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**RE: Harberton Neighbourhood Plan SEA**

1 message

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**Putt, Ryan** [REDACTED]  
To: Harberton Parish Clerk <clerk@harbertonparishcouncil.org>  
Cc: [REDACTED]

25 January 2023 at 12:17

Hi Cat,

Not a problem. We shall continue with our SEA Scoping Report and send through in February for your consideration. We should have everything to hand in terms of baseline information, but we will of course let you know if we think of any additional information which will be useful to include at this stage.

With respect to the policy review, we have prepared a list of recommendations below (organised by our SEA themes), which we have previously shared with neighbourhood groups. What we would say is:

- 1) these are not intended to be prescriptive, but are suggestions which you may wish to consider as you update the Neighbourhood Plan,
- 2) you may have already considered some of the suggestions, and some of the suggestions may not be relevant or applicable for the neighbourhood area, which is fine,
- 3) some of the suggestions may already be reflected in policies within the Joint Local Plan, therefore you would not necessarily need to repeat these within the Neighbourhood Plan; and
- 4) we are not plan makers, and whilst our suggestions seek to help improve the sustainability performance of the Neighbourhood Plan, some of these just might not be viable or possible.

Our intent is that the suggestions will provide a helpful steer and prompt discussion as you revisit and update your policies in the coming months. Regarding timings, we can work around yourselves in terms of when we complete our full appraisal of the Neighbourhood Plan policies. Therefore, we can pause the SEA process after the SEA Scoping stage until the plan has been updated. What we would suggest is having a quick catch-up call after the SEA Scoping stage to discuss the next steps and timings in more detail.

Recommendations below, as indicated. Any further questions, let us know. Many thanks.

**Air Quality**

- Facilitating active travel through design by maintaining and enhancing the local footpath / cycle network and providing accessible links to the local public transport network.
- Including natural features (trees and open spaces) within new development areas to maximise the dispersal of pollutants, particularly in the most sensitive locations (i.e., adjacent to the existing road network and any new roads which would provide access to new development areas).
- New development areas could incorporate appropriate mitigation measures listed within any local air quality action plans or strategies which may be available.

**Biodiversity and Geodiversity**

- Implementation of any suggested mitigation measures as recommended by Natural England (and any Habitat Regulations Assessment recommendations, where appropriate) to prevent any adverse impacts to the integrity of internationally and nationally designated sites for biodiversity. This might

include targets for delivering biodiversity net-gains (both on-site and off-site), bolstering ecological corridors, and considering any conservation objectives within Natural England's Guidance Documents (we will be referencing these documents within our SEA Scoping Report, where appropriate).

- Development proposals should be required to deliver measurable, proportionate and appropriate biodiversity net gains through design, preferably on site, in line with local and national policy. This could include retaining and enhancing habitats and improving ecological connectivity to create biodiversity networks with the surrounding landscape. Where this is not possible, developers could be required to contribute to restoration projects off site to deliver overall net gains within the area.
- Incorporation of measures to attract wildlife to new development areas and maintain connectivity within and between habitats both on site and to the surrounding ecological network. This could include measures such as planting wildflower meadows and native hedgerows; bridges / tunnels for small mammals; the use of boxes /bricks for birds, bees and invertebrates; ponds and drainage ditches.

## **Climate Change**

### *Mitigation*

- Applying design techniques which contribute to sustainable construction and seek to deliver low-carbon development.
- Providing electric vehicle (EV) charging points in new development areas and facilitating enhancements to walking / cycling routes which are accessible for all users and which provide connectivity to the villages and public transport routes.

### *Adaptation*

- Including suitable drainage within the design of development proposals to minimise the risk of surface water run-off to surrounding areas. Such features may include permeable driveways and parking areas, water harvesting or storage features, green roofs and/or walls, soakaways, or swales.
- Including permeable materials and natural features within the design to appropriately respond to the potential impacts from more frequent extreme weather events.
- Ensuring that new development areas are located away from areas at the highest risk of flooding.
- Adhering to the strategic measures and objectives within any Strategic Flood Risk Assessments or Flood Risk Strategies prepared at the local level.

