



**Membury Neighbourhood Plan
Strategic Environmental Assessment
Environmental Report**



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Prepared by:

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Glossary and Definitions

AMR (Authority Monitoring Report)	A document within the LDF that monitors progress in implementing the Local Development Scheme and the effectiveness of the Council's adopted policies.
Cumulative Effects	<p>Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect. Includes synergistic effects where interactions produce a total effect greater than the sum of the individual effects.</p> <p>Cumulative effects are also taken to mean 'in-combination effects' under the Habitats Directive, where other plans or projects in combination with a plan might affect European sites.</p>
Development Plan	The statutory framework for planning decisions, comprising the Development Plan Documents prepared by local planning authorities (including the County Council and District Councils).
Direct/ Indirect	Distinguishes between effects that are a direct result of the policy (e.g. land loss) or are secondary, they occur away from the original effect or as a result of a complex pathway.
DPD (Development Plan Document)	A document containing local planning policies or proposals which form part of the Development Plan, which has been subject to independent examination.
Duration	
Short term:	0 – 5 years
Medium term:	5 - 12 years (e.g. up to the end of the plan period)
Long-term:	12+ years (e.g. beyond the end of the plan period)
Frequency	<p>Described in this report as either:</p> <ul style="list-style-type: none"> • Continual; or • Defined by number of occurrences (e.g. per annum); or • Intermittent.
Irreversible	The receptor would require significant intervention to return to (future) baseline condition, e.g. development of greenfield land for housing developments.
LDD (Local Development Document)	The main group of documents within the LDF, comprising Development Plan Documents and Supplementary Planning Documents.
LDF (Local Development Framework)	<p>A local development framework is the spatial planning strategy introduced in England and Wales by the Planning and Compulsory Purchase Act 2004. The LDF consists of a number of compulsory documents as well as optional documents. The compulsory documents are:</p> <ul style="list-style-type: none"> • Local Development Documents;

	<ul style="list-style-type: none"> • Development Plan Documents; • Statements of Community Involvement; • Annual Monitoring Report; and • Local Development Scheme.
Local Plan	A plan prepared by District, Unitary and National Park authorities but which is being superseded by Development Plan Documents.
Neighbourhood Plan	Communities in England have the option to prepare a Neighbourhood Plan. A Neighbourhood Plan should support the strategic development needs set out in the Local Plan and plan positively to support local development. It must address the development and use of land. If successful at examination and referendum a Neighbourhood Plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority.
NPPF (National Planning Policy Framework)	Published in March 2012, the National Planning Policy Framework (NPPF) sets out the Government planning policies for England and how these are expected to be applied. The NPPF consolidates and replaces most previous planning policy guidance from Government. The NPPF is supported by the National Planning Practice Guidance (NPPG).
Magnitude	High ~80%+ receptor or environmental capacity affected. Medium ~40-80% of receptor or environmental capacity of affected Low ~20-40% of receptor or capacity affected
Permanent	Lasting or intended to last or remaining unchanged indefinitely e.g. arising from infrastructure or continual effects from traffic
Probability	Low ~20-40% e.g. not likely that a receptor will be affected or effect will occur based on available evidence Medium ~40-80% High ~ >80% e.g. highly likely that a receptor will be affected or effect will occur based on available evidence.
Reversible	The receptor can return to (future) baseline condition without significant intervention, e.g. management or operational measures.
SA (Sustainability Appraisal)	A systematic process incorporating the requirements of the SEA Directive, aimed at appraising the social, environmental and economic effects of plan strategies and policies and ensuring that they accord with the objectives of sustainable development.
SCI (Statement of Community Involvement)	A document within the LDF setting out the District Council's proposals for involving the local community and other stakeholders in the preparation of LDDs and the determination of planning applications.
SEA (Strategic Environmental Assessment)	A process required by EU Directive 2001/42/EC (known as the SEA Directive) and the SEA Regulations (Statutory Instrument No. 1633) for the formal assessment of certain plans and programmes which are likely to have significant effects on the environment.

<p>Spatial extent</p>	<p>Local – Effects contained to within the Membury Neighbourhood Plan area;</p> <p>Blackdown Hills AONB / East Devon District - Effects extend beyond Neighbourhood Plan area into wider area;</p> <p>Regional – effects within the South West;</p> <p>National - Effects within England or the UK but extending beyond region;</p> <p>International / Transboundary - Effects extending beyond the UK</p>
<p>Temporary</p>	<p>Lasting for only a limited period of time; not permanent e.g. during construction.</p>

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1 Introduction

Membury Parish Council ('the Parish Council') has commenced preparation of the Membury Neighbourhood Plan. The plan sets out visions for the village through to 2031 and is supported by a set of planning policies and a series of specific community actions / projects. The Membury Neighbourhood Plan has been subject to a Strategic Environmental Assessment (SEA).

1.1 What is this report?

SEA is a method of considering and broadly evaluating the likely impact of a public plan, programme or strategy on the environment.

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 aim to achieve environmental protection at a strategic level, and to integrate the consideration of the environment into the preparation and adoption of plans, with a view to promoting sustainable development.

