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# Crediton Neighbourhood Plan

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Strategic Environmental  
Assessment & Habitats  
Regulation Assessment  
Screening Report

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Prepared on behalf of Crediton Town  
Council by the Planning Department of  
Mid Devon District Council



September 2019

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## 1. Introduction

This screening report is designed to determine whether the content of the emerging Crediton Neighbourhood Plan (hereafter known as NP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

This report will also screen to determine whether or not the NP requires a Habitats Regulation Assessment (HRA) in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the of the Conservation of Habitats and Species Regulations 2010 (as amended). A HRA is required when it is deemed that likely negative significant effects may occur on protected European Sites (Natura 2000 sites) as a result of the implementation of a plan/project. Sites within a 10km range of the plan/project boundary are generally included within a HRA.

The legislative background set out in the following section outlines the regulations that require the need for this screening exercise. Section 3 provides a screening assessment of the likely significant environmental effects of the NP and the need for a full SEA. Section 4 provides a screening assessment of the likely significant effects of the implementation of the NP and the need for a HRA.

This report does not comment on general conformity between the proposed NP policies and the strategic policies of the development plan. These matters were dealt with in the Council's response to the Crediton NP pre-submission consultation.

This report was sent to the three statutory consultees (Environment Agency, Historic England and Natural England) who were invited to provide their screening opinion in accordance with the requirements set out in 'The Environmental Assessment of Plans and Programmes Regulations 2004'. The results of this consultation are included in Appendix 3 and this report represents a formal screening opinion of the emerging NP submitted to Mid Devon District Council 5th April 2019, indicating the outcomes of the screening stage to Crediton Town Council.

## **2. Legislative Background**

A NP must meet the basic conditions, as set out in 8(2) of Schedule 4B of the Town and Country Planning Act 1990. This includes demonstrating that the NP does not breach, and is otherwise compatible with EU obligations.

### ***Strategic Environment Assessment (SEA)***

The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was adopted into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).

The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA. Further guidance is provided by the National Planning Policy Framework (NPPF) paragraph 32. However, the 2008 Planning Act amended the requirement to undertake a Sustainability Appraisal for only Development Plan Documents (DPDs), but did not remove the requirement to produce a Strategic Environmental Assessment. A NP is not a development plan document and therefore does not legally require a Sustainability Appraisal. Paragraph 027 of the National Planning Practice Guidance (NPPG) notes that in some limited circumstances, where a NP is likely to have significant environmental effects, a SEA may be required. This should be undertaken in accordance with SEA regulations.

Section 3 of this report fulfils the legal requirement to identify if the NP requires screening for an SEA and outlines the criteria for establishing whether a full assessment is needed.

### ***Habitats Regulation Assessment (HRA)***

It is required by Article 6(3) of the EU Habitats Directive and by regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) that an appropriate assessment of plans and programmes is carried out with regard to the Conservation Objectives of the European Sites (Natura 2000 sites) and with reference to other plans and projects to identify if any significant effect is likely for any European Site.

European Sites include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). For ease of reference during HRA, 'European Sites' also includes Ramsar designations despite these being at the international level. To fulfil the legal requirements to identify if likely significant effects will occur with the implementation of the NP on European Sites, a screening assessment has been undertaken in Section 4 of this report.

### 3. Strategic Environmental Assessment Screening

#### *Criteria for Assessing the Effects of Crediton NP*

Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

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 limited values,
    - > intensive land use.
  - the effects on areas or landscapes which have recognised national, Community or international protection status.

*Source: Annexe II of SEA Directive 2001/42/EU*

## *SEA Screening Assessment*

The basic conditions require NP to be in general conformity with the strategic policies contained in the development plan for the area of the authority. Mid Devon District Council has a Core Strategy which was adopted in 2007. The Core Strategy was subject to a full Sustainability Appraisal which included an SEA assessment. This ensured that there were no likely significant effects which would be produced from the implementation of the Core Strategy and if so ensured that mitigation measures were in place.

The emerging Local Plan Review will supersede the Core Strategy as well as the Allocations and Infrastructure Development Plan Document and Local Plan Part 3: Development Management Policies. The Local Plan Review was submitted for Independent Examination on 31 March 2017 and is currently at Examination. The emerging Local Plan Review was subject to a full Sustainability Appraisal and included an SEA. This ensured that no likely significant effects are expected to arise from the implementation of the Local Plan Review.

