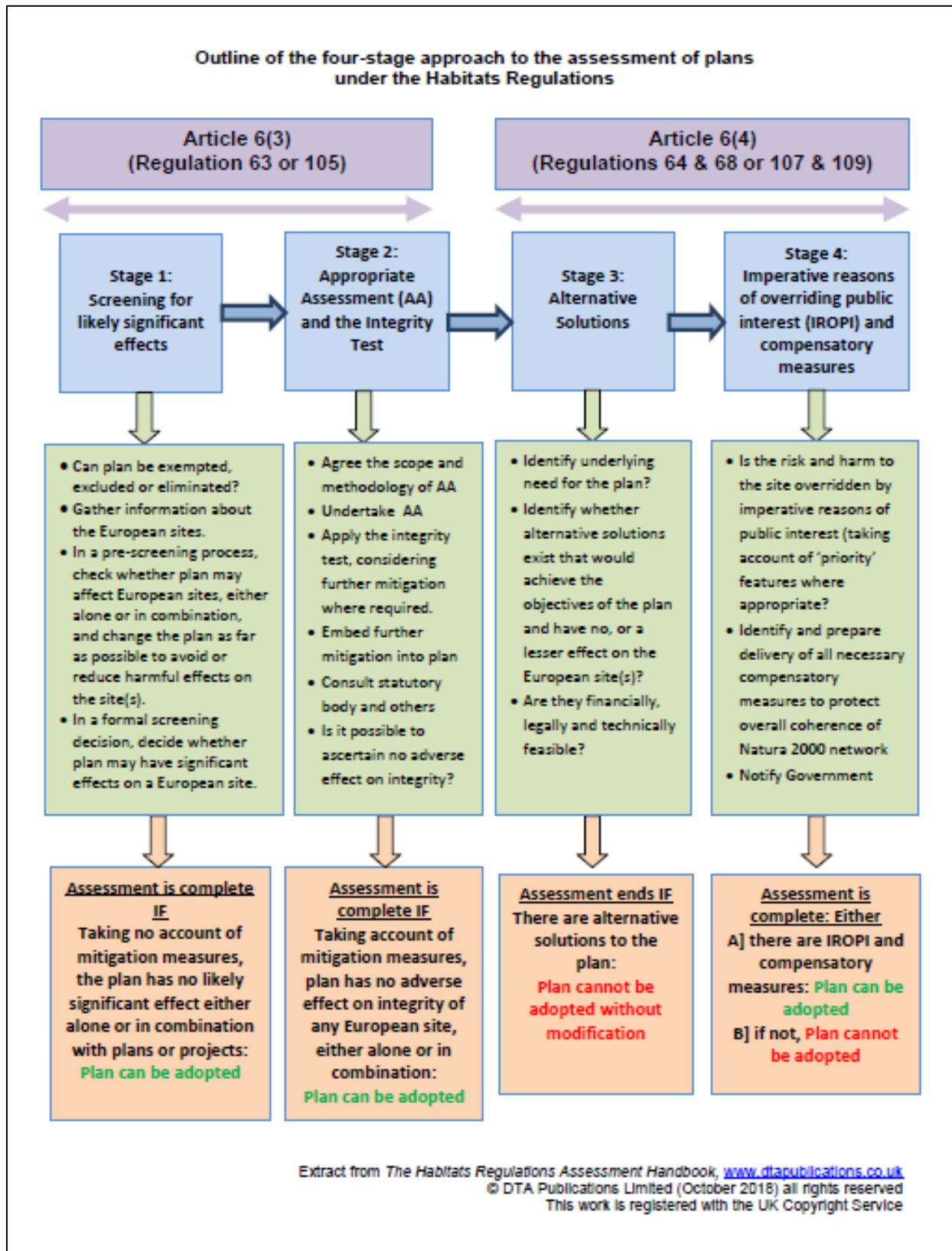
4.4 Method and Approach

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 Habitats (European) site or a Habitats (European) offshore marine site, either alone or in combination with other plans or projects.

This document relates only to Stages 1 and 2 of the HRA process as set out in Figure 1 below.



Figure 1: Outline of the Four Stage Approach to the Assessment of Plans under the Habitats Regulations (taken from the DTA handbook).





