



Mendlesham Neighbourhood Development Plan 2016 -2036: Modification Draft v4.4 (May 2020)

Habitats Regulations Assessment (HRA): Screening Report – July 2020





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Glossary of Acronyms

AA	Appropriate Assessment
DC	District Council
DPD	Development Plan Document
EA	Environment Agency
EC	European Commission
EU	European Union
Ha	Hectare
HRA	Habitats Regulations Assessment
IFCA	Inshore Fisheries Conservation Authority
IRZ	Impact Risk Zone (for SSSIs)
Km	Kilometre
LPA	Local Planning Authority
MSDC	Mid Suffolk District Council
NDP/NP	Neighbourhood Development Plan / Neighbourhood Plan
NE	Natural England
NPPF	National Planning Policy Framework
PRoW	Public Right of Way
RAMS	Recreational disturbance Avoidance and Mitigation Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SIP(s)	Site Improvement Plans(s)
SPA	Special Protection Area
SSSI	Site of Specific Scientific Interest
SuDS	Sustainable Drainage System
ZOI	Zone of Influence



1. Introduction

1.1 The Purpose of This Report

This report screens to determine whether the modification draft Mendlesham 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 (as amended). A Stage 1 HRA is required when it is deemed that likely adverse significant effects may occur on protected Habitats (European) Sites as a result of the implementation of a plan or project, either alone or in combination with other plans and projects.

1.2 The modified Mendlesham Neighbourhood Development Plan

The main purpose of the Plan is to set out and identify the best ways to direct local planning towards community wants and needs, while protecting the natural environment and cultural assets, ensuring a more sustainable future for the community. The Mendlesham Neighbourhood Development Plan will set out planning policies for Mendlesham Parish and within the confines of the Neighbourhood Plan boundary as defined (see Appendix 1).

Once formally 'made' or '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.



2. Legislative Background

2.1 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 (as amended)*), a competent authority must carry out an assessment of whether a plan or project will significantly affect the integrity of any Habitats 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 potentially damage the internationally designated features of that 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 modified Mendlesham Neighbourhood Development Plan which is being produced by Mendlesham 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.

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.

Further case law (*Holohan and Others v An Bord Pleanála*) now also imposes more detailed requirements on the competent authority for any plans or projects at the Appropriate Assessment stage, including, but not limited to cataloguing the entirety of habitat types and species for which a site is protected and being beyond reasonable scientific doubt concerning the effects of the work envisaged on the site concerned.



3. HRA Screening

3.1 Habitats Regulations Assessment of Development Plans

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

This section of this Report aims to:

- Identify the Habitats sites within 20km of the Mendlesham Neighbourhood Development Plan area.
- Summarise the reasons for designation and Conservation Objectives for each site to be considered in this assessment.
- Screen the Mendlesham 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.

3.2 Court Judgements and their consideration in this Report

3.2.1 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 Mendlesham Neighbourhood Development Plan.

3.2.2 CJEU *Holohan C- 461/17*

This Court judgement now imposes more detailed requirements on the competent authority for any plans or projects 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 Stage 1 HRA Screening report, the assessment will determine the requirement for whether or not a Stage 2 Appropriate Assessment is needed for the modified Mendlesham Neighbourhood Development Plan.

3.3 Habitats (European) Sites

'Habitats sites' is the term used in the (revised) NPPF (2019) to describe the network of sites 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). 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 Habitats (Sites) 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 Habitats Sites in England. The following offers a description and explanation of SPAs, SACs and Ramsar Sites.

3.3.1 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: Deben Estuary SPA 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.*

Ramsar Sites (Wetlands of International Importance)

Ramsar Sites are designated to protect the biological and physical features of wetlands, especially for waterfowl Habitats. 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.*

3.3.2 Habitats Sites to be considered

There are three Habitats sites (SPA/SAC/Ramsar) which lie within 20 km of Mendlesham parish and are listed in Table 1 and shown on the map in Appendix 2. However, the Plan area lies outside of the Zones of Influence of any of these Habitats Sites, as identified by Natural England when considering potential impacts on statutory sites.

Table 1: Habitats Sites within 20km of the development

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

As the Plan area is not within the Zones of Influence for any of these Habitats sites, it is concluded that none are screened in for assessment for any likely significant effects resulting from the modification draft Mendlesham Neighbourhood Development Plan.

3.3.3 Conservation Objectives

Information on each of the above Habitats sites has been obtained from the Natural England website.

The justification for the importance of each Habitats site and the reasons for designation - the Conservation Objectives and Designation Features - for each site are included in Appendix 3. It also reflects the Supplementary Advice for Conservation Objectives which describes the range of ecological attributes that are most likely to contribute to a site's overall integrity and key vulnerabilities to consider within Habitats Regulations assessments.