NPPF paragraph 48 enables decision-takers to give weight to relevant policies in emerging plans (in accordance with certain criteria). The emerging strategic policies in the Local Plan Review may therefore influence decision-taking prior to adoption.

Neighbourhood Plans are not required to conform to emerging plans; however, planning practice guidance encourages Neighbourhood Plan groups and Local Planning Authorities to work together to produce complementary plans, ensuring alignment between NPs, emerging strategic policies and the Local Plan evidence base. Draft Crediton NP policies have been considered against the Local Plan Review policies rather than the existing Core Strategy given the likely adoption of the Local Plan Review in the near future. Any amendments to the Local Plan Review strategic policies will need to be considered by the Town Council in developing the Crediton Neighbourhood Plan. Reference should be made to the Local Plan Inspector's post-hearings advice note (ID12) where applicable. Further information on this is provided in the Council's response to the pre-submission consultation on the Crediton Neighbourhood Plan.

Crediton is situated in a narrow valley between steep hillsides, close to the Rivers Creedy and Yeo. It is set within a landscape of farmland extending across gently rolling hills and broad valleys. The town's past is reflected in the historic core, principally focused around the High Street. The town is a focal point for the surrounding area and the Local Plan Review envisages that Crediton will continue to develop as a small and vibrant market town, providing a level of employment and services to support the western part of the district. Policy S12 sets out a strategy that aims to improve access to housing within the town, expand employment opportunities and improve the quantity and quality of the existing retail provision. The Local Plan Review proposes around 10% of the total housing requirement for the district to be delivered in Crediton over the plan period (2013-2033). It is recognised that environmental and topographical constraints limit the level of

development that can take place in Crediton. New development brought about by the NP is not expected to be of a scale or type to alter the overall strategy for growth set out by the Local Plan Review. The NP may include policies which provide specific criteria to influence development proposals.

An assessment of the proposed NP policies and their likely significant effects in regards to SEA criteria and potential impacts on relevant European sites is provided in Appendix 2. Mid Devon District Council has provided feedback concerning the general conformity between the NP and Local Plan Review in its pre-submission consultation response (6 June 2019).

Guidance on SEAs written by the Department of the Environment provides a diagram showing the process for screening a planning document to ascertain whether a full SEA is required, as shown in Figure 1.



*Table 1: Assessment of Requirement for SEA*

Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The Crediton Neighbourhood Plan is being prepared by Crediton Town Council and not by a national, regional or local authority. However, if the NP receives 50% or more votes in support at the referendum stage, the Neighbourhood Plan will be adopted by Mid Devon District Council.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art 2(a))	N	Communities have a right to prepare a Neighbourhood Plan on behalf of the local community. However there is no legislative, regulatory or administrative requirement to prepare a Neighbourhood Plan. This plan however, if adopted, would form part of the statutory development plan, therefore it is considered necessary to answer the following questions to determine if an SEA is required.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Y	The Crediton Neighbourhood Plan is prepared for town and country planning purposes and may include policies which address issues surrounding energy, transport, industry, employment and retail development which may fall under 7(a) of Annex I and 3(a) 10(b and e) of Annex II of the EIA Directive.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))	N	See screening assessment for HRA in section 4.
5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art 3.2? (Art 3.3)	Y	The Crediton NP does not propose to allocate sites for housing or employment uses. However, it extends and sets local context for some of Mid Devon District Council's Local Plan Review Policies.
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	Once adopted, planning applications will be determined against the policies set out in the Crediton Neighbourhood Plan.

Stage	Y/N	Reason
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 4.8, 3.9)	N	N/A
8. Is it likely to have a significant effect on the environment? (Art 3.5)	N	See screening outcome in Section 3 (below) and Appendix 2.

### ***Screening Outcome***

The result of the assessment in Table 1 (and Appendix 2), does not identify potential for significant environmental effects to occur from the implementation of the NP that were not considered and dealt with by the Sustainability Appraisal of the emerging Local Plan Review. As such it is considered that the Crediton NP does not require a full SEA to be undertaken.

## **4. Habitats Regulation Assessment Screening**

The purpose of the screening at this stage of the plan-preparation is to identify whether any European Site might be exposed to likely significant effects as a result of implementation of the plan, and therefore determine whether further stages of the HRA process are required. European Sites include Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites (although Ramsar sites are an international designation).