An Environmental Report (ER) (this report) is required by the SEA Regulations as an output an environmental assessment. The ER needs to identify, describe and evaluate the likely significant effects on the environment of implementing a plan or programme. Table 1.1 summarises how this ER meets the requirements of the SEA regulations.

Table 1.1: How the Requirements of the SEA Regulations have been met	
SEA Regulations – requirement for an Environmental Report	Where covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated.	The whole SA Report does this.
An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	The contents and main objectives of the plan are presented in Section 2. The plan's relationships to other plans and programmes is presented in Section 4, Table 4.1.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme and the environmental characteristics of areas likely to be significantly affected.	Section 4, Table 4.1
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Section 4, Table 4.1.

Table 1.1: How the Requirements of the SEA Regulations have been met	
SEA Regulations – requirement for an Environmental Report	Where covered in Report
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 4, Table 4.1.
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).	Section 5. Detailed assessments can be found in Annex B, assessment tables B.1 and B.2.
The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Section 5.
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 3 (Sections 3.6 & 3.7). Difficulties in collating the scoping information are presented in Section 4. Alternatives assessed are described in Section 5. Assumptions and uncertainties are presented in the detailed assessment tables in Annex A (Tables A.1 and A.2).
A description of measures envisaged concerning monitoring in accordance with Regulation 17.	Section 6.
A non-technical summary of the information provided under the above headings.	See separate Non-technical Summary.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Regulation 12(3) and (4))	The whole SA Report does this.
Consultation Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Regulation 13).	The public and environmental authorities have been given the opportunity to comment on this report. The consultation information is provided in Section 2.

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.

A Neighbourhood Plan must address the development and use of land, and support the strategic development needs set out in the Local Plan (as outlined in paragraph 16 of the National Planning Policy Framework). If successful at examination and referendum phases, and has been brought into legal force by the planning authority, the Neighbourhood Plan will become part of the statutory development plan, and attain the same legal status as the Local Plan.

1.3 How to comment on this report

This report will be consulted on alongside a revised pre submission draft of the Membury Neighbourhood Plan for a six week period between 14th August and 25th September 2017.

Please respond to: Memburyplan@gmail.com By 25/09/2017	The Pre-submission draft will be available from: https://membury.org.uk/
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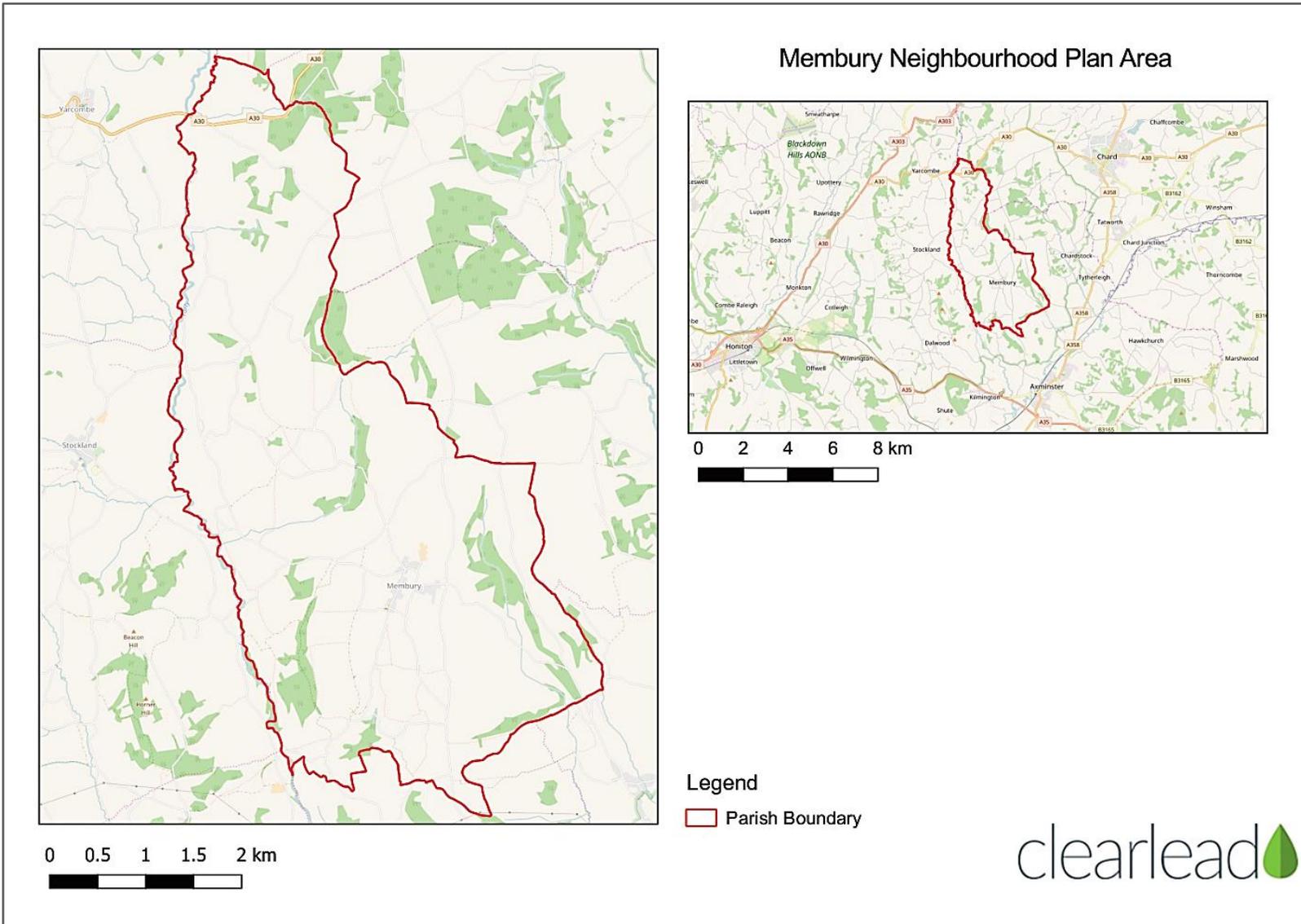
2 The Membury Neighbourhood Plan

