

**Membury Neighbourhood Plan
Strategic Environmental Assessment
Non- Technical Summary**



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1 Introduction

Membury Parish Council ('the Parish Council') has commenced preparation of the Membury Neighbourhood Plan. The plan sets out its' vision for the Village through until 2031 and is supported by a set of planning polices and a series of community actions and projects to support delivery of the policies.

1.1 What is a Strategic Environmental Assessment?

Strategic Environmental Assessment (SEA) is a method of considering and evaluating the likely impact of a public plan, programme or strategy on the environment.

Strategic Environmental Assessment (SEA) in England is mandated by the SEA Directive (Directive 2001/42/EC: Assessment of the Effects of Certain Plans and Programmes on the Environment) and is regulated by the Environmental Assessment of Plans and Programmes Regulations 2004 Statutory Instrument No.1633 ('the SEA Regulations'). The SEA Directive aims at a high level of protection of the environment, and to integrate the consideration of the environment into the preparation and adoption of plans and with a view to promoting sustainable development.

1.2 What is Neighbourhood Planning?

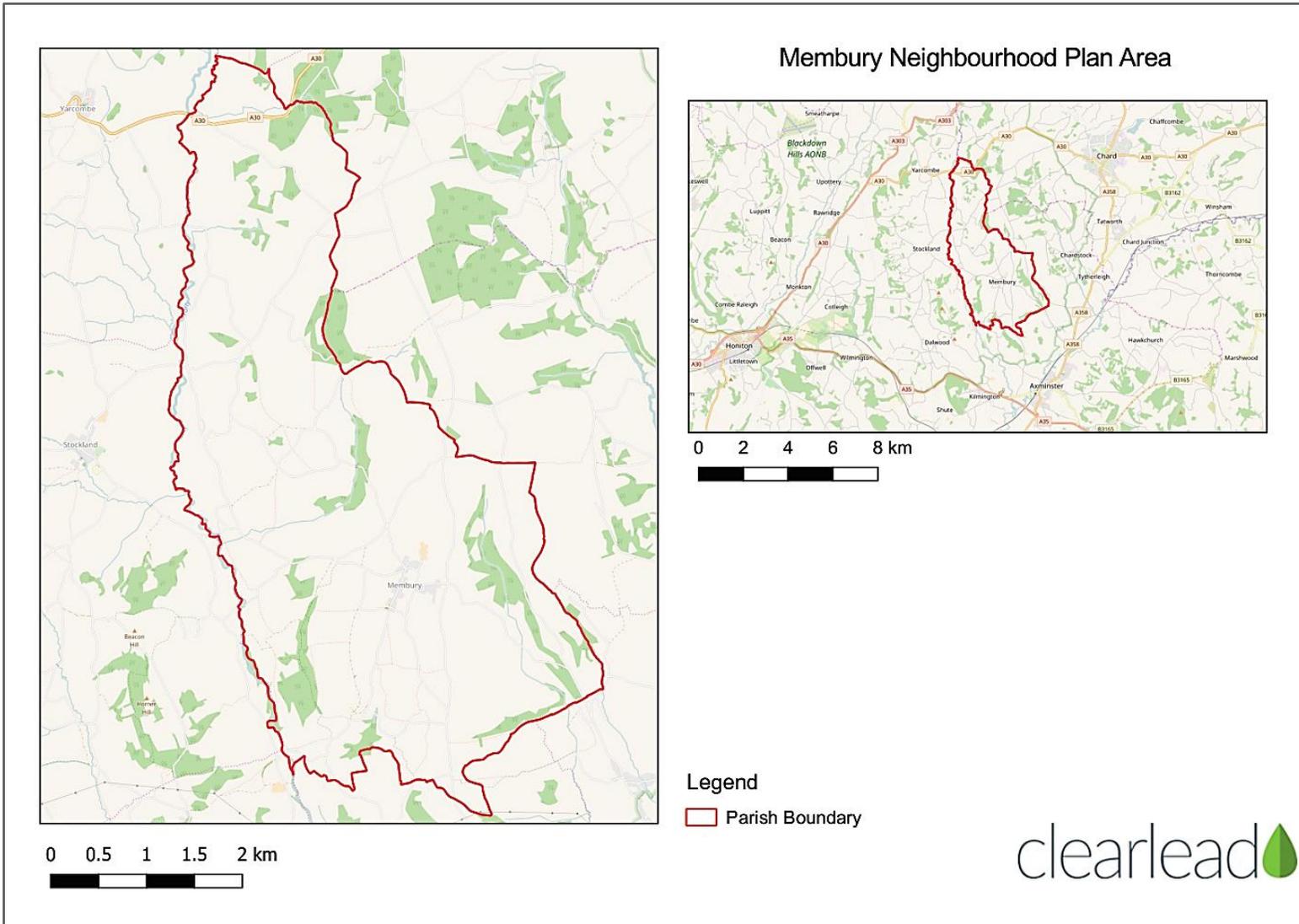
Neighbourhood planning is a community-led process introduced by Government which gives communities direct power to develop a shared vision for their neighbourhood and shape future development and growth within their local area. It allows local people to ensure that they get the right types of development for their community, where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans are produced by community forum groups or parish or town councils and are policy-based, community-led plans which correspond to the area's Local Plan.