The screening process should provide a description of the plan and an identification of the European Sites which may be affected by the plan and assess the significance of any possible effects on the identified sites. A 10km buffer zone has been applied to the identified European Sites which has then been mapped to determine if this coincides with the Crediton Neighbourhood Plan Area. The 10km buffer was used in accordance with the distance agreed between Mid Devon District Council and Natural England for the Local Plan Review Habitats Regulation Assessment (HRA) March 2015. As this buffer was used for the Local Plan Review HRA, it is suitable to use a buffer of the same distance for the Neighbourhood Plan HRA.

### ***Screening Outcome***

A map showing the Crediton Neighbourhood Plan Area and the location of European Sites is included in Appendix 1. This shows that the NP plan area is outside the 10km buffer for European sites. As such it is considered that the NP does not require an appropriate assessment HRA.

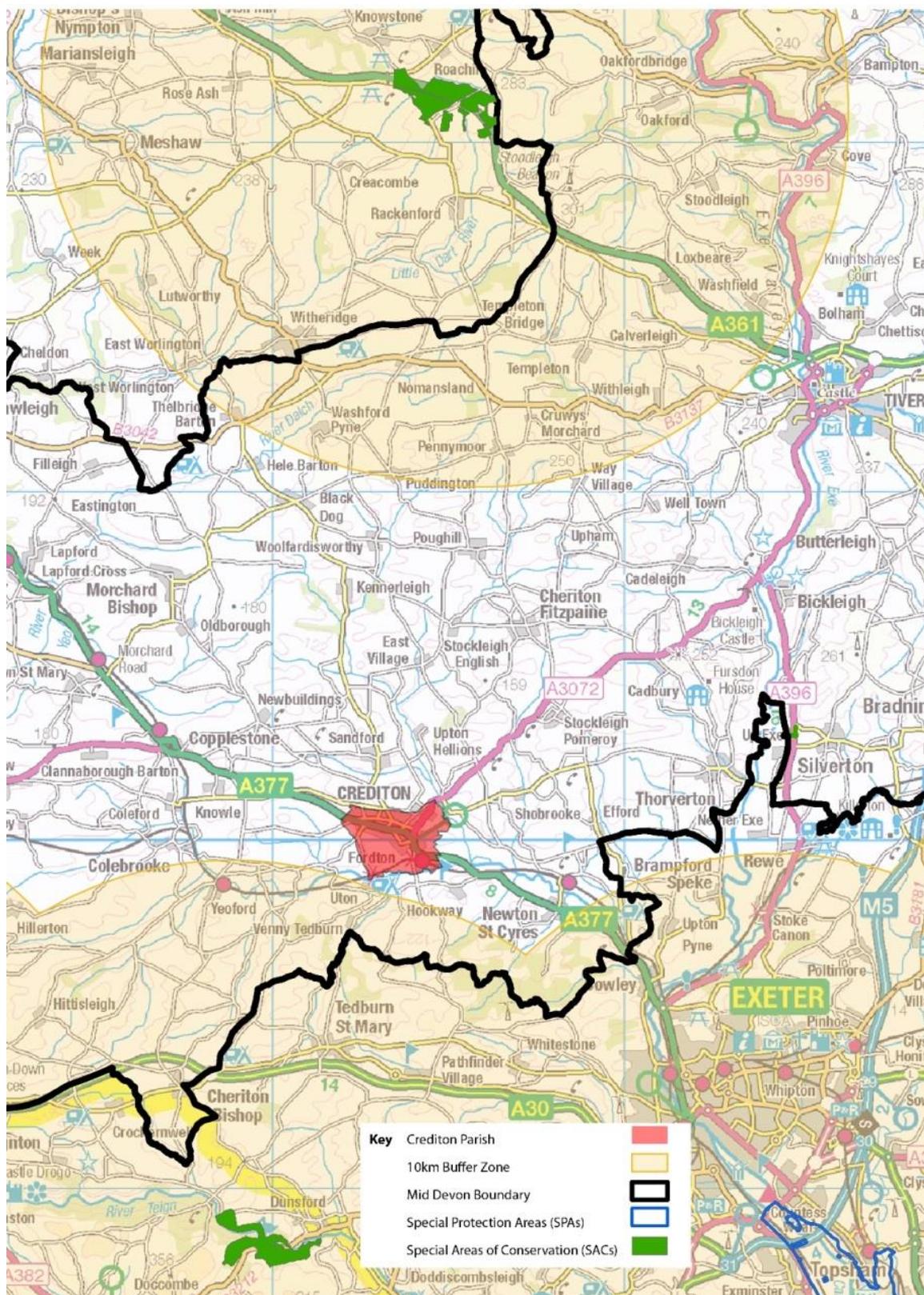
## **5. Conclusions and Recommendations of the Screening Assessment**