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

Public consultation was undertaken with the community of the Parish during 2014 in the form of an exhibition and a general questionnaire. A housing needs survey was undertaken by the Community Council of Devon in August 2014 to identify affordable housing need. A subsequent Housing Questionnaire was distributed to parish residents during July 2015. The community consultation was used to then develop policies during 2015 / 2016 and a draft Neighbourhood Plan was consulted on in March 2016.

The Membury Neighbourhood Plan will form an important part of the statutory development plan for the area. It will guide the way in which development is delivered in the town throughout the plan period. Planning applications will need to be in general conformity with the Membury Neighbourhood Plan prior to receiving consent. The Neighbourhood Plan itself will need to be in general conformity with the East Devon Local Plan 2016-2031, adopted 28th January 2016.

Figure 2.1 The Membury Neighbourhood Plan Area



The draft vision for the Membury Neighbourhood Plan is reproduced in Box 1, below.

Box 1: Vision Statement of the Membury Neighbourhood Plan

“To maintain and enhance the unique character and sense of community within Membury parish whilst permitting small scale sustainable growth that is in line with the needs and wishes of the community.”

A draft set of objectives for the Membury Neighbourhood Plan are presented within Box 2. The vision and objectives have been developed through public consultation exercises undertaken as part of the plan preparation to date.

Box 2: Objectives of the Membury Neighbourhood Plan

Natural Environment:

- Retain and enhance the existing beauty of the Parish by encouraging the planting of native trees and hedges along with the preservation of the existing Devon banks.
- Resist any development of road schemes likely to have an adverse effect on tranquility or dark skies and seek ways to reduce any existing impact.

Built & Historic Environment:

- Work with East Devon District Council and applicants to ensure that any new developments, alterations or extensions are carried out according to the Blackdown Hills AONB Design Guide and the Membury Village Design Statement.
- Ensure that the size, scale, location and materials used for any development minimises its visual impact on the essential character of the AONB and the village. All design should be sympathetic to the traditional built character of Membury.
- Encourage the protection of historic assets and protect and enhance any other important heritage and historic buildings and archaeological sites.
- Protect the area's heritage by:
 - Retain the hamlets individuality;
 - Resist any unessential signage; and
 - Encourage growth of native trees flora and fauna.

Box 2 Continued: Objectives of the Membury Neighbourhood Plan

Housing & Population:

- Recognise the existing built form and boundaries of Membury and the surrounding hamlets and resist any new housing development outside these confines.
- Look favorably upon new housing development which meets Parish needs and/or supports the ageing population as well as young families.
- Support development where it re-uses redundant or disused sites or buildings which meets the criteria of the Neighbourhood Plan and would ultimately lead to an enhancement of the setting.
- Support schemes which will benefit the rural economy and/or society and improve the overall sustainability of the Parish.

Community & Facilities:

- Support the sensitive and necessary maintenance and improvement of local facilities and amenities to help their continued viability.
- Where possible increase the range of facilities and amenities available.

Flooding:

- To work with East Devon District Council and applicants to ensure that any new development, alteration or extension are at least flood neutral.
- To ensure that specific reference to surface water run-off handling is addressed in the planning application stages of any new development.
- To work with East Devon District Council to ensure good maintenance of the installed flood scheme.

Transport & Access:

- Support the appointed Footpath Warden
- Promote, protect, maintain and enhance the existing network of footpath and bridleways.
- Support small-scale improvement projects for footpaths and bridleways.

Economy & Employment:

- Actively pursue advances in communication technology and support the provision of high-speed broadband and mobile phone signal to every property in the parish.
- Support the diversification of farm businesses and the conversion of agricultural buildings where it is shown to be necessary to help ensure the continued viability of the farm.
- Encourage measures to uphold best practice farming methods, especially the management of land within a flood catchment area.