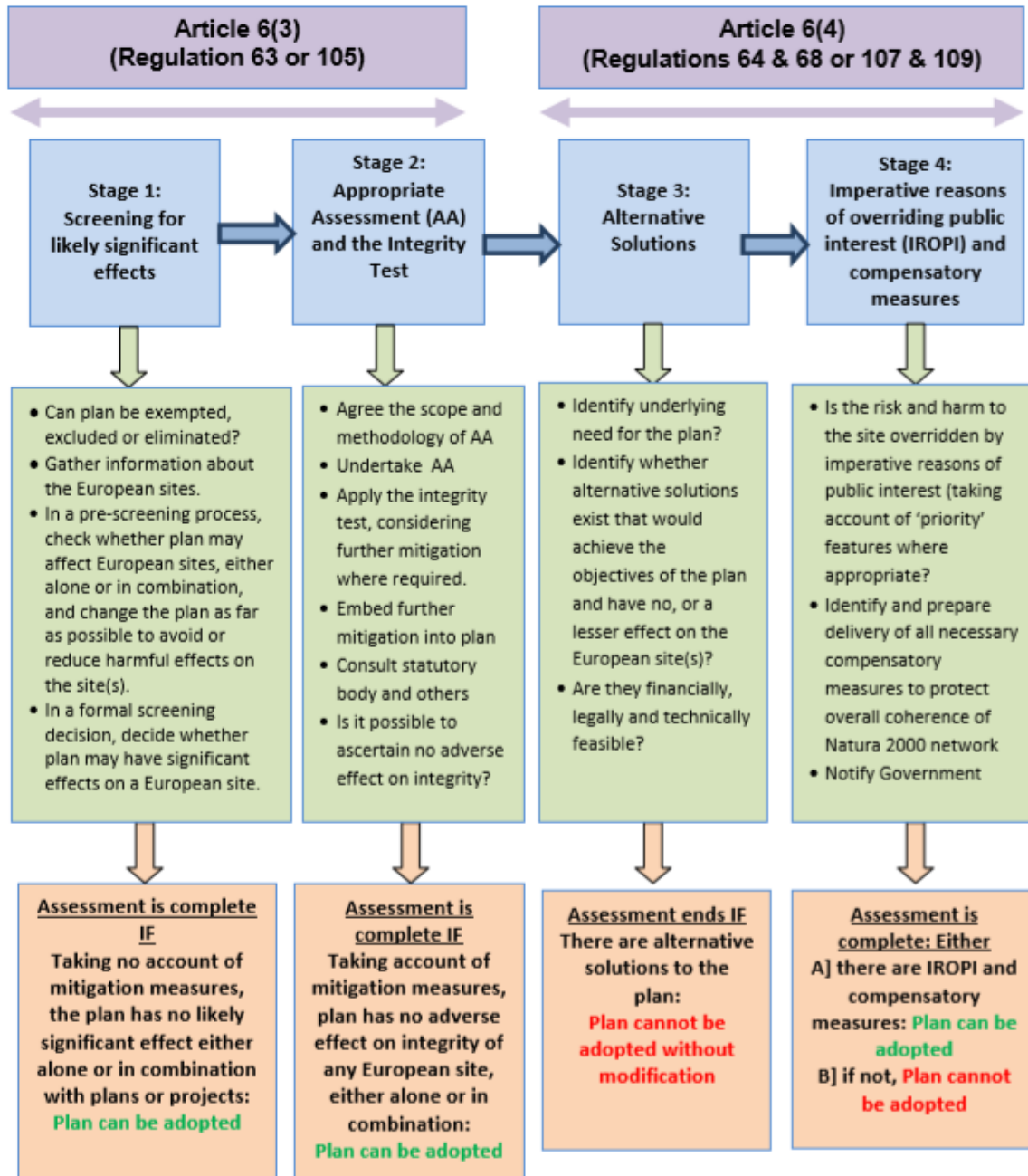
There are no Conservation Objectives set for Ramsar sites. The notes in the RIS for Ramsar sites of factors affecting site's ecological character are not considered as necessary for HRA screening purposes and noteworthy features are not treated as qualifying features in the application of HRA tests. The assessment under the provisions of the Habitats Regulations is strictly limited to the qualifying features which meet the Ramsar criteria. Where the qualifying features of a Ramsar site would or could be adversely affected by a plan or project, the tests at Appropriate Assessment would need to be based on Article 4 of the Ramsar Convention, which allows a Contracting Party (in this case the UK government) to delete or restrict the boundaries of sites only "in its urgent national interest".

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



Outline of the four-stage approach to the assessment of plans under the Habitats Regulations



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Figure 1: Outline of the Four Stage Approach to the Assessment of Plans under the Habitats Regulations



3.4.1 Stage 1: HRA screening

This 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 3 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.

Each of the policies in the modification draft Mendlesham Neighbourhood Plan has been screened to identify whether they would have any impact on a Habitats Site and allocated to a category as shown in Table 3.

Table 2: Screening categorisation

Category A: No negative effect
Policies or projects that will not be likely to have any negative effect on a Habitats site.
Category B: No Likely Significant Effect
Policies or projects that could have an effect but would not be likely to have a likely significant effect on a Habitats 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 a Habitats Site either on its own or in combination with other plans and projects and require revision or further assessment (Appropriate Assessment).

3.4.2 Potential impacts of the modified Mendlesham Neighbourhood Development Plan on Habitats Sites

There are a wide range of potential impacts from development which can be summarised as -

- Land take by developments;
- Impact on protected species found within but which travel outside the protected sites (functionally linked land) may be relevant where development could result in effects on qualifying interest species within the Habitats 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.