1.3 Membury Neighbourhood Plan

Membury is a parish in East Devon District on the Devon / Somerset border. The Membury Neighbourhood Plan (NP) area is the same as the Membury parish boundary (see Figure NTS 2.1). The Membury NP has been prepared by Membury Parish Council, which began April in 2014 when the NP area was registered with East Devon District Council.

The Membury NP will guide the way in which development is delivered in the Parish throughout the plan period. Planning applications will need to align with the Membury NP prior to receiving consent. The NP itself will need to be in general conformity with the East Devon Local Plan 2016-2031, which was adopted in January 2016.

Figure NTS 1 The Membury Neighbourhood Plan Area



1.4 Objectives of the Neighbourhood Plan

The plan objectives cover:

- Conserving and enhancing the natural environment;
- Protecting heritage and ensuring that all new development is sympathetic to the traditional character of the area;
- Support small scale housing development;
- Improve local facilities and amenities to help their continued viability;
- Reducing the risk of flooding;
- Maintain and enhance the network of footpaths and bridleways, by supporting small scale enhancements;
- Help create, support and sustain local businesses by actively pursuing advances in communication technology and supporting the diversification of local farm business; and
- Support small scale, unobtrusive renewable or low carbon energy schemes.

1.5 What is the current situation in the Neighbourhood Plan Area?

In order to test whether the Neighbourhood Plan will contribute to improving the economic, social and environmental situation in Membury, we need to understand the how things are currently and how they might change without a Neighbourhood Plan. Table NTS.1 below presents this information. This is known as a scoping stage. A scoping letter was prepared in April 2017, which set out a proposed framework for the assessment of the plan and its alternatives, identifying the significant effects that the assessment will need to focus on.

As a result of this stage some topics were 'scoped out' and not carried forward to the assessment stage, because it was considered that the NP would not result in any significant effects. These initially included:

- Archaeology and Cultural Heritage;
- Soils;
- Human Health; and
- Water.

After subsequent correspondence with East Devon District Council planning officers, and consultation with Historic England, it was agreed that the Archaeology and Cultural Heritage should be scoped back into the SEA.

Table 4.1: Scoping information

Theme	Characteristics of the Area	Key Messages from PPP Review	Issues	Likely Evolution without the Neighbourhood Plan	Scoped into SEA?
Landscape	<ul style="list-style-type: none"> • Membury lies within the Blackdown Hills Area of Outstanding Natural beauty (AONB). • AONBs are nationally important protected landscapes which should be protected for future generations. • The Blackdown Hills remains a relatively unspoilt rural area. The diverse landscape, distinctive villages, historic environment and the serene rural setting, give the Blackdown Hills its unique character. • The Plan Area is defined by two landscape character areas; the Axe Valley and the Eastern Blackdown Ridge • Axe Valley: The River Yarty that flows through the west of the Plan Area is a tributary to the larger River Axe. This gives the area a distinctive lowland river valley landscape with a tightly meandering river course and valley sides which are formed by surrounding higher land. The higher land which surrounds the valley gives the area containment and visually defines the valley landscape unit. • Eastern Blackdown Ridge: This landscape comprises of gently undulating elevated ridges mixed with exposed plateaus and regular field boundaries. <p><u>Sources:</u> Blackdown Hills Area of Outstanding Natural Beauty, Management Plan, 2014-2019 Devon Landscape Character Index</p>	<ul style="list-style-type: none"> • Protect and enhance the quality and distinctiveness of natural landscapes, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures. • Promote access to the countryside. • Promote high quality design that respects and enhances local character. • Enhance the landscape character and local distinctiveness of the AONB. 	<ul style="list-style-type: none"> • AONB objectives need to be met. These include conserving and enhancing the distinctive landscape, creating a greater awareness and understanding of the significance of the area and maintaining and improving tranquillity - free from man-made noise and visual intrusion. 	<ul style="list-style-type: none"> • East Devon Local Plan policies (D1 & D2) would continue to control developments with regard to landscape and visual impacts and activities suitable for the AONB. • Policies from the Blackdown Hills AONB Management Plan would also continue to be taken into consideration in planning decisions. They stipulate that all new development within the AONB is to be of the highest quality, be in keeping with the landscape and conserve wildlife, historic character and other special qualities. • The landscape could be influenced by agricultural changes which may be politically or economically driven, and result from changes in European funding for farmers and other land managers. 	Yes