Energy & Low Carbon:

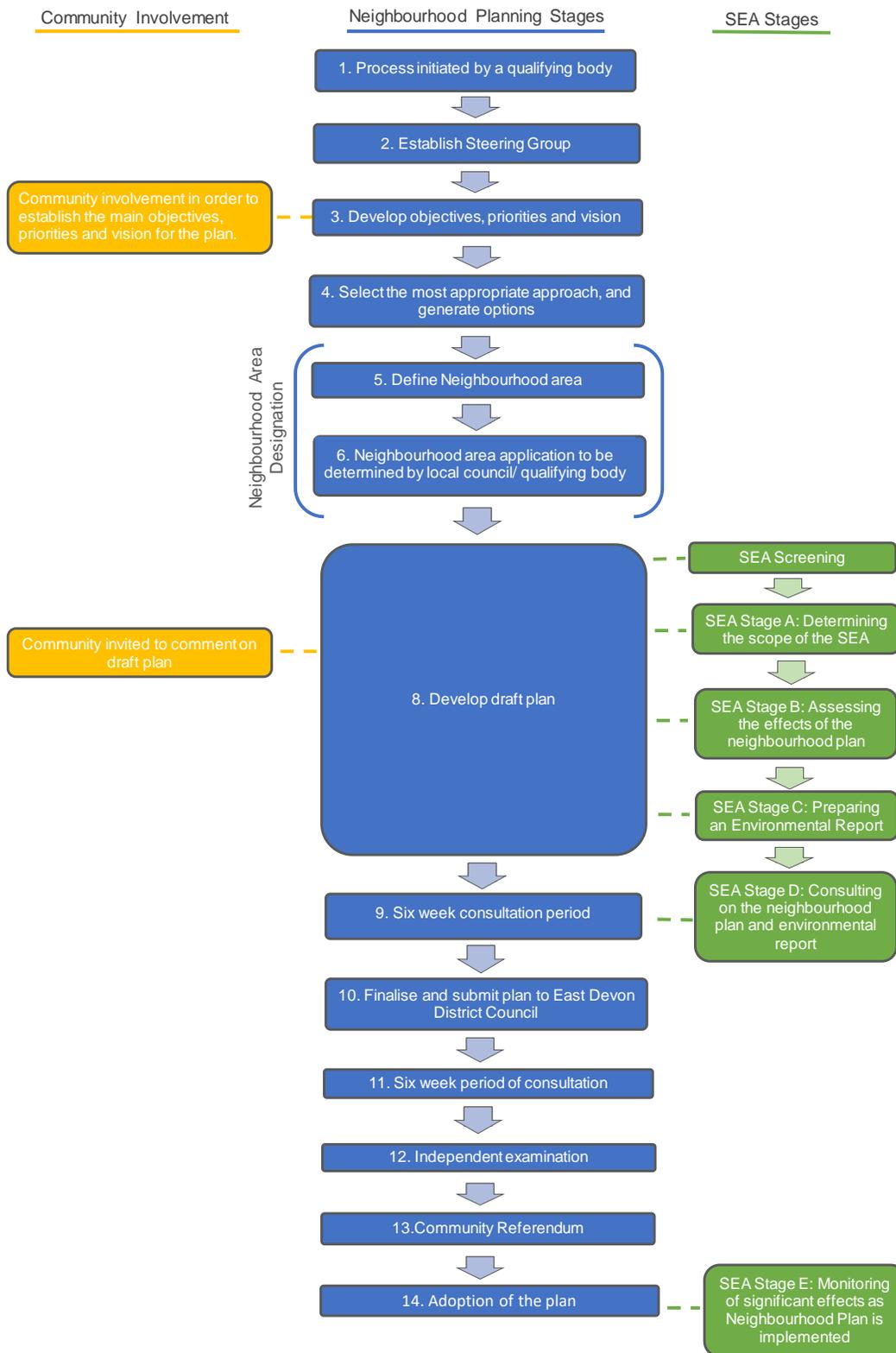
- Ensure that any renewable or low carbon energy schemes are sensitively sited and screened to protect the essential qualities of the AONB.
- Resist large-scale and obtrusive renewable or low carbon energy schemes that are likely to have a negative impact on the natural and built environment.
- Develop possible ecological solutions to energy conservation and generation using any natural features within the constraints of all other policies.

3 Methodology

3.1 Introduction

The SEA process is presented alongside the Neighbourhood Plan development process in Figure 3.1. The figure shows that SEA screening occurred once a draft plan had been prepared.

Figure 3.1: Neighbourhood Plan Development Against the SEA Process



3.2 Screening to determine whether a SEA is required

There is no legal requirement for all Neighbourhood Plans to result in the production of an accompanying SEA; however, Local Authorities are legally obliged to screen Neighbourhood Plans and advise the plan producers as to whether an SEA is required, based on the contents of the plan.

