



## **Wincanton Neighbourhood Plan**

# **Strategic Environmental Assessment and Habitats Regulations Screening Report Addendum**

**February 2017**

## **1. Addendum - Introduction**

- 1.1 The Draft Wincanton Neighbourhood Plan has now been prepared. This addendum provides an update based upon the revised neighbourhood plan objectives and draft policies and should be read in conjunction with the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report, April 2016; this was based on the objectives of the plan and identified that effects may need to be re-assessed when the plan was drafted.<sup>1</sup>
- 1.2 The Draft Wincanton Neighbourhood Plan, November 2016 sets out a revised vision and set of objectives; these are set out below:

### **Vision**

In 2028 Wincanton will be an even better place to live, work and visit. The town will still have its working character, with employment land and facilities that allow existing businesses to grow and attract in new businesses. It will have a thriving town centre that continues to perform a useful retail, social and community purpose for the town. It will have well-designed homes and developments that suit residents' needs, that are visually unobtrusive and link well to the town centre. And those spaces, buildings and other places or features that make Wincanton special, will be protected and respected in new development.

#### **1. Identifying the most sustainable locations for development**

We have considered the possible directions for future growth, issues associated and features that are important, to help identify the best areas for any future development, which would create the least environmental impact and support a thriving, well-connected community.

#### **2. Housing suitable for Wincanton's population**

The population of the town needs more smaller homes for older people and starter homes for young families. This Plan demands a broader mix of homes in developments, and developments that prioritise these kinds of homes will be supported.

#### **3. New employment space near the A303**

A key objective is to retain existing and facilitate new jobs, to keep Wincanton's working town character. High quality, flexible, larger footprint business units for warehousing, storage and light industrial use, and some offices, will be supported.

#### **4. Make the town centre more attractive to users**

Residents want a lively and useful town centre that is a pleasure to shop in. This Plan proposes a modest series of environmental improvements that will make shopping on foot

- 1.3 Whilst the wording of the Objectives has been revised since the original SEA screening in April 2016, the overall "thrust" of these Objectives remains broadly similar.

---

<sup>1</sup> Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report, April 2016: [https://www.southsomerset.gov.uk/media/831259/sea\\_screening\\_wincanton\\_np\\_160428.pdf](https://www.southsomerset.gov.uk/media/831259/sea_screening_wincanton_np_160428.pdf)

## Policies

- 1.4 The draft Neighbourhood Plan policies support the objectives set out in paragraph 1.2. No sites are proposed to be allocated for development.
- 1.5 Ten relatively small areas of Local Green Space are proposed to be designated and these have been justified based upon their characteristics and community benefits. A location map can be seen in Appendix 1:

**Table 1: Local Green Space Designations**

| Green Space   | Number on map | Owned by   | Reasons for inclusion  |
|---|---------------|--|--|
| Cemetery  | 1             | Wincanton Town Council   | Burial ground of cultural and historic importance  |
| Churchyard  | 2             | PCC/Diocese  | Burial ground of cultural and historic importance  |
| Cale Park (inc Recreation ground)   | 3             | Wincanton Town Council   | Valued space for informal recreation & sport   |
| Riverside Walk  | 4             | Land directly behind Travis Perkins in private ownership. Land at Waterside to be transferred to SSDC. | Valuable link/access, and used by many dog walkers. Cared for by CATCH (river improvement group). Beautiful area.  |
| Cash's park   | 5             | Wincanton Town Council   | Provides a valuable peaceful walking route with wide views. Used for informal recreation.  |
| Coneygor  | 6             | Wincanton Town Council   | Provides a valuable peaceful walking route with wide views. Used for informal recreation.  |
| Home Drive Playing Field  | 7             | SSDC maintained, so owned by SSDC or SCC   | Part of this now used by pre-school (can public still access that part?). Valuable as playing field and play area.   |
| Corner of Common Lane & Deansley Way  | 8             | SSDC   | Used as an informal play area. Affords good green space and views to east.   |
| Charity Field off Bayford Hill  | 9             | Wincanton United Charities   | Important landscape contribution. Mature trees contribute to townscape.  |
| Eastern areas (play area & field to east of Morpork St & area north of Kinklebury St) | 10            | Currently owned by Taylor Wimpey but due to be transferred to Trinity Estates.                         | Play area & informal open space, created as part of 08/02183/FUL. Included in the developments Open Space & Landscape Management Plan, this well used area allows 'wild play' and is a wildlife habitat. It may be under threat from future development. |

- 1.6 The likely significant effects of the Draft Neighbourhood Plan have been assessed in Table 2 below.