Table 4.1: Scoping information

Theme	Characteristics of the Area	Key Messages from PPP Review	Issues	Likely Evolution without the Neighbourhood Plan	Scoped into SEA?
<p style="text-align: center;">Biodiversity, Fauna and Flora</p>	<ul style="list-style-type: none"> • Key habitats include: Deciduous, conifer, broadleaved and wet woodlands, semi improved grasslands, lowland fens and meadows and traditional orchards. • On a national scale the wet woodland habitat is scarce, but the moist climate and heavy soils of Devon make it a characteristic feature of the landscape particularly in the Blackdown Hills. • The Plan Area has two ancient replanted woodlands – Yarty Copse and Brainscombe Copse. • There is a SSSI site (Furley Chalk Pit) situated to the north of Membury. This is an area of calcareous grassland which lies over rocks which are stratigraphically important for marine Cretaceous succession. • Local hedgerows and banks make up a key part of the local landscape and habitats. These help form a continuous wildlife habitat nationwide, which is of huge value to wildlife, supporting priority species such as bastard balm, cirl bunting, hazel dormouse, horseshoe bats and brown hairstreak. • The area has two Strategic Nature Areas (SNA); Furley and Turfmoor. Although these sites are undesignated, these are areas of the Devon countryside which contain higher than average concentrations of existing wildlife habitats. • Four biodiversity action plan (BAP) habitats within the Furley SNA. This shows lowland meadow, fens, traditional orchards and lowland mixed deciduous woodland. <p><u>Sources:</u> State of Devon’s Nature, Local Nature Partnership, 2013 Devon Biodiversity Record Area, Strategic Nature Areas (Sites 215 & 216), 2012</p>	<ul style="list-style-type: none"> • Protect and enhance biodiversity, including designated sites, priority species, habitats and ecological networks, by encouraging and supporting surveying and monitoring of habitats and species. • Prevention, control and eradication of invasive non-native species, especially those that will have the most detrimental effects on biodiversity. • Avoid damage to, and protect, geologically important sites. • Ensure that any new development will not harm nature conservation interests and recognise the need to sustain and improve habitats suitable for biodiversity. • Support and promote sustainable farm management, especially through agri-environment schemes and farm diversification, to benefit the landscape, wildlife and historic environment of the AONB. 	<ul style="list-style-type: none"> • The Furley Chalk Pit SSSI site is considered to be in an unfavourable condition with no change. This indicates that the site is not being actively conserved and will not reach favourable condition unless changes are made to the site management and/or external pressures. • The Plan Area contains two SNAs of local importance. • There is a need to restore and manage orchards as an element of the landscape and biodiversity of the AONB. • Heavy farm traffic leading to damage to roadside hedges and woodland. 	<ul style="list-style-type: none"> • Without the NP, Local Plan policies would be relied upon to ensure that biodiversity, protected species, important habitats and nature conservation sites are protected and enhanced through development, such as rural exception sites. • Objectives (BG 1) from the Blackdown Hills AONB Management Plan, specify that habitats within the Blackdown Hills are to be well managed, restored and extended to form an ecological network that can support more species and ease further movement of wildlife throughout the landscape. 	<p style="text-align: center;">Yes</p>

Table 4.1: Scoping information					
Theme	Characteristics of the Area	Key Messages from PPP Review	Issues	Likely Evolution without the Neighbourhood Plan	Scoped into SEA?
Archaeology and Cultural Heritage	<ul style="list-style-type: none"> The Plan Area contains 1 Grade I, 3 Grade II* and 63 Grade II Listed Buildings, and 1 Scheduled Ancient Monument – Membury Castle. Centuries of human activity have created the intricate patterns of fields, heaths, woods, lanes, hamlets and villages, which contribute greatly to the AONB’s unique historic landscape character. <p><u>Sources:</u> The Blackdown Hills AONB Management Plan, 2014-2019 British Listed Buildings Register</p>	<ul style="list-style-type: none"> Conserve and enhance nationally and locally designated cultural and historical assets as well as those which are undesignated. Maintain and enhance access to cultural heritage assets. Respect, maintain and strengthen local character and distinctiveness. Improve the quality of the built environment. New works, repair and maintenance should utilise the traditional materials used in the area. Encourage opportunities for residents to conserve and enhance their local landscape and celebrate local distinctiveness. Encourage training in traditional heritage skills and support opportunities for local people to explore their cultural heritage. 	<ul style="list-style-type: none"> The Historic England heritage at risk register has stated that Membury Castle is in a declining state with extensive and significant problems. Vulnerability has mainly been caused by excessive plant growth. However, no development supported by the NP would be in a location which could affect Membury Castle. Listed buildings within the Plan Area need to be protected; including their fabric and settings. 	<ul style="list-style-type: none"> Without the NP, Local Plan policies would be relied upon to ensure that heritage assets are not negatively affected by developments, such as rural exception sites. Strategy 48 of the East Devon Local Plan seeks to use local design standards to help towns and villages retain their intrinsic built historic qualities. The Blackdown Hills AONB Design Guide will also help to support this. 	Yes