A draft version of the Membury Neighbourhood Plan (Membury Parish Council, October 2016) has been assessed by East Devon District Council, as the Competent Authority, to determine whether it requires a SEA in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

The screening report prepared by EDDC concluded that the Membury Neighbourhood Plan requires an SEA for the following reasons:

- Carbon emissions: The Membury Neighbourhood Plan sets a framework for developments within the neighbourhood area and whilst it stops short of allocating particular sites for development, it does promote development in areas that are not considered acceptable for development in the Local Plan. Policy HP1 of the Neighbourhood Plan supports limited development in various settlements including the village of Membury (although other policies make this unlikely) and four hamlets in the Parish. The District Council has raised concerns that as the hamlets in particular are not served with services and facilities the primary mode of travel for new residents will most likely be by private motor vehicle. The District Council has identified that this could have a negative environmental impact through the increased level of carbon emissions associated with car usage.
- Landscape: The entirety of the Neighbourhood Area is covered by the East Devon Area of Outstanding Natural Beauty (AONB). As the Plan does not allocate specific sites for development it is unclear on the specific impact of plan proposals on the AONB. However, as the plan supports development on a greater scale and in different locations than would otherwise be supported through the Local Plan, an impact is likely and Natural England concurs with this conclusion, in the letter appended to the screening opinion.
- Biodiversity, flora and fauna: the parish contains a single Site of Special Scientific Interest (SSSI: Furley Chalk Pitt). Development could not be situated near this site as a result of the plan as it is outside the hamlet of Furley, which has been identified as one of the hamlets where development could be permissible. Natural England agree with this statement and states that “the site is therefore unlikely to be affected by impacts from small scale housing in nearby settlements or other plan proposals”.
- Archaeology and cultural heritage: 68 listed buildings and features are situated across the parish and within the village and hamlets. There is also a single ancient monument at Membury Castle near the village of Membury. As the plan does not allocate individual site locations, it is unclear as to the particular impact there may be on heritage assets. However, as more development is promoted through the Neighbourhood Plan, the likelihood of impact on historic assets in the parish is increased.

3.3 Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

Stage A of the SEA focuses on collecting baseline information, identifying environmental issues and establishing the main scope and objectives of the SEA. Identification of other relevant plans and programmes is also undertaken to demonstrate how the plan is affected by outside factors.

Scoping has been completed, which involved the preparation of a Scoping letter in April 2017. The Scoping letter was consulted on with the statutory consultees¹ and East Devon District Council planning officers between 5th May and 9th June (a period of 5 weeks). The Scoping letter presented baseline information on the environmental characteristics of the plan area in accordance with the topics required by the SEA Regulations (see Table 3.1), including the likely evolution of the baseline without the Neighbourhood Plan. The Scoping letter 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.

Table 3.1: Topics Required by the SEA Regulations
Air
Biodiversity, fauna and flora
Climatic factors
Human health
Population
Material assets
Landscape
Archaeology and Cultural Heritage (including architectural and archaeological heritage)
Water
Soils

¹ Natural England, Historic England, and the Environment Agency

The scoping letter proposed scoping out some SEA topics from further consideration because it was considered that the draft Neighbourhood Plan (which was available at the time the scoping letter was prepared) would not result in any significant effects in relation to:

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

The consultation comments received are reproduced in Annex A. The key points are summarised in table 3.2.

Table 3.2: Key Points from Scoping Consultation Comments	
Consultee	Key Points
Natural England	Confirmed that it is satisfied with the proposed scope of the SEA and had no further data or documents to provide.
The Environment Agency	Confirmed that it considered the scope of the SEA to be appropriate, in particular with regard to the water environment and flood risk.
Historic England	The role that historic assets play in defining the special and locally distinctive qualities of the plan area should be considered. It suggested that the Archaeology and Cultural Heritage topic should be scoped into the SEA and also provided additional data and documents in relation to Archaeology and Cultural Heritage
East Devon District Council	In general, officers considered it premature to “scope out” themes until there is further consideration of the content of the Neighbourhood Plan. Specifically, they disagreed with scoping out “archaeology and cultural heritage”.

Via subsequent correspondence with East Devon District Council planning officers, it was agreed that the Archaeology and Cultural Heritage topic would be scoped into the SEA, which was also requested by Historic England. Soils, human health and water remain ‘scoped out’ of the SEA.

The agreed scope of the SEA is presented in Section 4 of this document. The scoping stage has culminated in the agreement of a SEA Framework of objectives presented in Table 3.3, against which to test the Neighbourhood Plan and its alternatives.

3.4 Stage B: Developing and refining alternatives and assessing effects

During this stage alternatives to the draft plan are developed and refined. The alternatives are then each assessed to the same level of detail to allow comparison of their environmental effects to be made in order to aid decision making.

As the Membury Neighbourhood Plan was screened and determined to require an SEA during Stage 8 of the plan prepared process (when a draft plan was available), this SEA stage has consisted of defining the reasonable alternatives to the draft plan, including a number of alternatives which were previously consulted on and assessing these alternatives alongside the draft Neighbourhood Plan (dated March 2017).

The alternatives assessed are listed in Section 3.6.

3.5 Stage C: Preparation of the Environmental Report

The ER is the main output of the SEA. It presents information on the effects of the “draft plan or programme” to inform formal public consultation.

This stage involves identifying the significant environmental effects of the draft Membury Neighbourhood Plan including short, medium and long term; permanent and temporary; positive and negative effects and documenting the SEA process and presenting the findings within an ER (this document).

The draft Membury Neighbourhood Plan policies (dated March 2017) and identified reasonable alternatives have been assessed against the SEA Framework of objectives. The findings of the assessments are presented within Section 5.

3.6 What has been assessed?

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 July 2015, which was 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.