4.4.1 Stage 1: HRA Screening

The screening stage identifies if alternatives are needed because any policies or projects will have an impact on a Habitats 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 4: 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 *significant* 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.

4.4.2 Potential impacts of Fressingfield Neighbourhood Development Plan on Habitats 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; and
- 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 5: Assessment of potential impacts

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

4.5 Results from HRA Screening of Draft Neighbourhood Development Plan Policies

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

- Policy FRES 1: Housing Provision
- Policy FRES 2: Housing Size, Type and Tenure
- Policy FRES 3: Infrastructure
- Policy FRES 4: Community Facilities
- Policy FRES 5: Fressingfield Hub
- Policy FRES 6: Landscape Character and Village Gateways/Entrances
- Policy FRES 7: Local Green Spaces
- Policy FRES 8: Non-designated Heritage Assets
- Policy FRES 9: Fressingfield Vernacular
- Policy FRES 10: Design
- Policy FRES 11: Localised Flooding and pollution
- Policy FRES 12: Climate Change, Energy Efficiency, Low Carbon Technology and Renewable Energy



- Policy FRES 13: Existing and New Businesses
- Policy FRES 14: Enhancement and redevelopment opportunities
- Policy FRES 15: Transport and Highway Safety

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

Table 6: Assessment of potential impacts

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on any Habitats Sites?	Recommendations
FRES1 Housing Provision	<p>The Neighbourhood Development Plan area will accommodate development commensurate with Fressingfield’s classification within the settlement hierarchy. This Plan provides for around 60 dwellings to be developed in the Neighbourhood Development Plan area between April 2018 and March 2036. This growth will be met through:</p> <ul style="list-style-type: none"> i) The allocation of the following sites for development: a) Land at Red House Farm – approximately 28 dwellings b) Land West of School Lane – approximately 18 dwellings ii) Small “windfall” sites and infill plots within the Built-Up Area Boundary that come forward during the plan period and are not identified in the Plan; and iii) Conversions and new development opportunities outside the Built-Up Area Boundary in accordance with paragraph 79 of the NPPF 2019 <p>The focus of new development will be within the Built-Up Area Boundary as defined on MAP 5.2</p> <p>Proposals for new residential development outside of the Built-Up Area Boundary (BUAB) will only be permitted where it can satisfactorily be demonstrated that there is an identified local need for the proposal and that it cannot be satisfactorily located within the</p>	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on any Habitats Sites?	Recommendations
	BUAB. Sites allocated in this Plan and the Built up Area Boundary are shown on Map 5.2		
FRES 2 Housing size, type and tenure	Encouragement will be given to a wide range of types of housing that meet local needs to enable a mixed and inclusive community. Developments should provide: <ul style="list-style-type: none"> • Housing for older people (e.g. Retirement living housing/supported/sheltered housing, bungalows and retirement complexes), • Family housing – 2-3 bedrooms, • Starter homes/first time buyers, • Adaptable, 'life time' homes, • Affordable housing, Support is given for maximising the delivery of affordable housing on all qualifying sites in Fressingfield. It should be noted that the above housing types may not be suitably accommodated on every site.	No, Category A	No specific recommendations
FRES 3 Infrastructure	New development will only be permitted if it can be demonstrated that sufficient supporting infrastructure (physical, medical, educational, green and digital) is available to meet the needs of that development. Where an infrastructure deficit currently exists, new development should not exacerbate that deficit. Where the need for new infrastructure is identified, developments should provide funding to secure it in order to enhance the quality of life for the community.	No, Category A	No specific recommendations
FRES 4 Community Facilities	Proposals for change of use involving a potential loss of existing community facilities, will only be supported where it can be demonstrated that: <ol style="list-style-type: none"> a) An improved or equivalent facility can be satisfactorily relocated to elsewhere in the parish to an equally convenient, safe and accessible 	No, Category A	No specific recommendations