**Table 2: Determining the Likely Significant Effects of the draft Wincanton Neighbourhood Plan on the Environment**

| Significant effect criteria  | Assessment  | Likely Significant Environmental effect |
|--|---|---|
| <b>The characteristics of the plans, having regard to:</b>   |   |   |
| The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources. | <p>The Wincanton Neighbourhood Plan intends to protect visually sensitive areas, support the re-use of existing building at New Barns, support the retention of green links, trees and hedges, retain historic features, provide a mix of housing types and sizes, support starter homes adaptable homes and custom and self-build homes and support the retention of existing and provision of new employment land and</p> <p>The draft NP designates ten areas of Local Green Space which have been designated with regard to the criteria set out in paragraph 77 of the NPPF.</p> <p>The Neighbourhood Plan sits within the wider framework of the National Planning Policy Framework (NPPF) and the adopted South Somerset Local Plan 2006-2028; and will therefore help to set the framework for projects that are localised in nature.</p> | No                                      |
| The degree to which the plan influences other plans and programmes including those in a hierarchy.   | The Neighbourhood Plan should have regard to the NPPF and be in general conformity with the strategic policies of the South Somerset Local Plan 2006-2028. The Neighbourhood Plan is unlikely to significantly influence other plans and programmes.  | No                                      |
| The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development.  | A Neighbourhood Plan is required to contribute to the achievement of sustainable development and covers a parish wide geographical area. Therefore the likely significant negative or positive effects on the environment are minimised as the Neighbourhood Plan should integrate environmental considerations and promote sustainable development.  | No                                      |

|  |  |           |
|--|--|-----------|
| <p>Environmental problems relevant to the plan.</p>  | <p>The environmental impacts of the proposals within the Wincanton Neighbourhood Plan are likely to be minimal. Whilst part of the parish is located within Flood Zones 2 &amp; 3 (through the centre and to the south of the settlement), any future proposals within the flood zone would be subject to a Sequential Test and site-specific flood risk assessment in accordance with the NPPF.</p> <p>The NA also has a number of heritage assets including a Conservation Area, listed buildings and an area of High Archaeological Potential, all of which the Neighbourhood Plan intends to protect.</p> <p>European protected species are known to be present in Wincanton<sup>2</sup> Serotine bats are present in the urban area of Wincanton and there is a maternity colony in the council offices. Otters are also present. It is considered that the neighbourhood plan policies are unlikely to have a significant impact on these protected species.</p> | <p>No</p> |
| <p>The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</p> | <p>The Neighbourhood Plan has to be in general conformity with the Local Plan. The Local Plan has had regard to European Community legislation on the environment and therefore the NP is not directly relevant to the implementation of other European legislation. Waste management issues are addressed in the Somerset Waste Core Strategy.</p>  | <p>No</p> |
| <p><b>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</b></p>  |  |           |
| <p>The probability, duration, frequency and reversibility of the effects.</p>  | <p>The draft Neighbourhood Plan supports development therefore some element of environmental change will take place, however the overall impacts will be in accordance with the adopted Local Plan and unlikely to have a significant effect.</p>  | <p>No</p> |