This screening report is based on the pre-submission consultation version of the Crediton NP submitted to Mid Devon District Council on 5<sup>th</sup> April 2019 for comments and screening. This screening report concludes that, based on the policies currently presented it is unlikely there will be significant effects in relation to the SEA/European sites. As such it is recommended that a full SEA is not required for the Crediton NP. This screening report also concludes that there is no requirement for an HRA, given that the NP area does not coincide with a 10km buffer from European sites.

This report was sent to the three statutory consultees (Environment Agency, Historic England and Natural England) who were invited to provide their screening opinion in accordance with the requirements set out in 'The Environmental Assessment of Plans and Programmes Regulations 2004' during a 6 week consultation period 12<sup>th</sup> July – 23<sup>rd</sup> August 2019. The consultation period was extended for an additional 2 weeks until 6<sup>th</sup> September to enable additional time for the statutory consultees to respond. Responses were received from each of the statutory consultees. The full responses from Historic England, Natural England and the Environment Agency can be found in Appendix 3 of this report.

The responses from each of the statutory consultees support the conclusion of this screening report that a full SEA and HRA are not required for the Crediton NP.

## Appendix 1: Map of Crediton Neighbourhood Plan Area in relation to 10km buffers from Protected Areas.



## Appendix 2: SEA Screening Assessment

Table detailing likely significant effects of each policy within the Crediton Neighbourhood Plan in regards to the SEA criteria. As explained in section 4, the HRA screening assessment identified that the NP area is not within a 10 km buffer from European sites. Therefore individual policies have not been assessed in relation to potential HRA impacts.

Crediton NP Policy Options	Relevant Local Plan Review Policies	Likely effects of the NP policy/option in regards to SEA criteria (Article 3(5) Directive 2001/42/EC)
Policy D1 Development principles	S1; S3; S9; S12; DM1; DM3; DM25; DM26	Policy sets requirement for development to demonstrate how it will contribute to meeting sustainable development objectives. No likely significant effects are identified in relation to the SEA criteria.
Policy D2 Allocated sites	S1; S8; DM1; DM26; DM28	Policy seeks to set additional requirements for development of proposed allocation site in Local Plan Review. These allocations have been subject to SEA through the LPR process. Additional NP requirements do not give rise to any potential significant environmental effects.
Policy D3 Affordable Housing	S3	Policy sets requirement for affordable housing provision in line with LPR criteria. Therefore no likely significant effects are identified in relation to the SEA criteria.
Policy D3 Custom and Self-Build Housing	S3	Policy sets framework to promote custom and self-build housing. Therefore no likely significant effects are identified in relation to the SEA criteria.
Policy D4 Design	S1; DM1; DM25; DM26	Policy sets design requirements for new development. Therefore no likely significant effects are identified in relation to the SEA criteria.
Policy C1 Community Hub	S1; S12; DM23	Policy sets framework for new community facilities. Relevant LPR/NP policies provide protection/mitigation as required, ensuring magnitude and extent of effects not significant in relation to SEA criteria.
Policy CF2 Young people's facilities	S1; S5; S12; DM23;	Policy sets framework for new community facilities. Relevant LPR/NP policies provide protection/mitigation as required, ensuring magnitude and extent of effects not significant in relation to SEA criteria.
Policy CF3 Queen Elizabeth Academy School	S1; S12	Policy sets framework to support development of education facilities. Relevant LPR/NP policies provide protection/mitigation as required, ensuring magnitude and extent of effects not significant in relation to SEA criteria.