Each policy in the neighbourhood plan will therefore be assessed against the above criteria in the table below.

Table 3: Assessment of potential impacts

Nature of potential impact	How the modified Mendlesham Neighbourhood Development Plan (alone or in combination with other plans and project) could affect a Habitats site?	Why these effects are/ not considered likely to be significant?
Land take by development	The Plan area is outside the boundaries of the three Habitats sites within scope of this HRA.	N/A
Impact on protected species outside the protected sites	The Plan area does not contain any functionally linked land for use by designated features of the Habitats sites.	N/A
Recreational pressure and disturbance	HRA / AA work undertaken at the Local Plan level indicates that there could be a potential pathway for development in the Plan area to impact on the SPA & Ramsar sites within the scope of the HRA as part of the Parish lies within the Zones of Influence of Habitats sites within the Suffolk Coast RAMS.	N/A
Water quantity and quality	It is considered that there is no pathway for development to result in impacts on water quantity or quality.	N/A
Changes in air & noise pollution levels	It is considered that there is no pathway for development to result in pollution impacts.	N/A

3.5 Results of HRA Screening of the modified Mendlesham Neighbourhood Development Plan Policies

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

- Policy MP1 - Housing
- Policy MP1A - Development land allocation



- Policy MP2 - Affordable housing
- Policy MP3 - Affordable housing
- Policy MP4 - Business
- Policy MP5 - Historic environment
- Policy MP6 - Building design
- Policy MP7 - High speed broadband
- Policy MP8 - Green areas
- Policy MP9 - Local green spaces
- Policy MP10 - Open spaces
- Policy MP11 - Paths and bridleways.

This section considers each policy in turn and the results of the screening exercise is recorded in Table 4.

Table 4: Summary of findings from the HRA screening

Policy	Will Policy have Likely Significant Effect on a Habitats Site?	Recommendations
<p>Policy MP1 - Housing</p> <p>A minimum total of 161** new homes over the period 2018-2036 is supported, however any significant increase to this figure will need to demonstrate clearly that the existing local services infrastructure will be able to cope or, if not, then appropriate measures will be provided as part of the development proposals.</p> <p>Proposals for new dwellings will be supported within the existing Mendlesham village settlement boundary subject to other relevant policies in this plan and those of the district and national bodies.</p> <p>Outside of the existing Mendlesham village boundary, individual development proposals, that are immediately adjacent to that boundary, to develop small sites of sustainable new homes may be considered subject to their meeting the relevant planning policies of Mid Suffolk District Council and Mendlesham Neighbourhood Plan. The local community prefers small sites to provide 20 dwellings or less. Each proposal will be judged on its merits.</p> <p>Small scale development of sites that are not within or adjacent to the existing Mendlesham village boundary may be considered where they properly satisfy sustainability criteria listed in paragraph 3.47 of this plan.</p>	<p>No, Category A</p>	<p>No specific recommendations</p>



<p>Policy - MP1A Development Land Allocation</p> <p>Five sites have been identified as the locations for future development across the parish.</p> <p>Any proposal for new development at or adjoining a gateway access to the village should be set back at least 5 metres from the highway and will require a suitable native hedging and planting scheme.</p> <p>The following sites are identified for future development in years 2017 - 2022.</p> <ul style="list-style-type: none"> • Land to the west of Old Station Road, formerly known as the G.R. Warehousing site (under development as Station Fields). 56 dwellings, 6 of which are affordable. • Land to the North West of Mason Court, known as Old Engine Meadow. 18 dwellings. <p>This site will be supported for housing development provided combined with the site below (land to the West of Mason Court). As an edge of village settlement and gateway site from the Cotton Road, development will require a high degree of landscaping and screening along its boundaries. Retention of existing mature trees and hedging.</p> <p>Hedging along the western/northern and eastern boundaries should be substantial and enhanced in order to protect the rural approach and view to the village from Chapel Road.</p> <p>Vehicle access to this site from Ducksen Road will not be allowed. A pathway and cycle track via Ducksen Road will be supported.</p> <p>Criteria to be included that ensure that the recommendations of the SFRA Part 2 should be factored into any forthcoming reserved matters application.</p> <ul style="list-style-type: none"> • Land to the West of Mason Court and adjacent to Horsefair Close. 10 dwellings (all to be affordable). <p>This site will be supported for development provided it is combined with the Old Engine Meadow site as above. This site already benefits from mature trees and hedging on its western boundary, these should be protected and enhanced.</p> <ul style="list-style-type: none"> • Land to the East of the Mendlesham Road at Mendlesham Green. Up to 10 affordable or rented dwellings. 	<p>No, Category A</p>	<p>No specific recommendations</p>
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This site will be supported for development as affordable housing, dwellings will be set back from the road and the existing front hedge will be retained.

Arrangements to deal with any issues of noise or odour from the adjacent farm should be specified.

The following sites are identified for future development in years 2022 - 2036.

- Land to the South of the Ropers Farm estate, South of Glebe Way. [SHELAA reference SS0065]. Up to 75 dwellings with up to 35% affordable.

This site will be supported for phased development commencing earliest 2022.

Sufficient green space and screening will be provided to protect the setting of Elms Farm (grade 2*) to the west of the site.