3.7 How has it been assessed?

The draft plan policies have been assessed against the SEA Framework of objectives presented in Table 3.3. The SEA objectives have been drawn directly from the Sustainability Appraisal of the East Devon Local Plan (East Devon Local Plan, Sustainability Appraisal Report, August 2015), in order to ensure consistency with the SA of the Local Plan.

Table 3.3: 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 and 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

Definitions of significance used in the assessment of the Membury Neighbourhood Plan and its alternatives are presented within Table 3.4.

Through the course of the assessment, appropriate mitigation measures have been identified which could be adopted within the Neighbourhood Plan to ameliorate negative or uncertain effects. Mitigation measures have been identified for any potential negative or uncertain effects. Enhancement measures have also been identified where neutral or positive effects could be enhanced.

Table 3.4: 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

4 Scoping the Assessment

The SEA Regulations require a description of the following to be presented in the SEA (Regulation 12(3)):

- *“The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.”* (Schedule 2, Paragraph 2);
- *“The environmental characteristics of areas likely to be significantly affected.”* (Schedule 2, Paragraph 3);
- *“The likely significant effects on the environment... on issues such as (a) biodiversity;*

 - (b) population; (c) human health; (d) fauna; (e) flora; (f) soil; (g) water; (h) air; (i) climatic factors; (j) material assets; (k) cultural heritage, including architectural and archaeological heritage; (l) landscape.” (Schedule 2, Paragraph 6); and

- *The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.”* (Schedule 2, Paragraph 5)

Gaining an understanding of this information allows the impact of the plan to be assessed and its performance to be monitored after adoption.

A review of other relevant plans, policies and programmes has been undertaken. For practical reasons, the scoping task of identifying related plans and programmes cannot yield an exhaustive or definitive list of legislative/non-legislative documents. The review has been focused to ensure that only policies that are current and of direct relevance to the Neighbourhood Plan are reviewed. Table 4.1 presents the key messages / environmental protection objectives from the documents reviewed.

Table 4.1 also presents a summary of the current baseline situation in Membury and key sustainability issues identified in the scoping process. For each theme, the likely evolution without the Membury Neighbourhood Plan is also considered. Using this information, the final column of Table 4.1 indicates whether topics were scoped in or out of 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>Sources: 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?
Biodiversity, Fauna and Flora	<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, curl 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>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>Sources: 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. 	<p>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?
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

<p>Climatic Factors</p>	<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>Sources: 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. 	<p>Yes</p>
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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>Sources: 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?
<p style="text-align: center;">Population</p>	<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. 	<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?
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>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>No</p>
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<p style="text-align: center;">Water</p>	<ul style="list-style-type: none"> • East Devon the only area in the South West region where the water supply is considered slightly hard or moderately hard. This is because the supply is derived from boreholes drilled deep underground. • The River Yarty to the west of the plan area is considered by the Environment Agency to have a very high (grade A) water quality rating, with medium levels of nitrates and phosphates. • Parts of Membury and the surrounding hamlets of Rock, Turfmoor and Furley are at risk of flooding from both the River Yarty as well as surface water. The majority of the western edge of the plan area is within flood zone 3. • The Environment Agency installed a flood warning siren in Membury back in 2012. This has been backed up by self-help measures and a volunteer-organised local ring-around scheme and volunteer Flood Wardens. <p><u>Sources:</u> South West Water, Water Quality Factsheet 4 – Water Hardness, 2013 Environment Agency, Catchment Data Explorer, 2016 East Devon District Council Local Plan, 2016-2019</p>	<ul style="list-style-type: none"> • Protect and enhance surface and groundwater quality. • Improve water efficiency. • Return watercourses to a more natural state, increasing the biodiversity value and generating Water Framework Directive improvements. • Ensure the river Yarty and its catchment is resilient and can adapt to future pressures brought about by climate change. 	<ul style="list-style-type: none"> • The growing of maize is seen as a major contributing factor to flooding problem in the area. Those that farm key fields in the flood catchment area feel that it is a necessary part of their annual crop rotation. • Parts of the Plan Area are situated within flood zone 3. The areas of flood zone are small and sit along the western parish boundary. The zones do not affect many dwellings and it is not likely that new development will be proposed within the flood zones. SDS will be encouraged through the East Devon Local Plan in any new developments, in order to prevent increasing flood risk. 	<ul style="list-style-type: none"> • Baseline situation is likely to stay the same without the NP. • One of the key plan objectives of the East Devon Local Plan is to introduce further rural polices which aim to ‘protect and encourage land use for food, and energy production, which with water management and tourism uses have priority over other forms of development.’ • East Devon District Council will take a sequential approach when considering new developments in areas prone to flooding. (EN21) 	<p style="text-align: center;">No</p>
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4.1 Data gaps

The collation of baseline data has mainly focused on the issues identified in the screening exercise conducted by East Devon District Council. As such, the baseline data presented within Table 4.1 is not an exhaustive analysis of the topics required by the SEA Regulations but is considered to be appropriate for this level of Plan making and the issues identified in screening. However, a small number of data gaps have been noted:

- No data is available in mapped or other format of the habitats in the Plan Area;
- No data has been identified in relation to noise or light pollution issues; and
- No information has been identified about renewable energy installations within the Plan Area.