## **Landscape**

- Ensuring that planning applications are accompanied by a proportionate Landscape and Visual Impact Assessment in line with the latest guidance (e.g., Landscape Institute). Planning applications could also be informed and influenced by any local / neighbourhood design guidance documents.
- Application of design techniques within new development areas which are sensitive to the local landscape and villagescape character. This could include measures which seek to retain and enhance locally important viewpoints, incorporate local materials into the design to respond to local architectural styles, incorporate appropriate visual screening from the surrounding landscape (including from nearby residential areas).
- Protecting and safeguarding landscape and villagescape features which contribute to visual amenity and local distinctiveness, including any trees/areas with Tree Preservation Orders.

## **Historic Environment**

- Development proposals should be accompanied by a proportionate heritage assessment which appropriately considers and details the significance of any heritage assets that might be impacted by the proposals, and the mitigation measures in place to address any impacts.

- For areas of land which have been identified by the local planning authority for their archaeological importance, proposals could undertake archaeological evaluations with any findings appropriately reported and documented on the local historic environment record in line with best practice guidance.
- An Archaeological Clerk of Works could be required to be on site, recording and documenting any finds during the construction of new development areas.
- Sensitive design techniques could include:
  - Inclusion of high quality and (where possible) locally sourced materials and detailing that contribute positively to the setting of nearby heritage assets and reflect local building traditions.
  - Retention of traditional heritage features through the design of new development areas (e.g., respect the local vernacular and the historic character of the existing settlement, retaining any views to listed buildings and respecting the special qualities and the setting of any conservation areas).
  - Proposals could reflect the distinctive and historical architectural style and design traditions established in the neighbourhood area, integrating with the historic topography, settlement form, historic street patterns and street lines.

## **Land, Soil and Water Resources**

- Taking a brownfield first approach to development (wherever possible) to safeguard areas of the best and most versatile agricultural land within the neighbourhood area.
- Indirectly safeguarding the integrity of land, soil and water resources through the inclusion of sustainable drainage measures, permeable materials and natural features within new development areas.
- Proposals could be required to undertake site investigations prior to development to determine ground contamination risks.
- Ensuring that appropriate drainage infrastructure is provided to serve the development, to not overbear the existing network or add to difficulties with local water supplies, sewerage and sewage treatment and waste disposal.

## **Community Wellbeing**

### *Housing*

- Delivering housing of a range of types and tenures which responds to local needs, including an appropriate percentage of affordable dwellings (where appropriate), in line with local plan policy.
- Support for high quality windfall developments within the settlement boundaries to meet any residual housing needs during the lifetime of the plan (taking a brownfield-first approach to the selection of sites).

### *Employment & Economy*

- Integration of communications infrastructure into the design of new development areas (where appropriate) to enable super-fast and fibre connectivity to broadband services. Scope to improve connectivity in the neighbourhood area (where required) to encourage more flexible working practices and support the gig / digital economy.
- Supporting small to medium enterprises (SME) by allowing the conversion of buildings to live-work uses which enables the running of businesses from home, and flexible working.

### *Community Assets*

- Safeguarding community assets from loss (services, facilities and amenities), with Community Infrastructure Levy (CIL) or contributions or Section 106 agreements sought from developers to contribute to local projects which may (amongst other considerations):

- improve and enhance existing community facilities and social infrastructure.
- financially contribute to proposals for new community facilities and social infrastructure.
- contribute to measures to tackle the causes and impacts of the climate crisis.

#### *Health and Wellbeing*

- Including appropriate levels of outside amenity space via private gardens and community open space / recreational areas within new development areas.
- Work in collaboration with key stakeholder groups to enhance the green and blue infrastructure networks within the neighbourhood area (e.g., local green space designations)

#### **Transportation**

- Ensuring that new development areas provide connectivity and accessibility to local public transport networks and maximise opportunities for safe walking and cycling to services and facilities.
- Encouraging traffic calming measures through design to minimise congestion at the most sensitive locations.
- Take a proportionate approach to parking which effectively balances the need to support the use of alternative modes of transport to the private car with limiting potential adverse impacts on the built environment from on-street parking and other uses.