The River Dove along the east of the site will be provided with a protective buffer zone, which will be planted to provide an effective screen and green space along the whole stretch of the river on site, in order to enhance and protect the rural environment and view from Oak Farm Lane.

The existing rural footpath along the north of the site will be retained and a wide buffer zone will be maintained to protect the rural amenity of the residents of Glebe Way.

The affordable housing on site will be mixed within the development and not in one block.

This whole site (MNDP2a and MNDP2b) is the only one possessing the unique ability to protect the historic heart of Mendlesham Village by diverting a significant amount of existing and future local traffic away from the Conservation Area.

Landscaping will be installed on the eastern edge of the site to ensure the site blends in with the surrounding landscape.

A Heritage Impact Assessment should be provided.

Criteria to be included that ensure that the recommendations of the SFRA Part 2 should be factored into any forthcoming reserved matters application.

In addition, a windfall allowance of 2 new dwellings per year will be factored into growth calculations.

All of the above sites will enable a growth of at least 161 dwellings in the period 2018 - 2036.



<p>Policy - MP2 Affordable Housing</p> <p>Normally any affordable housing within the parish should be available, in the first instance, to people who can demonstrate local connections (such as family origin or current residency) in accordance with Mid Suffolk District Council's Local Connection Criteria.</p> <p>All new affordable housing in Mendlesham will normally be allocated to people with a strong local connection to the parish whose needs are not met by open market housing. In this context a strong local connection means a person or persons:</p> <ul style="list-style-type: none"> • Who has lived in the parish for two of the last three years and is currently a resident, or • Who has lived in the parish for at least three years or whose parents or children are currently living in the parish and have five years continuous residence there, or • Who work in the parish and need to live close to their work. <p>Where such a person or persons cannot be found, affordable dwellings may be occupied by persons (and their dependants) of an adjoining parish who meet the above criteria or by nominees that are eligible for housing from the Babergh/Mid Suffolk area.</p>	No, Category A	No specific recommendations
<p>Policy - MP3 Affordable Housing</p> <p>On open market housing developments of more than 10 dwellings a proportion of dwellings up to 35% shall be provided as affordable dwellings to address evidence of housing need. An agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission in small groups or clusters distributed throughout the site.</p> <p>In exceptional circumstances where it can be demonstrated that the level of affordable housing sought would make a development unviable in light of changing market conditions, individual site circumstances and development costs, a revised mix of affordable house types and tenures and a lower level of affordable housing provision may be sought. The off-site provision of affordable dwellings will only be permitted where the provision of additional affordable dwellings, or the improvement or a better use of existing housing stock would contribute to the creation of a mixed and balanced community.</p> <p>If it is conclusively demonstrated that it is not possible or appropriate to build affordable homes onsite or offsite, a financial contribution will be secured through a planning obligation towards the future provision of affordable housing, which should be of 'broadly equivalent value' to that which would have been provided onsite.</p>	No, Category A	No specific recommendations



<p>Policy - MP4 Business</p> <p>Proposals to develop small business hubs within the parish will be supported where they do not compromise the rural setting or adversely affect neighbour amenity.</p> <p>Change of use from residential to business will be supported for suitable developments within the wider parish where they provide additional work opportunities and do not compromise the rural setting or adversely affect neighbour amenity.</p>	No, Category A	No specific recommendations
<p>Policy - MP5 Historic environment</p> <p>Any designated heritage assets in the Parish and their settings, will be conserved and enhanced for their historic significance and their importance with particular regard to their local distinctiveness, character and sense of place.</p> <p>Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.</p> <p>A detailed proposal should be put forward for all new developments requiring planning permission identifying any potential increases in traffic flows and what mitigating measures will be put in place to minimise the effects.</p> <p>Any proposal for development requiring planning permission which would generate Heavy Goods Vehicle traffic needing to access the Conservation area must provide a transport statement showing that the proposal will not have an unacceptable traffic impact on the Conservation area.</p> <p>Any new housing or business development that is within the conservation area or the setting of any designated or non-designated heritage asset will be supported provided it does not have an adverse impact upon the significance of the heritage asset. All new development should demonstrate a clear understanding of the rural context of Mendlesham and provide appropriate levels of landscaping, boundary and screening planting; in accordance with the "Landscape and visual assessment of Mendlesham" supporting document (SD19) which forms part of this policy. Policy SD19 is to be considered with and read in conjunction with, this policy.</p>	No, Category A	No specific recommendations
<p>Policy - MP6 Building design</p> <p>This policy aims to encourage new development to respect and fit in with the built form and character of Mendlesham. Development will be supported where:</p> <ul style="list-style-type: none"> All building design and materials used shall respond (and be sympathetic to) the local character of Mendlesham, creating a sense of place appropriate to its location and adjacent buildings. 	No, Category A	No specific recommendations