Where trend information is not available over time or inconsistencies in monitoring have resulted in a lack of recent data, this is indicated within the baseline data analysis above.

4.2 Difficulties encountered in gathering data

The baseline data has been gathered over a short period during April 2017. This short timeframe limited the baseline data collation and analysis.

Inconsistencies in data collected and availability over time has made identifying trends difficult in some circumstances.

Some baseline data is only available for the East Devon District. Where data has been available for the District only, this has been stated within the baseline data analysis above.

No other difficulties were encountered in collating the baseline data.

5 Findings of the Assessment

5.1 Introduction

Detailed assessment tables for all seven alternatives assessed are presented within Annex B. This section provides a summary of the significant effects identified within the assessments. The findings of the assessment of alternatives is presented in Section 5.2.

The significant effects of the draft Neighbourhood Plan along with proposed mitigation and enhancements measures are presented and discussed in Section 5.3.

5.2 Performance of the Alternatives

The performance of the alternatives to the draft Membury Neighbourhood Plan is presented within Table 5.1. Where potential negative effects or uncertainties are identified, mitigation has been suggested for how these could be overcome. In the case of the 'No Neighbourhood Plan' alternative, no mitigation is considered appropriate because the uncertainties and potential negative effects could be addressed through the making of a Neighbourhood Plan.

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.

Significance referred to within the assessments is defined in Table 3.4.

Table 5.1: Findings of the Assessment Alternative 2) No Neighbourhood Plan

SEA Obj	Sig	Assessment Commentary
SEA 1	--	<p>Without the Neighbourhood Plan, it is not known how much new housing may be proposed within the Plan Area. It could be assumed that very little would come forward. This would not address the age imbalance which results from younger people not being able to afford homes in the Plan Area.</p> <p>It is uncertain as to whether the provision of a Community Land Trust would be implemented without the Neighbourhood Plan. This may mean that residents would need to move further afield for such accommodation.</p>
SEA 2	--	<p>Without the NP it is possible that there will be a gradual loss of the existing facilities, such as the school and the post office, over the long term.</p>
SEA 3	--	<p>Without the NP it is possible that there will be a gradual loss of the existing social and leisure facilities, such as the school and post office meeting place, over the long term.</p>
SEA 4	--/?	<p>Without the Neighbourhood Plan it is not certain how much new development might be proposed in this area. The area is classed as 'Open Countryside' within the East Devon Local Plan and therefore development which was permitted in this area would be limited. However, this alternative would provide less control over design of developments in the Neighbourhood Plan Area and therefore risks significant negative effects on landscape, with uncertainty in relation to how much development might come forward.</p>
SEA 5	--	<p>The Membury Design Statement specifies how the Parish wishes to manage change and maintain its landscape character. This should promote high quality design within the Plan Area which respects and enhances local character. However, if the Membury Design Statement is not included within a NP it unlikely to be given as much consideration in planning decisions and therefore there is less control over design in this alternative. This alternative could, therefore, result in significant negative effects on local character.</p> <p>It is less likely that access to the countryside would be actively promoted without the NP.</p>
SEA 6	-/?	<p>Without the NP it is uncertain whether heritage assets would be maintained and enhanced. The current situation would remain the same, with Membury Castle in a declining state. This could result in an overall minor negative effect.</p>

Table 5.1: Findings of the Assessment Alternative 2) No Neighbourhood Plan

SEA Obj	Sig	Assessment Commentary
SEA 7	--	<p>There is continual need to protect biodiversity within the area and without the NP, conditions are likely to remain the same. It is likely that pressure from heavy farm traffic will continue to cause damage to roadside hedges and woodlands.</p> <p>The unfavourable condition of the Furley Chalk Pit SSSI, and the fact that it is not currently being actively conserved. It is unlikely that the condition will improve without changes to the site management and/or external pressures.</p>
SEA 8	- / ?	<p>Without the NP the current situation is likely to stay the same or worsen in the short term with regards to emissions from transport. However, the situation may improve with anticipated improvements in vehicle technology and adoption of more electric vehicles in the medium to long term. Facilities and services may close (e.g. Membury primary school) resulting in more journeys by private vehicle to access day to day facilities such as primary schools, convenience shopping, a post office, as well as community facilities such as meeting places, cafes etc.</p> <p>It is uncertain as to whether renewable energy sources will be specifically encouraged in the Plan Area without the NP.</p> <p>This option does not positively contribute to the achievement of this objective and will lead to a minor negative effect in the medium to long term.</p>
<p>Alternative 2 Mitigation:</p> <p>No mitigation has been put forward for this alternative option. For this alternative, uncertainties could potentially be mitigated through a Neighbourhood Plan.</p>		