Policy Number	Policy Wording	Will Policy have Likely Significant Effects on any Habitats Sites?	Recommendations
	<p>location ; or</p> <p>b) Adequate other facilities offering the same service exist within a reasonable walking distance of the majority of residents, to meet local needs and this would avoid a duplication of facilities; or</p> <p>c) There is no reasonable prospect of continued viable use and this can be demonstrated through:</p> <p>i) Twelve months of marketing in appropriate publications, for the permitted and similar uses, using an appropriate agent; and</p> <p>ii) Confirmation that it has been offered on a range of terms (including price) agreed to be reasonable on the advice of an independent qualified assessor.</p> <p>New Facilities</p> <p>The design of new community facilities should reflect local materials and styles and be designed in such a way as to ensure full integration into the existing landscape and parish character. Contemporary and innovative designs will be supported.</p>		
<p>FRES 5 Fressingfield Hub</p>	<p>Support is given for the creation of a “Fressingfield Hub” within the Parish during the plan period subject to its impact on the character of the area, local amenity, provided that sufficient and convenient parking can be provided and that there would be no adverse impact upon the local highway network.</p> <p>First preference would be for the re-use of an existing building however, if this can be demonstrated to be impracticable then favourable consideration would be given to the creation of a new building.</p>	<p>No, Category A</p>	<p>No specific recommendations</p>
<p>FRES 6 Protecting landscape character and</p>	<p>The visual scenic value of the landscape and countryside surrounding Fressingfield village will be protected from development that may</p>	<p>No, Category A</p>	<p>No specific recommendations</p>

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on any Habitats Sites?	Recommendations
protecting and enhancing village gateways and entrances	<p>adversely affect its character.</p> <p>Development that significantly detracts from the following views (shown in Map 6.1), by failing to respect their distinctive characteristics, will not be supported.</p> <ul style="list-style-type: none"> a) Long view of the Church looking north from Stradbroke Road b) Views between the Church and Fox and Goose Public House c) Long views looking west from Laxfield Road d) View from the north looking south at Harleston Hill <p>Proposals that would enhance the visual appearance of a natural asset in the parish or an entrance or “gateway” to the village will be supported.</p> <p>Opportunities to improve the public realm through the use of appropriate hard or soft landscaping measures will also be supported where they include the use of vernacular materials, native planting and the innovative application of energy efficient or recycled materials.</p> <p>Proposals should be designed to ensure that gateway enhancements do not detract from highway safety, visual amenity and should minimise the need for additional lighting.</p>		
FRES7 Local Green Spaces	<p>The following areas as shown on Maps 6.2 (a-b) below are designated as Local Green Spaces as they are considered to be of local significance to their community due to their visual , historical, recreational or wildlife value:</p> <ul style="list-style-type: none"> a) Land to rear of Methodist Church, New Street b) Land surrounding Fox and Goose (3 parcels) <ul style="list-style-type: none"> i) Sancroft Field, ii) The Old Stables and Paddock, and iii) Pond 	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on any Habitats Sites?	Recommendations
	<ul style="list-style-type: none"> c) Churchyard of St Peter and St Paul d) Land south of Victoria Terrace – community gardens e) Sports and Social Club f) Pilgrims Green, Laxfield Road g) Land at Church Farm Green h) Graveyard at Baptist Chapel, Low Road i) Land adjacent proposed new Scout Hut (south of Priory Road ref: 4410/16) <p>Development that would result in the loss of a Local Green Space or would result in the erosion of its character, visual amenity, or general quality or would harm its setting, will not be supported; except in very special circumstances and only where an alternative space with equal value to the community could be found.</p>		
FRES 8 Non Designated Heritage Assets	<p>The following (as shown on Map 6.3) are assets that are considered to be locally important in terms of their architectural, historical or cultural significance and these will be treated as non-designated heritage assets:</p> <ul style="list-style-type: none"> a) Rosemary Villa (former Bunbury Arms) b) Methodist Church, New Street c) Swan Inn, Harleston Road d) Building at right angles to Swan Inn e) Fox and Goose Stables f) Sancroft Hall g) Row of buildings east side of Church Street between The Pottery and Victoria Terrace h) Pill Box, Low Road i) Pill Box, Chippenhall Green j) The Cottage, New Street k) The Hand Pump in New Street 	No, Category A	No specific recommendations