Table 4.1: Scoping information					
Theme	Characteristics of the Area	Key Messages from PPP Review	Issues	Likely Evolution without the Neighbourhood Plan	Scoped into SEA?
Air	<ul style="list-style-type: none"> The Plan Area experiences good air quality. The East Devon District Council Local Air Quality Management Updating and Screening Assessment, states that there are not any air quality management areas within the Plan Area. <p>Sources: The East Devon District Council Local Air Quality Management Updating and Screening Assessment, 2012-2014</p>	<ul style="list-style-type: none"> Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum. Promotion of walking and cycling as healthy and more preferable options to car for local journeys. 	<ul style="list-style-type: none"> No air quality issues in the Plan Area. 	<ul style="list-style-type: none"> Existing good air quality likely to continue without the Membury NP. Policy EQA 1/A and EQA 2/A in the Blackdown Hills AONB Management Plan aim to safeguard air quality. 	Yes

Climatic Factors	<ul style="list-style-type: none"> • 97% of households in the Plan Area own a car, with 60% having 2 or more cars. • 26.6% of the working population work from home. 32% travel by car, whilst only 6% seek sustainable modes of transport (foot, bicycle or public transport). • East Devon uses on average 6.1 tonnes of CO2 per capita which is nearly 2 tonnes higher than the Exeter District. It is however lower than the county average of 6.4 tonnes. <p><u>Sources:</u> ONS: Car or Van Availability, 2011 ONS: Travel to Work, 2011 Devon County Council, Devon Transport website http://www.cartogold.co.uk/Devon_Transport/Devon.htm</p>	<ul style="list-style-type: none"> • Minimise the effects of climate change. • Support the implementation of sustainable land management techniques to reduce the impact of extreme weather events. • Reduce emissions of greenhouse gases that may cause climate change. • Build resilience to climate change and flood risk. • Focus on identifying activation triggers for responding to flood warnings and set out the process for a coordinated response. • Ensure that all residents are informed of the potential risk of flooding and their appropriate flood evacuation route. • Avoid development in areas of flood risk. • Promote the use of Sustainable Drainage Systems (SDS). • Encourage the use of renewable energy sources to help mitigate the effects of climate change. 	<ul style="list-style-type: none"> • Car ownership is comparatively high in the Parish compared with the rest of East Devon. • The proportion of residents working from home is also 3 times higher than the national average. • There are no public transport routes within the Plan Area. The nearest bus route runs through Yarcombe, approximately 7 km away. The train station in Axminster provides direct services to Exeter and London and is approximately 5 km away. • Developing new housing in the Plan Area could potential increase car use, although the proportion of increase in greenhouse gas emissions as a result is likely to be small. 	<ul style="list-style-type: none"> • The situation is likely to stay the same without the plan. • Policy EQA 1/A and EQA 2/A in the Blackdown Hills AONB Management Plan encourages appropriate, small-scale renewable energy schemes to minimise net emissions of carbon dioxide and other greenhouse gases. 	Yes
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Table 4.1: Scoping information

Theme	Characteristics of the Area	Key Messages from PPP Review	Issues	Likely Evolution without the Neighbourhood Plan	Scoped into SEA?
Soils	<ul style="list-style-type: none"> • The Blackdown Hills has predominantly wet acidic soils which offer perfect growing conditions for woodland environments. • According to the Agricultural Land Classification the Plan Area has a variety of grade 3 (good to moderate) and grade 4 (poor) soil types. • The more loamy acidic soils which are freely draining, have much lower fertility than the impeded, loamy, clayey soils in the area. • East Devon has very limited contaminated land. There are not any areas of contaminated land within the NP area. <p><u>Sources:</u> Natural England, Regional Agricultural Land Classification, 2010 Devon landscape character assessment, Planning Map, 2016</p>	<ul style="list-style-type: none"> • Promote the re-use of derelict land and buildings. • Remediate land contamination. • Protect soil quality and take into account the economic and other benefits of the best and most versatile agricultural land. 	<ul style="list-style-type: none"> • No soil issues identified in the baseline. 	<ul style="list-style-type: none"> • Soils not addressed in the NP so baseline situation likely to remain the same without it. • Policy FLM 1/A from the Blackdown Hills AONB Management Plan aims support and promote 'positive farm management, through agri-environment schemes and farm diversification'. • Continued intensification of agriculture along the valley slopes to support rising food demands, may lead to an increased risk of diffuse pollution in watercourses and soil erosion. 	No