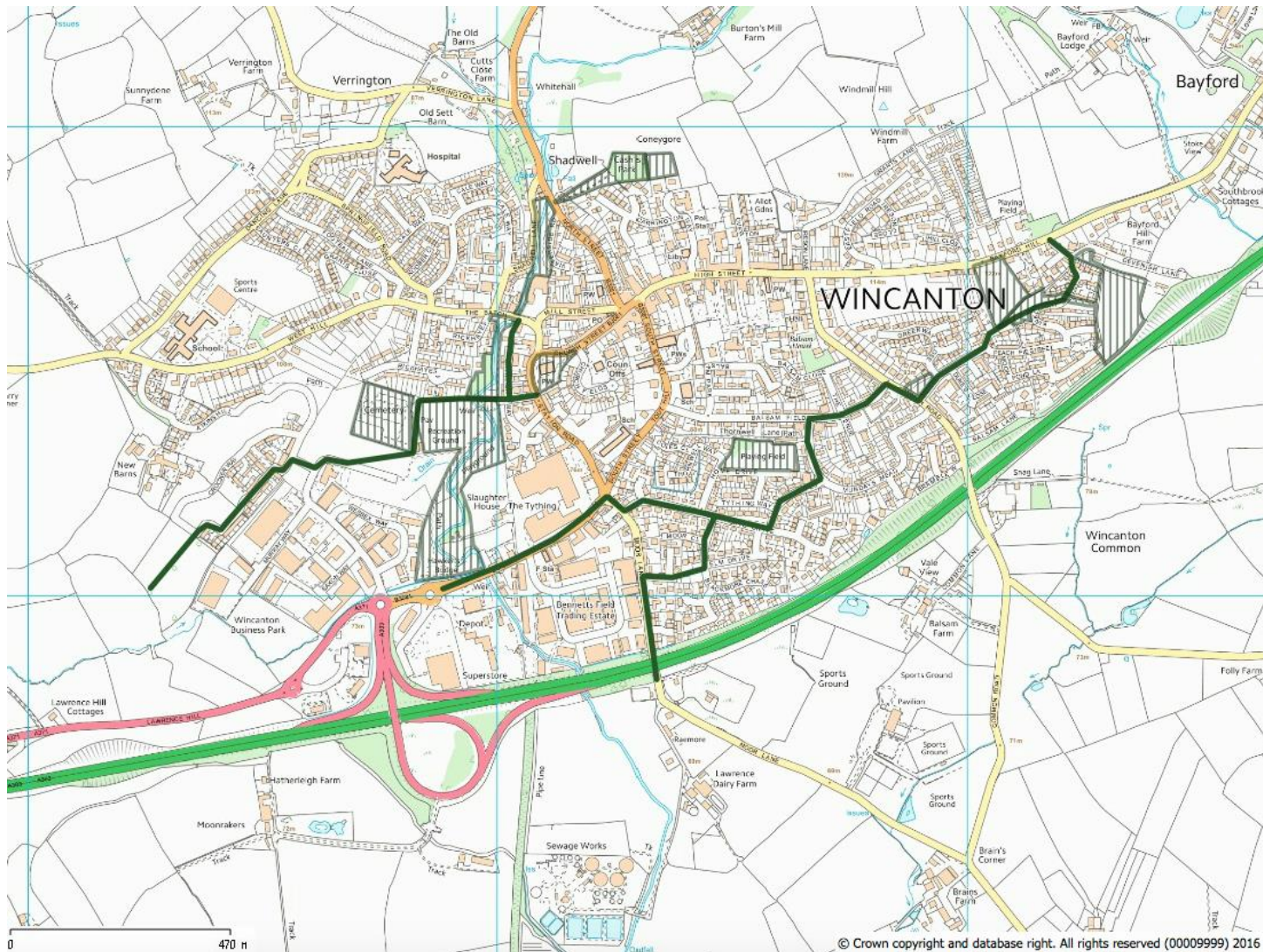
<sup>2</sup> The Distribution of European Protected Species in South Somerset, November 2009  
[https://www.southsomerset.gov.uk/media/15597/EPS\\_Distribution\\_Guidance.pdf](https://www.southsomerset.gov.uk/media/15597/EPS_Distribution_Guidance.pdf)

|  |   |    |
|--|---|----|
|  |   |    |
| The cumulative nature of the effects.  | The Neighbourhood Plan should not lead to significant cumulative impacts as the new development should be in accordance with the settlement strategy of the Local Plan (Policies SS1, SS3 and SS5). Policies drafted reflecting the aims to protect the environment should also ensure that there are no significant cumulative effects.  | No |
| The transboundary nature of the effects.   | The Wincanton neighbourhood area (NA) is located within the District of South Somerset the draft policies within the Neighbourhood Plan will not have a transboundary effect.   | No |
| The risks to human health or the environment (e.g. due to accidents).  | There is limited risk to human health or the environment as result of the draft policies of the Wincanton Neighbourhood Plan.   | No |
| The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) by the Plan.  | The NA covers the civil parish of Wincanton which has a usual resident population of 5,272 people (2011 Census) and covers a geographical area amounting to around 1,147 ha. The aims of the plan are locally based and are unlikely to have a significant impact on a wider geographical area or population.   | No |
| The value and vulnerability of the area likely to be affected by the Plan due to:<br>– Special natural characteristics or cultural heritage,<br>– Exceeded environmental quality standards or limit values,<br><br>– Intensive land-use,<br><br>– The effects on areas or landscapes which have a recognised national, | A proportion of the existing built up area of Wincanton is within an Area of High Archaeological Potential (Local Plan Policy EQ3). Two Conservation Areas also cover a large proportion of the existing built settlement (Local Plan Policy EQ3). Parts of the NA are designated as Flood Zones 2 and 3 (medium – high flood risk), in the centre and to the south (Local Plan Policy EQ1). Parts of the NA are classed as best and most versatile agricultural land.<br><br>There are no landscapes which have a recognised national, Community or international protection status in the Wincanton NA.<br><br>The Neighbourhood Plan intends to protect these valued areas. The policies within the NPPF and Local Plan (identified in brackets) should ensure that any significant negative | No |

|   |  |  |
|---|--|--|
| Community or international protection status. | effects are adequately mitigated.  |  |
| <b>Criterion 8 Conclusion</b>                 | <b>The Wincanton Neighbourhood Plan is unlikely to have a significant effect on the environment.</b> |  |