Policy Number	Policy Wording	Will Policy have Likely Significant Effects on any Habitats Sites?	Recommendations
	<p>Proposals for the demolition, redevelopment or substantial alterations to the identified assets should demonstrate the consideration that has been given to retaining:</p> <ul style="list-style-type: none"> • The important building or historic feature itself; • Its most distinctive and important features; • The positive elements of its setting and its relationship to its immediate surroundings; and • The contribution that the building or historic feature and its setting makes to the character of the local area 		
<p>FRES 9 Fressingfield Vernacular</p>	<p>The Character Appraisal for Fressingfield (See CA document) has identified the following as important and distinctive materials and details that contribute to the overall character and local distinctiveness of the parish:</p> <p>Building Materials and Details</p> <ul style="list-style-type: none"> a) flint walling, b) historic local white and yellow brick in addition to soft red brick, c) render, d) wall panelling, pargetting e) brick arches above windows f) porch detailing g) brick walling within end gables <p>Roof Shapes and Materials</p> <ul style="list-style-type: none"> a) High pitches and overhanging eaves b) plain Suffolk pantiles or near black glazed Norfolk pantiles c) Barge-boarding – deep and decorative <p>Orientation</p> <ul style="list-style-type: none"> a) Mixed layout but with openness and “all round views” b) individual plots with smaller closes at juxtaposition with one another. 	<p>No, Category A</p>	<p>No specific recommendations</p>

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on any Habitats Sites?	Recommendations
	<p>Any new development (not just residential) of any scale or use should seek to incorporate, as appropriate, these important characteristic details within the design of the scheme. Innovative and contemporary design that uses the above character details is encouraged.</p>		
FRES 10 Design	<p>All new development should be well designed, reflecting Fressingfield's local distinctiveness and character, and not adversely impact upon the appearance of the village or adversely wildlife interests. Design should have regard to local context and seek to enhance the character and quality of Fressingfield. Innovative and sensitive contemporary design is encouraged.</p> <p>New development should:</p> <p>Respect the scale and character of existing and surrounding buildings, reinforcing local development patterns, the form, scale, massing and character of adjacent properties where this provides a positive contribution (see Character Appraisal).</p> <p>This can be achieved where development proposals :</p> <ul style="list-style-type: none"> a) Are of a density that is compatible with the existing prevailing density in the immediate area; b) Have high regard for the Conservation Area and the setting of listed buildings in the parish; c) c) Have soft well landscaped boundary edges where adjacent to open countryside or edge of settlement; d) d) Be designed to avoid a detrimental impact upon wildlife interests and incorporate specific measures and features designed to encourage and support wildlife including buffers as appropriate e) e) Recognise the importance of the separation between buildings which retains a rural feel; 	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on any Habitats Sites?	Recommendations
	<p>All new residential developments should:</p> <ul style="list-style-type: none"> f) Avoid cramming by ensuring that a residential plot can accommodate the needs of modern dwellings with useable garden space; respects the established building “set-back” and arrangements of residential front gardens, walls, railings or hedges ; g) minimise the loss of trees and hedgerows to enable necessary road access and visibility splays h) meet the requirements of Secure by Design¹⁷ to minimise the likelihood and fear of crime i) provide sufficient external amenity space for refuse and recycling storage, car and bicycle parking. j) provide sufficient off street parking for residential properties without the need for the use of existing front gardens. 		
FRES 11 Localised Flooding and Pollution	<p>All new development should take advantage of modern sustainable drainage methods including rainwater capture and grey water recycling to prevent flooding or drainage issues. New development should not exacerbate existing identified flooding issues or cause new areas to flood or cause pollution.</p> <p>The existing identified localised flooding areas are shown on Map 6.4. but are not limited to:</p> <ul style="list-style-type: none"> a) Low Road b) Harleston Road c) Cratfield Road d) Stradbroke Road/School Lane junction adjacent to the pond 	No, Category A	No specific recommendations
FRES 12 Climate Change, Energy Efficiency, Low Carbon Technology	<p>Where practicable, new developments should be designed to anticipate climate change. They should be capable of being adapted to minimise resources used in both construction and use whilst being sensitive to the local character.</p> <p>Support will be given to buildings that:</p>	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on any Habitats Sites?	Recommendations
and Renewable Energy	<ul style="list-style-type: none"> a) Maximise passive solar gain; b) use grey water recycling and rain water capture, c) Incorporate measures such as air source and ground source heat pumps d) incorporate on-site energy generation from renewable sources such as solar panels e) include a layout and massing that takes account of local climatic conditions, including daylight and sunlight, wind, temperature and frost pockets. <p>Support will also be given to proposals for solar arrays provided they are of a suitable scale and do not have an unacceptable visual impact on local landscape character.</p>		
FRES 13 New and Existing Business	<p>Existing sites in current employment use will be protected and proposals for the expansion of existing businesses including small scale extensions will be supported provided they do not have a significant adverse impact upon the character of the area, adjoining uses, or the amenity of local residents, either, through their built form, proposed use or traffic generated.</p> <p>New small scale businesses appropriate to a rural area, particularly those that result in the reuse of redundant or unused historic or farm buildings, will be positively encouraged, provided they do not have a significant adverse impact on the character of the area, the amenity of residents or result in an unacceptable increase in traffic generation.</p> <p>New buildings to accommodate new business or agricultural uses, of an appropriate scale and design will also be supported subject to criteria set out above</p>	No, Category A	No specific recommendations
FRES 14 Enhancement or redevelopment of unused or underused	Proposals that would result in a positive visual, environmental or historic enhancement to any existing underused or unused site e.g. brownfield sites within the BUAB, will be supported provided that, they are of a suitable scale and design and do not detract from the	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on any Habitats Sites?	Recommendations
sites	overall character of the area or adversely impact upon the amenity of adjoining residents.		
FRES 15 Transport and Highway Safety	Development proposals will be supported which include: <ul style="list-style-type: none"> a) New footpaths which link in with existing networks and provide safe and attractive pedestrian accessibility; and or b) Other proposals which would improve levels of walking and cycling in the neighbourhood area. Development proposals should include a statement as part of the application which sets out how the new development will not add significantly to increased traffic flows or risk to highway safety, or how any increase will be minimised, and any adverse effects mitigated	No, Category A	No specific recommendations