Table 4.1: Scoping information					
Theme	Characteristics of the Area	Key Messages from PPP Review	Issues	Likely Evolution without the Neighbourhood Plan	Scoped into SEA?
Population	<ul style="list-style-type: none"> The Parish has a population of 501 according to the 2011 census, giving a population density of 0.2 per hectare. Of this the 18.5% of the population are aged 18 or under, 24% are aged between 45-59, whilst 40% of the total population are over the age of 60. 98% of the population regard themselves as white British with 2% coming from different ethnic backgrounds. The percentage of people of retirement age is higher than the regional and national average at 29.3%. 57.3% of the population are employed either full time, part time or are self-employed. Levels of self-employment well exceed the regional and national averages. Only 3 out of the 221 households are lone parent households with dependent children. 24% are educated to degree level compared to 15% which hold no qualifications. Nearly 50% hold 5+ GCSE/O Levels. The overall levels of crime in East Devon are lower than for the South West as a whole. <p><u>Sources:</u> ONS: Age structure, Ethnic Group, Economic Activity, Education, Lone Parent Households & Tenure, 2011</p>	<ul style="list-style-type: none"> Ensure social equality and prosperity for all. 	<ul style="list-style-type: none"> The Plan Area reflects the rest of the East Devon area by having an ageing population. The percentage of residents aged between 60-74 is considerably higher than the rest of East Devon and the South West. The percentage of residents aged between 19 and 44 is lower than the national average and the East Devon area. This may reflect a high number of people moving away to find jobs and more affordable homes. 	<ul style="list-style-type: none"> Baseline situation is likely to stay the same without the plan. The population is aging. More people aged between 19-44 may continue to move away from the area if they can't find an affordable home or appropriate job in the area. The East Devon Local Plan aims to support initiatives that promote enhanced opportunities for access to further education, housing suitable for first time buyers and training /apprenticeships posts for young people. (Strategy 31) Strategy 4 of the East Devon Local Plan focuses on creating communities which are more age-balanced. 	Yes

Table 4.1: Scoping information

Theme	Characteristics of the Area	Key Messages from PPP Review	Issues	Likely Evolution without the Neighbourhood Plan	Scoped into SEA?
Human Health	<ul style="list-style-type: none"> • 88% of the population consider their health to be good to very good. • 3% rate their health as bad to very bad. • 14.5% consider their day to day activities to be limited either a little or a lot. • The nearest GP is located 3.1 miles away in Axminster. • According to the Index of Multiple Deprivation (IMD) 2015, Membury is not considered deprived in regards to health deprivation and disability domain. <p><u>Sources:</u> ONS: Key Census Figures, 2011 Index of Multiple Deprivation, 2015</p>	<ul style="list-style-type: none"> • Help people to remain well and independent in their own homes for as long as possible. • Generate a greater understanding of future demands on health and care services. • Deliver safe and secure networks of green infrastructure and open space. • Improve public health by strengthening local public health activities which connect people with nature. • Improve access to high quality open spaces and opportunities for sport and recreation in order to contribute to the health and well-being of communities. • Ensure everyone has access to local, good quality health and social care services that meet their needs, especially children and older people. 	<ul style="list-style-type: none"> • The lack of public transport, and health facilities within the village may make it harder for vulnerable residents to get the care that they need. 	<ul style="list-style-type: none"> • Baseline situation likely to stay the same without the NP. • The East Devon Local Plan, plans to provide more suitable retirement and downsizing accommodation with the aim of encouraging health and independence of the older population. 	No

<p style="text-align: center;">Material Assets</p>	<ul style="list-style-type: none"> • The local school provides primary education to the village and surrounding hamlets. It has recently added a pre-school. • Membury has a village shop and post office which doubles as a licensed meeting place and 'communication hub'. • The Plan Area has good access to the surrounding countryside. • Membury is within the top 10% most deprived in the country with regards to barriers to housing, according to the IMD, 2015. • The average house price in the area is £469,400 which is over double the UK average of £232,885. <p>Sources: Zoopla.co.uk Index of Multiple Deprivation, 2015</p>	<ul style="list-style-type: none"> • Enable housing growth and deliver a mix of high quality housing to meet local needs. • Ensure that housing growth requirements are accommodated in the most sustainable way. • Priority to address the housing needs of older people and small households, especially in rural communities. • Help to create balanced communities by ensuring that the infrastructure of both physical and service elements is adequate for the population in each locality. • Improve public rights of way across the area which will also conserve and enhance the special qualities of the AONB. • Support the expansion of electronic communications networks, including telecommunications and high speed broadband. 	<ul style="list-style-type: none"> • Lack of affordable housing. • There is a need to protect community facilities and ensure people can access them. • A lack of recreational and sports facilities has been identified in the parish, as recognised within the East Devon Local Plan. 	<ul style="list-style-type: none"> • Policy RC2 and RC4 of the East Devon Local Plan aims to improve and create more recreational facilities. • The EDLP does not believe that further housing development in the area would be sustainable, despite the need for more homes, particularly affordable ones. It is unlikely for there to be any small scale development without the NP. • Community facilities and local businesses such as shops / post office need people to be able to access and support them 	<p style="text-align: center;">No</p>
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2 How the Plan and its Alternatives were Assessed

The sustainability issues and the environmental protection objectives of other plans, programmes and policies which are relevant to the Membury Neighbourhood Plan have been reviewed and used to develop a framework of sustainability objectives and sub-objectives.