<ul style="list-style-type: none"> The selection of proposed materials should be directly influenced by the surrounding context of Mendlesham All development should conform to the latest guidance on environmental controls such as vehicle emissions, domestic heating, sustainable water management and the current Suffolk Design Code. 		
<p>Policy - MP7 High speed broadband</p> <p>The provision of high speed broadband is seen as essential for all development proposals (dwellings and businesses) in the Parish.</p> <p>All new dwellings and business buildings shall incorporate a suitable infrastructure to enable high speed broadband.</p>	No, Category A	No specific recommendations
<p>Policy - MP8 Green areas</p> <p>Development will be supported where proposals for new housing include a suitable provision of, or contribution towards, functional green areas for local residents recreational purposes in accordance with the current Mid Suffolk District Council's standards for open space provision.</p> <p>Such green area must maintain the rural character of the parish and respect its linkages to the local countryside.</p>	No, Category A	No specific recommendations
<p>Policy - MP9 Local green spaces</p> <p>The following areas identified on the proposals maps (ref: Section 2 of the Parish of Mendlesham Neighbourhood Development Plan 2016 – 2036 Version 4.4 (May 2020), Figures 2.2 and 2.3 and also in more detail [OS inset maps] in Section 8, Figures 6.1 to 6.6) are designated as Local Green Space. Development on designated Local Green Space will only be permitted in very special circumstances.</p> <p>Figure 6.8 shows minor areas of green space that are an integral part of the existing housing provision. development on any of these smaller spaces will only be permitted in very special circumstances **.</p> <ul style="list-style-type: none"> Playing fields at Mendlesham village Childrens play area at Mendlesham village, Church graveyards at St. Mary's, Mendlesham, The Mendlesham Millennium Wood, Allotments at Mendlesham Green**, Baptist Chapel (ex) cemetery at Mendlesham Green, Childrens play area at Mendlesham Green. <p>** Very special circumstances - It is proposed to use some of the Allotment land (directly adjacent to Cedars and currently used only for grazing) for a 10 dwelling social housing development led by the Mendlesham CLT.</p>	No, Category A	No specific recommendations



<p>Policy - MP10 Open spaces</p> <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 MP9.</p>	No, Category A	No specific recommendations
<p>Policy - MP11 Paths and bridleways</p> <p>New housing and business developments shall, where possible, encourage usage of, and provide linkage to, the network of existing paths and bridleways in and around Mendlesham.</p> <p>Development proposals for new housing and business developments shall, where possible, demonstrate that they have maximised opportunities to promote walking and cycling and access to the countryside via the Public Rights of Way.</p> <p>Any proposed diversion of a Public Right of Way within a development site should not result in an adverse impact on residential amenity or the safety of the general public.</p>	No, Category A	No specific recommendations

3.5.1 Recommendations

There are no recommendations for the policies in this modification draft Neighbourhood Plan as they have all been assigned to Category A (no negative effect) with no need to amend policy text.

Although this modification draft Mendlesham Neighbourhood Development Plan does allocate sites for development, none lie within the 13km Zone of Influence for the Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). As the Plan does not allocate any land for residential development within this ZOI, there is no pathway for impacts.

As there is no predicted Likely Significant Effect from the Plan alone, it is necessary to assess the likely effects from the Plan, in combination with other plans and projects; these are considered in Section 3.6.

3.6 Other Plans & Projects: In-Combination Effects

There are five relevant Plan level HRAs that have been carried out by Mid Suffolk DC or other organisations and these have been found, not to have an adverse effect on the integrity of Habitats sites when being assessed in-combination with other plans and projects. There are no Projects considered to be relevant to this section.

Although the Plan allocates sites for development, the parish lies outside the 13km Zone of Influence for the Suffolk



Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) and all other Habitats sites so there is no pathway for impacts in combination with other plans and projects. There is therefore no requirement for any mitigation measures to be embedded in the Plan to avoid any likely significant effects.

Table 5: 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
Babergh and Mid Suffolk Joint Local Plan	Babergh and Mid Suffolk Local Plan Reg 18: Habitat Regulations Assessment and Appropriate Assessment (Place Services, 2019)	The HRA report including Appropriate Assessment indicates that the Babergh & Mid Suffolk Joint Local Plan is not predicted to have any adverse effect on integrity (AEOI) on any Habitats Sites, either alone or in combination with other plans and projects.	N/A
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 or SPA and Waveney and Little Ouse Valley Fens SAC.	N/A
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 or SPA or the Waveney and Little Ouse Valley Fens SAC have been identified, or where impacts have been identified they have been adequately mitigated.	N/A
Babergh District Council	Habitat Regulations Assessment of Core Strategy 2011	The Core Strategy aims to minimise impacts on the Stour and Orwell Estuaries, a European-designated site which supports species that	N/A



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.	N/A
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4. Conclusions

Subject to Natural England's review, this HRA Screening Report concludes that the modification draft 4.4 Mendlesham Neighbourhood Development Plan is not predicted to have any Likely Significant Effect on any Habitats site, either alone or in combination with other plans and projects.

The content of the modification draft Mendlesham Neighbourhood Development Plan v4.4.(May 2020) has therefore been **screened out** for any further assessment and Mid Suffolk DC can demonstrate its compliance with the Conservation of Habitats and Species Regulations 2017 (as amended).