4.5.1 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 residential development subsequently coming forward to be subject to a project level HRA. As such there is no requirement for this Plan to progress to Appropriate Assessment.

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

4.6 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 Habitats sites being assessed.

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

Table 7: 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 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.	It is considered that in combination likely significant effects are not predicted.
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.



Statutory Body	Title of HRA or Project	Findings of HRA or Project	Potential for in combination effects
Suffolk Coastal District Council	Habitats Regulations Assessment of the Suffolk Coastal District Local Plan at Final Draft Plan Stage (Dec 2018)	It is recommended that the Suffolk authorities should be mindful of the potential issue for impacts from air quality and plan for more detailed analysis of risks across the county, to inform the next plan reviews. This should include air quality modelling that incorporates a specific consideration of potential deposition rates within 200m of European sites.	It is advised that the plan includes text at an appropriate point to highlight the potential risk of traffic emissions to European designated sites with features sensitive to air pollution, and that the Council commits to working with neighbouring authorities to gather more data to inform future plan reviews.



5. Conclusions

5.1 Strategic Environmental Assessment (SEA)

The Neighbourhood Development Plan has been prepared for town and country planning purposes and sets a framework for future development consent. The policies of the Neighbourhood Development 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 Development Plans indicates that a strategic environmental assessment may be required, for example, where a Neighbourhood Development 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 Development 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 two sites for development in advance of the emerging Babergh & Mid Suffolk Local Plan however both of these have outline planning permission. It is considered that although the Plan area contains sensitive natural or heritage assets and does 'allocate' sites for future housing development, the effects on the environment would have been considered at the development management stage in determining those planning applications.

In consideration of the findings of relevant environmental assessment work undertaken for the Plan's allocations, and the status of two of them with planning permission, the Fressingfield Neighbourhood Development Plan can be **screened out** for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC.