Crediton NP Policy Options	Relevant Local Plan Review Policies	Likely effects of the NP policy/option in regards to SEA criteria (Article 3(5) Directive 2001/42/EC)
Policy TC1 Town centre development	S1; S7; S9; S12; DM1; DM14	Policy sets framework for town centre development. Relevant LPR/NP policies would provide protection/mitigation as required. Some aspects of policy may deliver sustainability benefits. No likely significant effects are identified in relation to the SEA criteria.
Policy TC2 Town Centre Living	S1; S7; S12; DM14	Policy sets framework for town centre development. Relevant LPR/NP policies would provide protection/mitigation as required. No likely significant effects are identified in relation to the SEA criteria.
Policy TC3 Public realm	S1; S7; S12; DM1; DM14	Policy sets framework for public realm improvements. Promotes sustainable travel and contributes to sustainable development aims. Therefore no likely significant effects are identified in relation to the SEA criteria.
Policy TC4 High Street to St Saviour's Way car park access route	S1; S7; S12; DM14; DM19	Policy sets requirement for redevelopment of factory site. Likely sustainable development benefits. Therefore no likely significant effects are identified in relation to the SEA criteria.
Policy TC5 Shop fronts	S7; S9; DM16	Policy sets design requirements for developments affecting shop fronts. Therefore no likely significant effects are identified in relation to the SEA criteria.
Policy T1 Footpaths and cycle routes	S1; DM1; DM3	Policy sets requirement for development to contribute to improving local footpath and cycle networks. Promotes sustainable travel and contributes to sustainable development aims. Therefore, no likely significant effects are identified in relation to the SEA criteria.
Policy T2 Crediton to Exeter Cycle path	S1; DM3; DM22	Policy sets requirement for development to contribute to improving local footpath and cycle networks. Promotes sustainable travel and contributes to sustainable development aims. Therefore, no likely significant effects are identified in relation to the SEA criteria.
Policy T3 Development on principal routes	S1; DM3	Policy sets requirement for development to contribute to improving local footpath and cycle networks. Promotes sustainable travel and contributes to sustainable development aims. Therefore, no likely significant effects are identified in relation to the SEA criteria.

Crediton NP Policy Options	Relevant Local Plan Review Policies	Likely effects of the NP policy/option in regards to SEA criteria (Article 3(5) Directive 2001/42/EC)
Policy T4 Off street parking	DM5	Policy seeks to avoid loss of off-street parking. Expect insignificant or neutral environmental impacts in relation to SEA criteria.
Policy S1 Renewable energy	S1; DM1; DM2	Policy seeks to encourage development of small-scale renewable and low carbon energy infrastructure and seeks to avoid/mitigate any environmental impacts arising from development of this infrastructure. Promotes sustainable development. Therefore, no likely significant effects are identified in relation to the SEA criteria.
Policy S2 Energy diversification	S1; DM1; DM2	Policy seeks to encourage development of small-scale renewable and low carbon energy infrastructure and seeks to avoid/mitigate any environmental impacts arising from development of this infrastructure. Promotes sustainable development. Therefore, no likely significant effects are identified in relation to the SEA criteria.
Policy S3 Community scale renewable energy	S1; DM1; DM2	Policy seeks to encourage development of small-scale renewable and low carbon energy infrastructure and seeks to avoid/mitigate any environmental impacts arising from development of this infrastructure. Promotes sustainable development. Therefore, no likely significant effects are identified in relation to the SEA criteria.
Policy E1 Mobile phone coverage	S1	Policy seeks to encourage development of improvements to telecommunications infrastructure provided facilities are appropriately located. Promotes sustainable development (e.g. home working and reduced need for business travel). No likely significant effects are identified in relation to the SEA criteria.
Policy E2 Change of use of allocated employment land	S1; S6; DM19	Policy sets requirements to avoid loss of employment land unless certain criteria apply. Therefore, no likely significant effects are identified in relation to the SEA criteria.
Policy E3 Re-development and expansion of existing town centre employment sites	S1; S6; S7; S12; DM1; DM3; DM14	Policy sets framework for redevelopment/expansion of employment sites. Relevant LPR/NP policies would provide protection/mitigation as required. In some instances sustainable development benefits would arise. Where environmental effects do occur, magnitude and extent of effects not significant in relation to SEA criteria due to small scale of development and measures within LPR/NP policies.