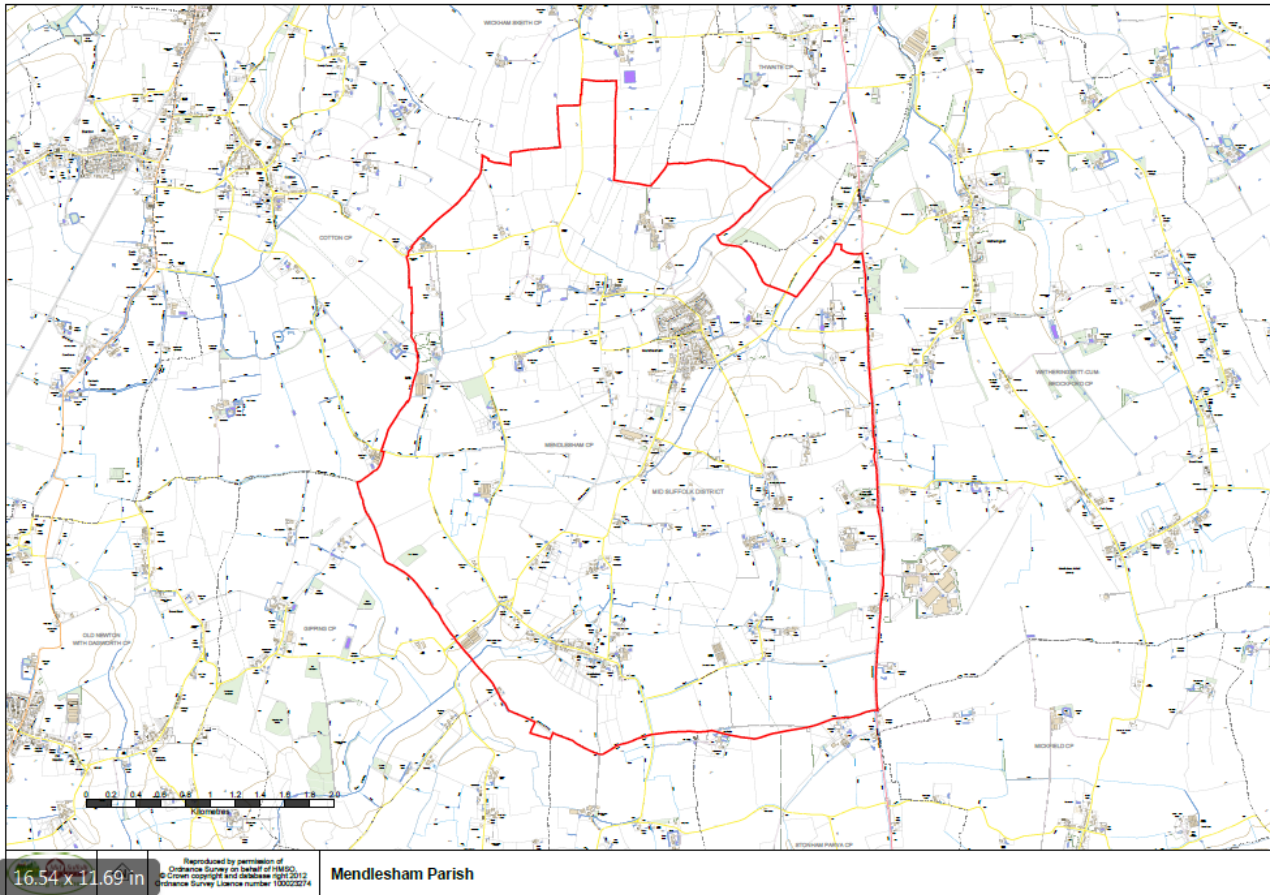
5. References

- Babergh and Mid Suffolk District Councils Joint Local Plan (2018)
- Natural England Conservation objectives for European Sites: East of England Website:
<http://publications.naturalengland.org.uk/category/6581547796791296#content>
- Natural England Site Improvement Plans: East of England
<http://publications.naturalengland.org.uk/category/4873023563759616>
- Place Services (June 2019) Babergh and Mid Suffolk Joint Local Plan Habitats Regulations Assessment including Appropriate Assessment
- Parish of Mendlesham Neighbourhood Development Plan 2016 – 2036 Version 4.4 (May 2020)