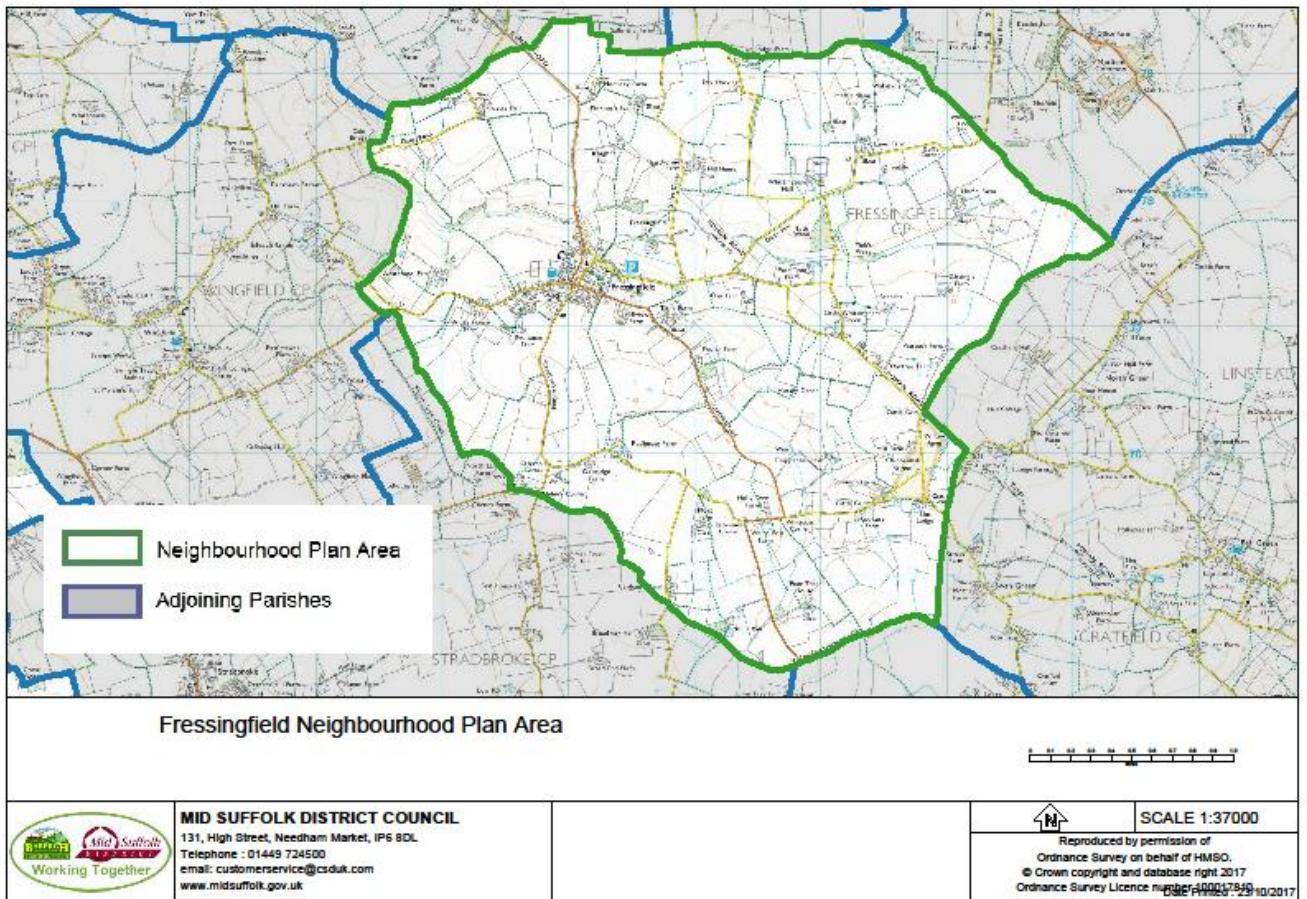
5.2 Habitats Regulations Assessment (HRA) / Appropriate Assessment (AA)

Subject to Natural England's review, this HRA report indicates that the Fressingfield Neighbourhood Development Plan is not predicted, without mitigation, to have any likely significant effect on a Habitats Site. The requirement for the Plan to undertake further assessment under the Habitats Regulations 2017 was therefore **screened out**.