Crediton NP Policy Options	Relevant Local Plan Review Policies	Likely effects of the NP policy/option in regards to SEA criteria (Article 3(5) Directive 2001/42/EC)
Policy E4 Re-development of the Mill Street industrial and commercial area	S1; S6; DM1	Policy sets framework for redevelopment of specific area of Crediton. In some instances sustainable development benefits would arise. Where environmental effects do occur, magnitude and extent of effects not significant in relation to SEA criteria due to small scale of development and measures within LPR/NP policies.
Policy H1 Historic character	S1; S9; DM1; DM25	Policy sets requirement for development proposals affecting heritage assets and their setting to comply with national policy and the development plan. No likely significant effects are identified in relation to the SEA criteria.
Policy H2 Historic landscape character	S1; S9; DM1; DM25	Policy sets requirement for development proposals to avoid negative impact on landscape heritage assets. No likely significant effects are identified in relation to the SEA criteria.
Policy H3 Development within the Crediton Conservation area	S1; S9; DM1; DM25	Policy sets requirement for development proposals to preserve or enhance the character and appearance of the Conservation area in accordance with national policy and the development plan. No likely significant effects are identified in relation to the SEA criteria.
Policy H4 Crediton Station	S1; S9; DM1; DM25	Policy sets requirement for protection of non-designated heritage asset. No likely significant effects are identified in relation to the SEA criteria.
Policy H5 Retrofitting energy measures	S1; S9; DM1; DM25	Policy encourages retrofitting of energy efficiency measures in historic buildings. Promotes sustainable development. No likely significant effects are identified in relation to the SEA criteria.
Policy En1 Open spaces	S1; S9; DM24	Policy seeks to protect local open spaces which contribute to public amenity by virtue of their landscape character, biodiversity, appearance and or function. No likely significant effects are identified in relation to the SEA criteria.
Policy En2 Trees	S1; S9; DM1; DM26	Policy sets requirement for protection of trees. Would result in positive outcome for sustainable development objectives. No likely significant effects are identified in relation to the SEA criteria.
Policy En3 Flood plains	S1; S9; DM1	Policy sets requirement for protection of and mitigations of impacts on floodplain. No likely significant effects are identified in relation to the SEA criteria.

Crediton NP Policy Options	Relevant Local Plan Review Policies	Likely effects of the NP policy/option in regards to SEA criteria (Article 3(5) Directive 2001/42/EC)
Policy En4 Green infrastructure	S1; S9; DM1; DM26	Policy seeks to protect and restore biodiversity and natural habitats by maintaining and extending green infrastructure. Would result in positive outcome for sustainable development objectives. No likely significant effects are identified in relation to the SEA criteria.
Policy En5 Views and vistas	S1; S9; DM1	Policy seeks to avoid/mitigate landscape amenity impacts. No likely significant effects are identified in relation to the SEA criteria.

## **Appendix 3: Consultation Responses**

On 10 July 2019, the three statutory consultees (Environment Agency, Historic England and Natural England) were invited to comment on the above screening report in accordance with the requirements set out in 'The Environmental Assessment of Plans and Programmes Regulations 2004'. Following a 6 week consultation period, responses were received from each of the statutory consultees. These responses are attached below.

Date: 24 July 2019  
Our ref: 289283  
Your ref: Crediton SEA and HRA Screening



Ben Lucas  
Mid Devon District Council  
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Phoenix Lane  
Tiverton | EX16 6PP

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CW1 6GJ

**BY EMAIL ONLY**

[bjlucas@middevon.gov.uk](mailto:bjlucas@middevon.gov.uk)

T 0300 060 3900

Dear Mr Lucas,

**Crediton Neighbourhood Plan – SEA and HRA Screening**

Thank you for your consultation on the above dated 10<sup>th</sup> July 2019 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Strategic Environmental Assessment Screening**

We welcome the production of this SEA Screening report. Natural England notes and concurs with the Local Planning Authority's conclusion that the 'Crediton NP does not require a full SEA to be undertaken'.

Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the [National Planning Practice Guidance](#).

**Habitats Regulations Assessment Screening**

Natural England notes the screening process applied to this Neighbourhood plan. We agree with the conclusion of the report that the plan is outside of the 10km buffer for European Sites and therefore advise that further Habitats Regulations Assessment is not required.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Victoria Kirkham  
Consultations Team

## Benjamin Lucas

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**From:** Stuart, David <David.Stuart@HistoricEngland.org.uk>  
**Sent:** 28 August 2019 16:54  
**To:** Benjamin Lucas  
**Subject:** CREDITON Neighbourhood Plan: SEA Screening Consultation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr Lucas

Thank you for your SEA Screening consultation on the emerging CREDITON Neighbourhood Plan. Our apologies for not responding before now.