- 6.6 As the draft Neighbourhood Plan does not propose to allocate any sites for development and the proposed Local Green Space designations are considered to be small scale (local in character) and have been justified, it is concluded that there has been no substantive change since the original screening opinion decision i.e. there is **no requirement** for a full SEA or HRA to be undertaken.
- 6.7 However, as set out in the original screening report, this conclusion should be revisited at future stages, as SSDC must decide whether the neighbourhood plan proposal is compatible with EU obligations when it takes the decision on whether the neighbourhood plan should proceed to referendum; and when it takes the decision on whether or not to make the neighbourhood plan.
- 6.8 The Council has consulted the three statutory bodies on the findings of this document and advises that the NP Steering Group reflect on the formal comments received from the three statutory bodies in response to the pre-submission consultation on the Neighbourhood Plan. The responses are set out in Appendix 2.
- 6.9 Historic England have raised concerns regarding the conclusion of this addendum, the Neighbourhood Steering Group is advised to continue to work with Historic England to address the comments made.

## Appendix 1: Proposed Local Green Space Designations





## Appendix 2: Responses from Statutory Bodies

Ms Jo Wilkins  
South Somerset District Council  
The Council Offices  
Brympton Way  
Yeovil  
Somerset  
BA20 2HT

**Our ref:** WX/2006/000321/OR-  
05/IS2-L01  
**Your ref:** SEA / HRA  
**Date:** 01 February 2017

Dear Ms Wilkins

### **Wincanton Neighbourhood Plan – SEA and HRA Screening Addendum**

Thank you for consulting the Environment Agency on the screening opinion for the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment. We have the following comments to make.

We are satisfied with the document and its conclusions that SEA and HRA are not required as it is not looking to allocate additional land for development outside of that identified in South Somerset District Councils Local Plan.

Yours sincerely

**MICHAEL HOLM**  
**Planning Advisor - Sustainable Places**  
Direct dial 02030 259358  
Direct e-mail [swx.sp@environment-agency.gov.uk](mailto:swx.sp@environment-agency.gov.uk)

Dear Jo

Our ref: 204545

Thank you for your consultation. I can confirm that Natural England's advice is the same as that in our previous consultation response of 18 March 2016 (our ref 181071) . Therefore in relation to the two questions in your email, our comments are:

1. We agree with the conclusions of the SEA Screening Report addendum that a full SEA and HRA are not required to be undertaken.
2. We have no suggested amendments to the SEA Screening Report addendum.

Please do not hesitate to contact me if you have any queries.

Kind regards

Oliver Lowe

Lead Planning Adviser

Somerset, Avon & Wiltshire Area Team

Natural England

3<sup>rd</sup> Floor, Horizon House

Deanery Road

Bristol

BS1 5AH

Tel: 02080266836 / 07826533490

[Oliver.Lowe@naturalengland.org.uk](mailto:Oliver.Lowe@naturalengland.org.uk)

<http://www.gov.uk/natural-england>

Dear Jo

Thank you for your consultation on an updated SEA Screening for the Wincanton Neighbourhood Plan.

We received a consultation from the Town Council on the Regulation 14 version of the Plan at the end of last year. In our response we identified concerns over the intended status of aspirations to identify areas for development. We recommended that the Plan clarify its ambitions, with the provision of further detailed evidence as necessary if the decision were taken to rationalise them as formal policy/site allocations. You were copied in on that response but I attach it again now for information.

We note from your consultation that the same version of the Plan forms the basis of this SEA Screening consultation and that therefore our comments remain applicable.

On the strength of the evidence provided and that which seems available elsewhere we therefore cannot agree that an SEA will not be required.

We remain happy to review our position on receipt of further evidence or an amended version of the Plan.

Kind regards

David

David Stuart | Historic Places Adviser South West

Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

Historic England | 29 Queen Square | Bristol | BS1 4ND

We have launched four new, paid-for Enhanced Advisory Services, providing enhancements to our existing free planning and listing services. For more information on the new Enhanced Advisory Services as well as our free services go to our website: [HistoricEngland.org.uk/EAS](https://HistoricEngland.org.uk/EAS)