The SEA Framework is presented in Table NTS.2.

Table NTS.2: SEA Framework of Objectives	
SEA Topic	SEA Objective
Material Assets and Population	SEA 1: To ensure everybody has the opportunity to live in a decent home.
	SEA 2: To ensure that all groups of the population have access to community services.
	SEA 3: To maintain and improve cultural, social and leisure provision.
Archaeology and Cultural Heritage	SEA 4: To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon.
	SEA 5: To maintain the local amenity, quality and character of the local environment
Landscape	SEA 6: To maintain and enhance built and historic assets.
Biodiversity, fauna & flora	SEA 7: To conserve and enhance the biodiversity of East Devon.
Climatic Factors	SEA 8: To contribute towards a reduction in local emissions of greenhouse gases

Seven alternatives have been assessed. These are:

1. Draft Membury Neighbourhood Plan (dated March 2017);
2. No Neighbourhood Plan;
3. Alternative plan which does not identify where or how much new development is suitable;
4. 1-8 new dwellings during Neighbourhood Plan period;
5. More than 15 new dwellings during Neighbourhood Plan period;
6. New dwellings in Membury village only; and
7. All new development is barn/outbuilding conversions and new agricultural dwellings only.

Alternatives 4 to 7 were consulted on in the Membury Parish Neighbourhood Plan Housing Questionnaire in August 2014, prior to the drafting of the Neighbourhood Plan policies. In the assessments of these alternatives, it has been assumed that, if any of the alternative approaches had been chosen, the rest of the plan policies would have been worded as in the March 2017 version of the draft Neighbourhood Plan.

Each of the plan options were assessed against the SEA objectives. The significant effects of each objectives were scored accordingly, using Table NTS.3 below.

Table NTS.3: Key to Significance	
Significance colour / symbol	Definitions of Significance
++ Significant positive	Policy or option supports the achievement of this objective and all of the sub-objectives and could result in a potentially significant beneficial effect
+ Minor positive	Policy or option supports the achievement of this objective although it may have only a minor beneficial effect
- Minor negative	Policy or option appears to conflict with the achievement of this objective and may result in minor negative effects.
-- Significant negative	Policy or option works against the achievement of this objective and may result in a potentially significant negative effect e.g. loss of all or part of a designated ecological site of national importance.
N Neutral	Policy or option has no impact or effect and is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
? Uncertain	Uncertain or insufficient information on which to determine the appraisal at this stage

3 Findings of Assessment

3.1 Performance of Alternatives

The performance of the alternatives to the draft Membury Neighbourhood Plan are presented within Table NTS 4. Mitigation has been suggested in instances where potential negative or uncertain effects have been identified. This looks how negative and uncertain effects could be lessened or overcome.

Plan Option	SEA Objectives							
	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8
2) No Neighbourhood Plan	--	--	--	--/?	--	-/?	--	-/?
	<p>Summary:</p> <p>Due to the uncertainties, this option has performed badly. Without the NP the size of development is unknown, but it has been assumed that very little would come forward. It is possible that community facilities such as the school and post office would be gradually lost over the long term. The Membury Design Statement promotes high quality design whilst being sensitive to the surrounding environment and landscape. It has been included within the draft NP, but without the NP it is unlikely that the Statement will be given as much consideration in development.</p> <p>There is a current need to protect biodiversity (SEA 7) within the area, and without a NP the conditions are likely to remain the same. The affects of the 'no plan option' on emissions (SEA 8) are fairly uncertain. In the short-term conditions are likely to remain the same if not worsen, but in the longer term, with advances in technology, the condition could improve.</p>							
	<p>Mitigation: No mitigation has been put forward for this option. For this alternative, uncertainties could be mitigated through a Neighbourhood Plan.</p>							
	<p>Mitigation: No mitigation has been put forward for this option. For this alternative, uncertainties could be mitigated through a Neighbourhood Plan.</p>							
3) Alternative Plan which does not identify where or how much new development is suitable	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8
	?	-	-	?	?	-/?	?	-/?
	<p>Summary:</p> <p>Due to the unknown size and location of development, the possible effects of this option are uncertain. There is potential for a larger development to deliver more affordable homes and address the age imbalance. The location of development is a big concern, as development on the periphery of the NP area, could detract from the facilities of Membury, as residents may well be more inclined to use the facilities in Chard and Axminster.</p> <p>There is potential for development to have a negative impact on the character of the area (SEA 5), but the Membury Design Statement should have an influence on development. More development</p>							