This is our first involvement in the preparation of this Plan so we welcome the opportunity also provided by this consultation to familiarise ourselves with its scope and proposed content.

The focus of our attention tends to be where Plans have aspirations to allocate sites for development as these have the greatest potential to generate impacts on designated heritage assets. We note that the CREDITON has no such aspirations and we are therefore happy to confirm that we have no objection to the view that a full SEA is not required.

There are no other issues associated with the Plan which we would want to highlight at this time and on this basis we can also confirm that there are as a consequence unlikely to be comments we would wish to raise at successive consultation stages associated with its preparation.

Kind regards

David Stuart

David Stuart | Historic Places Adviser South West  
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

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<https://historicengland.org.uk/southwest>



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**From:** Benjamin Lucas [<mailto:bjlucas@middevon.gov.uk>]  
**Sent:** 10 July 2019 09:45  
**To:** Stuart, David; 'robinj.leivers@environment-agency.gov.uk'; 'consultations@naturalengland.org.uk'  
**Subject:** CREDITON Neighbourhood Plan Screening Consultation

## Benjamin Lucas

---

**From:** SPDC <SPDC@environment-agency.gov.uk>  
**Sent:** 03 September 2019 12:58  
**To:** Benjamin Lucas  
**Subject:** RESPONSE: CREDITON Neighbourhood Plan Screening Consultation

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Ben,

Thank you for your consultations of 10 July & 2 September 2019 providing us with the opportunity to comment in respect of the CREDITON Neighbourhood Plan SEA/HRA screening opinion.

In general we consider that it is unlikely that neighbourhood plans will result in any significant environmental effects unless the plan allocates or encourages development over that set out in the Local Plan. Otherwise we consider that any potential for environmental effects from growth in the parish should already have been addressed through the Sustainability Appraisal (SA) which supported the adopted Local Plan.

Please note, this is a standard response. If you consider the plan will result in significant environmental effects please reconsult us.

Kind regards,

Chris

### Chris Angell

Sustainable Places

Devon, Cornwall and the Isles of Scilly

☎Tel: 02030 252190

✉Email: [SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk)

📍Manley House, Kestrel Way, Exeter, EX2 7LQ

Creating a better place  
for people and wildlife



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**From:** Benjamin Lucas [mailto:bjlucas@middevon.gov.uk]  
**Sent:** 02 September 2019 12:47  
**To:** SPDC  
**Subject:** CREDITON Neighbourhood Plan Screening Consultation

Dear Statutory Consultee,

The consultation ended on the CREDITON Neighbourhood Plan Screening Report on Friday 23rd August. Regulations state that we are required to consult the following statutory consultees on neighbourhood plans,

- 1) Historic England
- 2) Natural England

### 3) Environment Agency

As a statutory consultee we are keen to receive your comments on the Crediton Neighbourhood Plan Screening Report. Therefore we have extended the consultation deadline to **Friday 6<sup>th</sup> September**.

If you have any questions regarding this consultation please do not hesitate to contact me.

Kind Regards

Ben

Ben Lucas | Forward Planning Assistant | Mid Devon District Council | Phoenix House | Phoenix Lane | Tiverton | EX16 6PP  
Direct dial: 01884 234334 | Switchboard: 01884 255255 | Email: [bjlucas@middevon.gov.uk](mailto:bjlucas@middevon.gov.uk) | Website: [www.middevon.gov.uk](http://www.middevon.gov.uk)



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**From:** Benjamin Lucas  
**Sent:** 10 July 2019 16:34  
**To:** 'SPDC@environment-agency.gov.uk'  
**Subject:** Crediton Neighbourhood Plan Screening Consultation

Dear Sir/Madam,

We are writing to you today to invite you to respond to our consultation on the Crediton Neighbourhood Plan Screening opinion in accordance with the requirements set out 'The Environmental Assessment of Plans and Programmes Regulations' 2004. The screening opinion looks at the need for Crediton Neighbourhood Plan to undertake a 'strategic environmental assessment' and/or 'habitat regulations assessment'.

Please can you consider the screening document attached and respond by **Friday 23<sup>rd</sup> August 2019**. The draft Crediton Neighbourhood Plan is available to view online at <http://www.creditonnp.co.uk/>

Please contact me if you have any questions regarding this consultation.

Kind Regards

Ben Lucas

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