Best regards,

Ryan

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**From:** Harberton Parish Clerk <[clerk@harbertonparishcouncil.org](mailto:clerk@harbertonparishcouncil.org)>

**Sent:** 24 January 2023 10:45

**To:** [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Plan SEA

Dear Ryan,

Thank you very much for your email and apologies for the delay in my reply.

I'm replying to both you and the full steering group so that they have also seen your email and received the example scoping study for Staverton that you provided.

We look forward to receiving your work on the scoping report later in February. Should we expect the high level review of the current policies within the draft at the same time?

I'm aware from writing up the notes from our meeting that the draft plan is not 'ready to submit' so this high level work is really useful. Do you feel there is a time limit between undertaking the scoping report and drafting the final report? Just so the Steering Group can consider an appropriate (and realistic) timetable for completion of their review of the current draft?

Also I note that Prana and Peter have sent you bits and pieces to help with the scoping report. As I said in the meeting 'we don't know what we don't know' so if you had any thoughts of other bits of information that would be useful to have that aren't already included in the plan, please let us know.

With best wishes,

Cat

On Tue, 17 Jan 2023 at 10:04, Putt, Ryan [REDACTED] wrote:

Morning Cat,

It was great to meet with yourselves last week. As mentioned, please see below and attached for some useful documents and links for your reference. Our kind thanks to Prana and Peter for sending through some additional evidence base information following the call. We shall appropriately reflect this information through our work.

- Locality have prepared a suite of guidance documents and toolkits to support the neighbourhood planning process. Appreciating that some (or all) of these may already be familiar to yourselves, we would like to draw your attention to the following resources: [How to Write Neighbourhood Plan Policies](#), [How to Consider the Environment](#), [How to Write Neighbourhood Plans in a Climate Emergency](#), [How to keep your Neighbourhood Plan simple](#).
- Given the heritage sensitivities within the neighbourhood area, Historic England's latest guidance with respect to considering the historic environment through the neighbourhood planning process is accessible [here](#).
- We have attached a recent example of an SEA Scoping Report (which we prepared to support the Staverton Neighbourhood Plan) for your reference. We hope that this will highlight the structure of the report, the SEA themes which we will be covering through our work, the level of detail which we include, and what to expect from the document.

### **Next steps for the SEA**

We shall continue to prepare and finalise the SEA Scoping Report over the coming weeks, prior to sharing with yourselves for comment. This will be before the end of February. Once you are happy with the SEA Scoping Report, we shall issue to the consultees for SEA (Historic England, Natural England, and the Environment Agency) for a period of five weeks. This is a statutory requirement. We shall also complete a high-level review of your draft policies (as they currently stand, reflecting the latest version of the Neighbourhood Plan which is accessible on your website) with a view to providing some recommendations and suggestions for your consideration. Alongside the documents and links above, we hope this will be of assistance as you revisit and update the policies in the coming months.

Towards the close of the SEA Scoping Report consultation process, we shall be in touch to schedule a meeting with yourselves to discuss our approach to our reasonable alternatives work. At this time (expected in early April), we would anticipate that the site assessment work will have sufficiently progressed. The reasonable alternatives work will form part of the SEA Environmental Report (the main output of the SEA process) which will accompany the Neighbourhood Plan at Regulation 14 consultation. This will enable us to have a better understanding of the sites which are considered as being 'suitable' or 'potentially suitable' to take forward as a Neighbourhood Plan allocation, and help us to determine which sites to potentially consider through our reasonable alternatives work.

Trust the above makes sense.

As mentioned, we will be in touch before the end of February with the SEA Scoping Report – this will be the next time you hear from us. However, if you've any questions in the meantime do let us know.

Best regards,

Ryan

**Ryan Putt** BSc (Hons), MSc, PIEMA

*He/Him*

Senior Environmental Planner

Advanced notice of leave: 6<sup>th</sup> February to 3<sup>rd</sup> March 2023

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Harberton Parish Clerk

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[www.harbertonparishcouncil.org](http://www.harbertonparishcouncil.org)