Table NTS 4: Findings of Assessment Alternatives

Plan Option	SEA Objectives							
	<p>could give rise to the number of cars in the Parish and subsequently increasing greenhouse gas emissions.</p> <p>Mitigation: A maximum number of houses should be specified for the village and each of the hamlets. Development applications would need to be considered on a case by case basis and each would be expected to inform on the potential impacts on landscape, biodiversity, flooding and heritage assets.</p>							
4) 1-8 New Dwellings During NP Period	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8
	+	+	N	N	N	+	+	N
	<p>Summary:</p> <p>Overall this option has performed fairly well, due to its limitation in development size. Development would help to support the local facilities but this contribution would small, and it is unlikely that it will make improvements to the existing facilities. The smaller development is likely to be more controlled, and therefore, with the backing of policies within the NP, negative effects on the landscape character (Policy BHE1), biodiversity (Policies NE1, HP4) and historic assets (Policies HP1, BHE1) are likely to be minimal.</p>							
	<p>Mitigation: No mitigation required</p>							
5) More than 15 new Dwellings During NP Period	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8
	++	++	++/?	-/?	-/?	-/?	-/?	-/?
	<p>Summary:</p> <p>The effects of this option are varied. On the positive side, a larger development would help support the local facilities and could lead to the improvement of some. Larger developments could give way to some more affordable homes, and works positively towards objective SEA 1.</p> <p>Due to an unspecified upper limit of housing, development could result in significant negative effect on the landscape character (SEA 4). Development could be placed in some of the surrounding hamlets were the facilities will not be able to support the level of development. High quality design could be implemented, and policies BHE1 and BHE2 within the NP could help to support this, but there is a risk that the local character could be loss, and heritage assets may be encroached upon.</p> <p>Biodiversity is unlikely to be conserved and enhanced with a larger scale development, but policy NE 1 within the NP may help offset negative impacts. Larger construction sites will pose a greater risk than smaller ones, particularly the size and quantity of HGV vehicles.</p> <p>A larger development will bring more cars into the Parish, putting a greater stain on the small roads and country lanes. Development within walking/cycling distance to facilities would work positively</p>							

Table NTS 4: Findings of Assessment Alternatives

Plan Option	SEA Objectives							
	towards reducing emissions. However, development on the out edge of the NP area may encourage residents to travel to Chard or Axminster, resulting in more private car journeys.							
	Mitigation: A maximum number of houses, and their location needs to be agreed. Development applications would need to be considered on a case by case basis and each would be expected to inform on the potential impacts on landscape, biodiversity, flooding and heritage assets.							
6) New Dwellings in Membury Village Only	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8
	++/?	++/?	++/?	-/?	-/?	?	+	+
	<p>Summary:</p> <p>This option has performed fairly well, but there are some areas which are uncertain and could result in a minor negative effect.</p> <p>Housing (SEA 1) has on the whole performed well, but development may be constrained by the available land and space within the village. The size and scale of development is unknown, but a larger development has potential to provide a number of affordable homes. The option provides a little more certainty that the village facilities would be supported, and may well result in the provision of more facilities.</p> <p>Due to the unspecified number of potential new dwellings there is a risk the concentrating new development in Membury could affect the character of the village. It is however, assumed that development in Membury would be supported by policy NE1 in the NP, in order to reduce adverse affects.</p> <p>The effect upon heritage assets is uncertain, and would be dependent upon location of development. Development would need to be sensitive.</p> <p>Adverse impacts on biodiversity would need to be minimised, but this should be supported by NP policy NE1. This option would place more residents within walking/cycling distance of the village facilities, which could help reduce number of cars on the roads. There will however, remain a reliance on private cars.</p>							
7) All New Development is	SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8
	+	+/?	N	+	+	+	+	N

Table NTS 4: Findings of Assessment Alternatives

Plan Option	SEA Objectives
Barn/Outbuilding Conversions and New Agricultural Dwellings Only	<p>Summary:</p> <p>Overall this option has perform fairly well, and the current situation is likely to be maintain or slightly enhanced. There is potential for this option to provide a number of new dwellings, but it would be more constraint than the other plan options, as it would dependant upon barn/outbuildings available for conversion. This is could lead to more scattered development around the Parish, which is not necessarily well locate to Membury and its facilities.</p> <p>The conversion of barns and outbuildings should be relatively easy to control with regards to potential negative impacts on the landscape and local character. NP policy NE1 should help to support this. Providing that development is sensitive, it should not have a negative impact on heritage assets, and in some instances, where development would be on a listed building, it may work towards enhancing and restoring them.</p> <p>Development is unlikely to have a negative impact on biodiversity, but is unlikely to enhance it. NP Policy NE1 will help to reduce negative impacts on the surrounding natural environment. Due to the small scale of development, it is unlikely that it will have a negative effect on emissions (SEA 8). NP Policy ECL1 supports the provision of small scale renewable generation, which could be incorporated within these developments.</p> <p>Mitigation: The NP should be used to guide developments within walking and cycling distance to Membury in order to support village facilities.</p>

3.2 Performance of the Membury Neighbourhood Plan

No significant negative effects were identified in the assessment of the Draft Membury Neighbourhood Plan.

Significant positive effects have been identified in relation to the provision of housing, access to cultural, social and leisure provision and biodiversity.

Table NTS.5 presents the performance of the Neighbourhood Plan.