Appendix I

Mendlesham Neighbourhood Development Plan Area



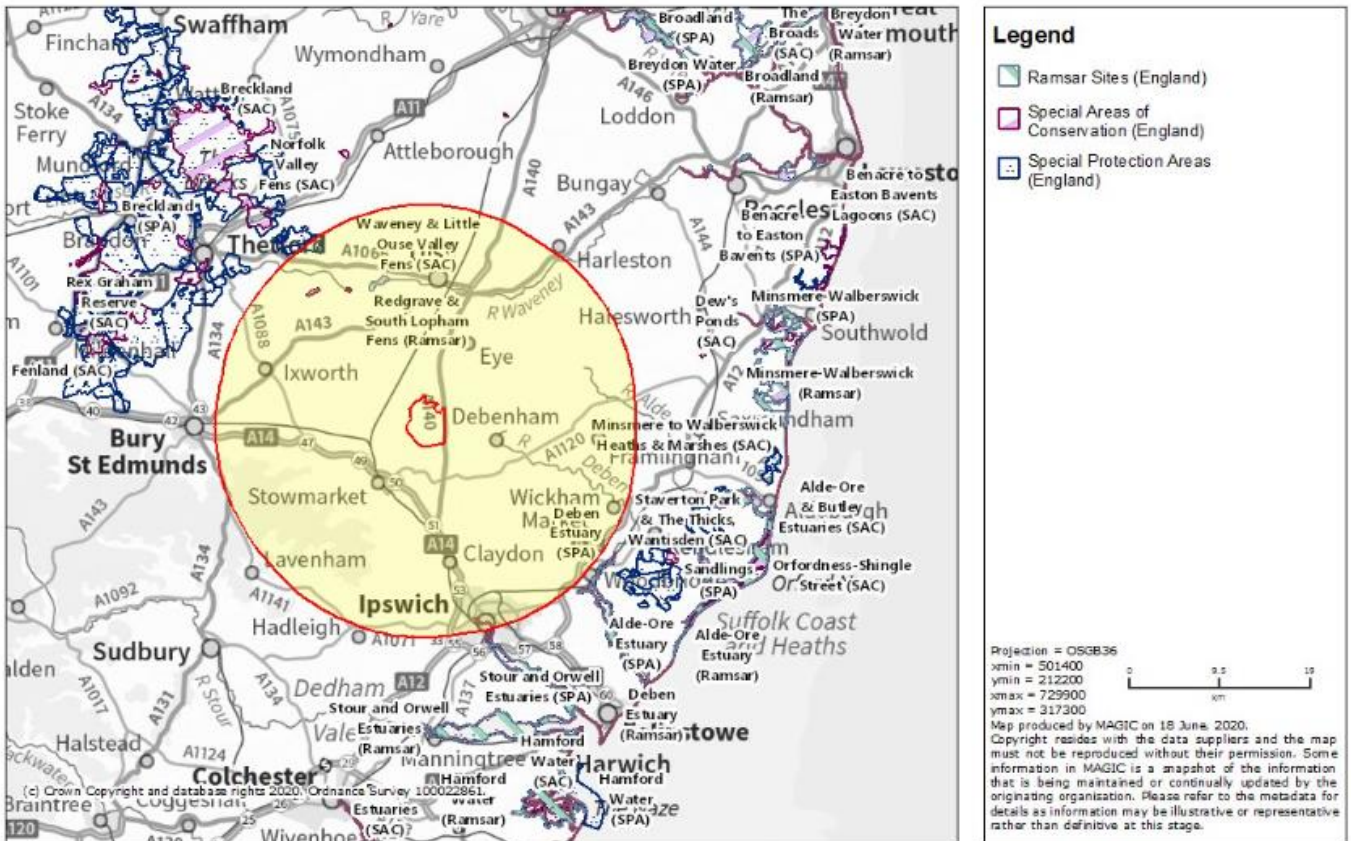
Source: Mid Suffolk District Council June 2016



Appendix II

Mendlesham parish and Habitats Sites within 20km

MAGiC Habitats sites within 20km of Mendlesham



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Appendix III

Characteristics of Habitats Sites

This appendix contains information about the Habitats Sites included in the scoping for this HRA. Information about each site's area, the site descriptions, qualifying features and pressures and threats are drawn from Natural England's Site Improvement Plans (SIPs) and the Standard Data Forms or Ramsar Information Sheets available from the JNCC website. Site conservation objectives are drawn from Natural England's website and are only available for SACs and SPAs. Supplementary Advice has also been added to describe the range of ecological attributes that are most likely to contribute to a site's overall integrity and key vulnerabilities to consider within Habitats Regulations assessments. The notes in the RIS for Ramsar sites of factors affecting site's ecological character are not considered as necessary for HRA screening purposes and noteworthy features are not treated as qualifying features in the application of HRA tests. The assessment under the provisions of the Habitats Regulations is strictly limited to the qualifying features which meet the Ramsar criteria.





Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
<p>Waveney & Lt Ouse Valley Fens</p> <p>This site which lies predominantly within the South Norfolk and High Suffolk Claylands Natural Character Area (NCA Profile 83) occurs in the East Anglian centre of distribution of calcareous fens and contains very extensive great fen-sedge <i>Cladium mariscus</i> beds, including managed examples, as well as stands in contact zones between small sedge mire and species-poor <i>Cladium</i> beds. The habitat type here occurs in a number of spring-fed valley fens in the headwaters of the Little Ouse and Waveney rivers.</p> <p>Purple moor-grass – meadow thistle (<i>Molinia caerulea</i> – <i>Cirsium dissectum</i>) fen-meadows are associated with the spring-fed valley fen systems. The <i>Molinia</i> meadows occur in conjunction with black bog-rush – blunt-flowered rush (<i>Schoenus nigricans</i> – <i>Juncus subnodulosus</i>) mire and calcareous fens with great fen-sedge. Where the fen-meadow is grazed it is more species-rich, with frequent southern marsh-orchid <i>Dactylorhiza praetermissa</i>.</p>				
<p><u>Waveney & Lt Ouse Valley Fens SAC</u></p> <p>EU Code: UK0012882</p>	192.37	<p><u>H6410</u>. <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caerulea</i>); Purple moor-grass meadows</p> <p><u>H7210</u>. Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i>; Calcium-rich fen dominated by great fen sedge (saw sedge)*</p> <p><u>S1016</u>. <i>Vertigo moulinsiana</i>; <i>Desmoulin`s whorl snail</i></p>	<p>With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <p>The extent and distribution of qualifying natural habitats and habitats of qualifying species</p> <p>The structure and function (including typical species) of qualifying natural habitats</p>	<p>Inappropriate Scrub Control: Historically sections of the fen have been allowed to scrub over. These now form wet woodland and scrub with glades containing the remnants of the qualifying features.</p> <p>The aim is to ensure the site includes the same area of <i>Cladium</i> fen (H7210 Calcium-rich fen dominated by great fen sedge (saw sedge)) present at the time of designation.</p> <p>Inappropriate Water Levels: Concerns have been expressed about water levels in the SAC. Some areas such as Redgrave and Lopham Fens have already been worked on. Others (Blo' Norton and Thelnetham Fens) are currently being investigated through the Water Level Management Plan process. Historical evidence suggests that water levels have</p>



Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
			<p>The structure and function of the habitats of qualifying species</p> <p>The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely</p> <p>The populations of qualifying species, and,</p> <p>The distribution of qualifying species within the site.</p>	<p>significantly dropped over time and as a result habitats and features have been damaged. Parts of the fen supported swingmoor habitats and these are a poor representation of their former selves.</p> <p>Air Pollution - impact of atmospheric nitrogen deposition: Nitrogen deposition exceeds site relevant critical loads.</p> <p>Water Pollution: Poor water quality arising from agricultural run-off particularly from nearby outdoor poultry and pig units causes nutrient enrichment and can lead to a reduction in biodiversity.</p>
<p>Redgrave and South Lopham Fens</p> <p>Redgrave and South Lopham Fens. The site is an extensive example of lowland base-rich valley, remarkable for its lack of fragmentation. The diversity of the site is due to the lateral and longitudinal zonation of the vegetation types characteristic of valley mires, such as dry birch woodland, scrub and carr, floristically-rich fen grassland, mixed fen, wet heath and areas of reed and saw sedge. The site supports many rare and scarce invertebrates, including a population of the fen raft spider <i>Dolomedes plantarius</i>.</p>				
Redgrave and South Lopham Fens Ramsar	127.09	Ramsar criterion 1 – The site is an extensive example of spring-fed lowland base-rich valley, remarkable for its lack of fragmentation.	None	



Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
Site No. 513 EU Code: UK11056		<p>Ramsar criterion 2 – The site supports many rare and scarce invertebrates, including a population of the fen raft spider <i>Dolomedes plantarius</i>. This spider is also considered vulnerable by the IUCN Red List.</p> <p>Ramsar criterion 3 - The site supports many rare and scarce invertebrates, including a population of the fen raft spider <i>Dolomedes plantarius</i>. The diversity of the site is due to the lateral and longitudinal zonation of the vegetation types characteristic of valley mires.</p>		
<p>Breckland SPA</p> <p>The Breckland of Norfolk and Suffolk lies in the heart of East Anglia on largely sandy soils of glacial origin. In the nineteenth century the area was termed a sandy waste, with small patches of arable cultivation that were soon abandoned. The continental climate, with low rainfall and freedraining soils, has led to the development of dry heath and grassland communities. Much of Breckland has been planted with conifers throughout the twentieth century, and in part of the site, arable farming is the predominant land use.</p> <p>The remnants of dry heath and grassland which have survived these recent changes support heathland breeding birds, where grazing by rabbits and sheep is sufficiently intensive to create short turf and open ground. These breeding birds have also adapted to live in forestry and arable habitats. Woodlark <i>Lullula arborea</i> and nightjar <i>Caprimulgus europaeus</i> breed in clear-fell and open heath areas, whilst stone curlews <i>Burhinus oedicnemus</i> establish nests on open ground provided by arable cultivation in the spring, as well as on Breckland grass-heath.</p>				
Breckland SPA	39432.55	<p>A224, b - Nightjar, <i>Caprimulgus europaeus</i></p> <p>A133, b - Stone-curlew, <i>Burhinus oedicnemus</i></p> <p>A246, b - Woodlark, <i>Lullula arborea</i></p>	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of	<p>Current pressures</p> <p>Lack of ground disturbance, under grazing, inappropriate scrub and weed control, inappropriate</p>



Site name	Area (ha)	Qualifying Features	Conservation objectives (only available for SACs & SPAs)	Key vulnerabilities / factors affecting site integrity
EU Code: UK9009201			its Qualifying Features, by maintaining or restoring; <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats and habitats of qualifying species; • The structure and function (including typical species) of qualifying natural habitats; • The structure and function of the habitats of qualifying species; • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; • The populations of qualifying species; and, • The distribution of qualifying species within the site. 	cutting/mowing. Water pollution: There has been a considerable loss of aquatic species in Ringmere and high nutrient levels recorded in previous water analysis suggest nutrients are impacting the mere. Langmere too shows signs of nutrient enrichment. Changes in species distributions. Potential future threats Air pollution: impact of atmospheric nitrogen deposition. Public access / disturbance – SAC features may be affected through eutrophication (dog fouling, unauthorised fires) and disturbance of soils. Climate change. Habitat fragmentation.







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