Appendix 1

Fressingfield Neighbourhood Plan Area

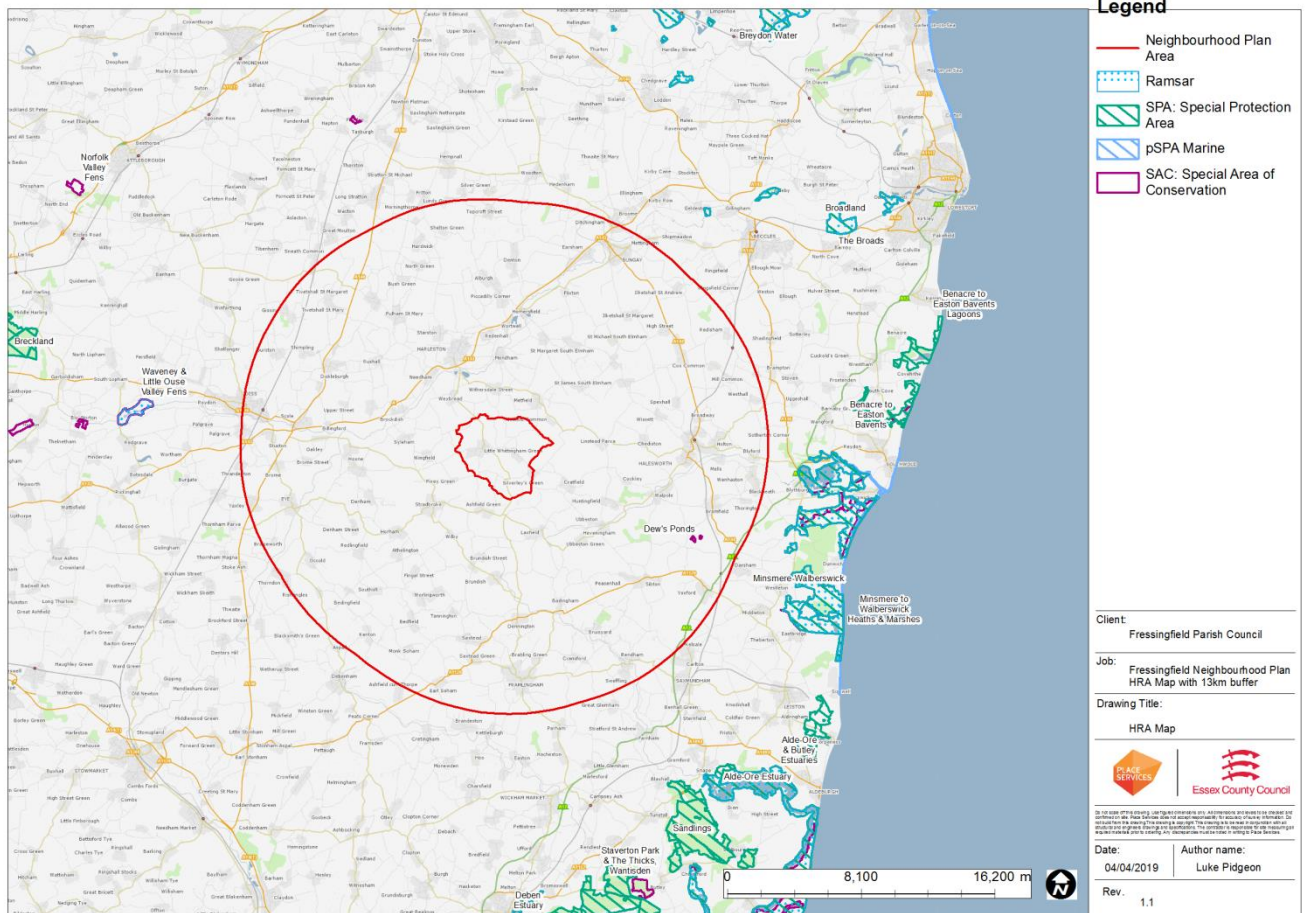


Source: Mid Suffolk District Council, 2018



Appendix 2

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



Legend

- Neighbourhood Plan Area
- Ramsar
- SPA: Special Protection Area
- pSPA Marine
- SAC: Special Area of Conservation

Client: Fressingfield Parish Council

Job: Fressingfield Neighbourhood Plan HRA Map with 13km buffer

Drawing Title: HRA Map

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Date: 04/04/2019 Author name: Luke Pidgeon

Rev. 1.1

Source: Place Services, 2019



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