Table NTS.5: Performance of the Membury Local Plan							
SEA Objectives							
SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8
++	++	++	++	++/?	+	++/?	?/+-
<p>Summary:</p> <p>The NP (Policy HP1) supports the development of ~10-15 new dwellings, which contributes to the achievement of SEA 1. The NP (Policy HP2) supports the provision of conversions, extensions of dwellings and outbuildings, which could offer affordable homes. Self build housing is also supported. Through policy HP3, support will be provided to local families and the elderly, through the Community Land Trust. Policy F1 will ensure that development will be avoided in areas at risk from flooding.</p> <p>The plan aims to maintain and increase the range of available facilities, including footpaths and bridleways. Development will hopefully see these facilities fully supported and utilised by the community.</p> <p>Development will have to demonstrate that they will not have a negative impact on the surrounding landscape. Housing policies have stipulated that there should be no more than 3 new dwellings per settlement, which should help to minimise the impact on the landscape character. The NP promotes high quality design that respects and enhances the local character of the Parish. There is strong support of the Blackdown Hills AONB Management Plan objectives, with emphasis on limiting light pollution and instilling tranquility.</p> <p>Policy BHE1 support the protection of historic assets but does not encourage enhancement, hence why a minor negative has been identified. However, housing policy HP1 requires that effects of housing development do not harm the heritage or character of the village or hamlet.</p> <p>Policy NE1 will ensure that biodiversity is protected and improved where necessary, including tree planting and protection of orchards and raised hedgerows. The Plan has not considered the Furley Chalk Pit Site of Scientific Interest (SSSI), but development is likely to be contained within the hamlet of Furley and should not impact on the SSSI.</p> <p>New development will support the existing services and facilities within Membury and therefore reduce the length of some journeys made by residents. It also allows some journeys to be made by foot or cycle. Development within walking and cycling access of Membury would work positively towards objective SEA 8. However, without known locations for development it is difficult to determine. Policy ECL1 supports the proposal for both small, medium and large scale renewable and low carbon energy generation, providing that they are sensitive to the area's natural beauty.</p>							
<p>Mitigation: The Neighbourhood Plan could encourage the inclusion of electric car charging points in new residential developments. Development boundaries need to be defined.</p>							

4 Mitigation

The following mitigation for negative and uncertain effects has been recommended:

- The Neighbourhood Plan could encourage the inclusion of electric car charging points in new residential developments.
- The Definition of Infill before Policy HP1 and the wording of Policy HP5 should require new housing developments in the defined hamlets and Membury village to be “physically very well related to the built form of the village” rather than referring to existing development boundaries which have not been defined within the Plan.

5 Monitoring

The SEA Regulations require monitoring of the significant environmental effects of implementing the Membury Neighbourhood Plan. SA monitoring will cover the significant economic and social effects, as well as the environmental ones.

Monitoring undertaken on the Membury Neighbourhood Plan should help to:

- Monitor the significant effects of the Membury Neighbourhood Plan;
- Track whether the Membury Neighbourhood Plan has had any unforeseen effects; and
- Ensure that action can be taken to reduce / offset the significant positive and negative effects of the plan

Table NTS.5 sets out proposed monitoring for the Membury Neighbourhood Plan.

Table NTS.6: Proposals for Monitoring the Sustainability Effects of Implementing the Membury Neighbourhood Plan	
Potential significant effects and uncertainties	What needs to be monitored?
Greenhouse gas emissions	District-wide monitoring of greenhouse gas emissions.
Potential negative effects on biodiversity nature conservation sites, habitats and species.	Ecological assessments submitted with planning applications. Planning obligations requiring incorporation of ecological mitigation in the designs of developments in accordance with NP policy NE1.
Numbers of new dwellings	Housing completions. Completed extensions and conversions of outbuildings into dwellings or accommodation for carers.
Community facilities	Total number of community facilities and services in Membury village.
Local and landscape character	Number of planning applications granted permission which are not in accordance with the Membury Design Statement.

6 Next Steps

The Environmental Report will be consulted on alongside the Pre-Submission version of the Membury Neighbourhood Plan for a six-week period between 14th August and 25th September, 2017.

Following consultation, any necessary amendments will be made to the SEA and the Neighbourhood Plan in response to comments received. Should any changes be made to the Neighbourhood Plan which are considered to be significant, the SEA will be updated and the final Submission version of the Neighbourhood Plan will be accompanied by an updated version of the Environmental Report.

The Submission version of the Plan will then be formally submitted to East Devon District Council along with the Environmental Report, after which an Independent Planning Inspector will be appointed to examine the plan in a series of public meetings. Should the independent Planning Inspector find the Neighbourhood Plan to be in conformity with the basic conditions, then it will go forward to be the subject of a referendum, to be voted upon by the residents of the Parish. If the referendum is successful, the Neighbourhood Plan will then be 'made' by East Devon District Council and adopted as a part of the statutory Development Plan for the District.