Table 5.2: Alternative 3) Alternative Plan which does not identify where new development is suitable		
SEA Obj	Sig	Assessment Commentary
SEA 1	?	<p>This option would still encourage new housing development within the Plan Area but the amount which would come forward would be uncertain.</p> <p>However, if a slightly larger development came forward this could deliver more affordable homes and address the age imbalance which results from younger people not being able to afford homes in the Plan Area. However, this is unlikely given the strategies within the East Devon Local Plan (Local Plan Strategy 35 is relevant to Membury).</p>
SEA 2	-	<p>This could lead to inappropriate development, in areas on the periphery of the NP area. Although it is uncertain, these residents could be more inclined to use facilities in Chard or Axminster, rather than the local facilities within Membury.</p>
SEA 3	-	<p>This alternative option would support new dwellings within the Plan Area but it could lead to development in areas on the periphery of the NP Area. Residents in the peripheral areas of the parish may be more inclined to use facilities in Chard or Axminster, rather than the local facilities within Membury. Without the community support there could be a net loss in facilities.</p>
SEA 4	?	<p>This alternative option would not provide guidance on the appropriate locations for development. Development in uncoordinated locations in the Plan Area could potentially have a greater risk of negatively impacting the landscape character. However, any development would still need to be in accordance with the other policies within the NP such as Policy BHE2. However, without a known scale of development the effects are uncertain.</p>
SEA 5	?	<p>This alternative option would not provide guidance on appropriate locations for development. This could have a negative impact on the local character. Due to the uncertainty of the development size and location which may come forward under this option, it is hard to determine whether the landscape character and local distinctiveness of the Plan Area and AONB will be enhanced.</p> <p>The Membury Design Statement should have an influence on new development, and work positively towards promoting a high quality design that respects and enhances local character.</p>

SEA 6	- / ?	<p>There is potential for a negative cumulative effect with uncertainty because the scale and location of development associated with this alternative is unknown. However, Policy BHE1 supports the protection of historic assets. Policy HP1 also requires that the cumulative effect of any new housing development does not harm the heritage or character of the village or hamlet.</p>
SEA 7	?	<p>This option does not provide any indication of the level of development which is considered acceptable in the Parish or where it could be located. As such, this option therefore presents more uncertainty with regards to the potential locational effects of development on the nature conservation sites located in and near to the NP Area.</p> <p>It is uncertain that the achievement of this SEA objective will be supported by this option and a potential negative effect could result, due to the scale of development which could potentially come forward. However, it is assumed that any development in the Plan Area would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on the natural environment (landscape and biodiversity) been satisfactorily mitigated.</p>
SEA 8	- / ?	<p>This alternative option would not identify appropriate locations for development.</p> <p>The rural setting means that residents are dependent on their cars in order to reach those facilities which are not provided within the village. New development will introduce more cars into the Parish but under this alternative, the location and scale of development which may come forward is unknown. Without policy HP5 and the Statement of Principle for policy HP1, which identify appropriate locations for new housing development, this alternative could see new homes on the periphery of the Plan Area which could encourage new residents to drive to Chard or Axminster rather than walk or cycle to access the local facilities in Membury. This could potentially increase greenhouse gas emissions from transport. However, anticipated improvements in vehicle technology and adoption of more electric vehicles in the medium to long term could mitigate for a potential negative effect.</p> <p>Policy ECL1 and ECL2 support 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>Alternative 3 Mitigation:</p> <p>If this option was taken forward the NP could be used to provide guidance on the locations of development which is considered appropriate. An upper limit for housing numbers and an upper limit for each of the hamlets / Membury village should be specified. Development applications would need to be considered on a case by case basis through the planning application process and each would be expected to information on the potential impacts on landscape, biodiversity, surface water runoff and heritage assets, including potential cumulative effects with the existing situation and other proposed developments within the Plan Area.</p>		

Table 5.3: Alternative 4) 1-8 New Dwellings During Neighbourhood Plan Period		
SEA Obj	Sig	Assessment Commentary
SEA 1	+	This option would support the provision of 8 to 10 new dwellings within the Plan Area. It would not provide as many new homes as some of the other options but would result in a positive effect for this SEA objective
SEA 2	+	This option might make a limited contribution to the achievement of this objective by providing up to 8 new dwellings and thereby providing more residents to use and support the local services and facilities within Membury.
SEA 3	N	The addition of up to 8 new dwellings in the Plan Area could help to support existing cultural, social and leisure provision but is unlikely to make a positive contribution towards improving the existing provision. TRA1 aims to promote, protect, maintain and enhance existing footpaths and bridleways, as well the provision of new or extended routes and this could potentially be put in place through developer contributions.
SEA 4	N	This option would provide only a small level of new development (up to 8 new dwellings) and is not likely, considering the policies within the draft NP, to result in a negative effect on the use of land and the landscape character of East Devon. The effect is likely to be neutral.
SEA 5	N	This option would provide only a small level of new development (up to 8 new dwellings) and is not likely, considering the requirements of the other policies within the draft NP (such as draft NP policies BHE1 and BHE2), to result in a negative effect on local amenity and character of the local environment. The effect is likely to be neutral.
SEA 6	+	This option would provide only a small level of new development (up to 8 new dwellings). It is assumed, therefore, that the potential for effects on built and historic assets could be controlled. Policy BHE1 supports the protection of historic assets but does not encourage enhancement and therefore a minor positive rather than significant positive effect is identified. Policy HP1 requires that the cumulative effect of any new housing development does not harm the heritage or character of the village or hamlet.
SEA 7	+	This option would provide only a small level of new development (up to 8 new dwellings) and is not likely, considering the requirements of draft NP policies NE1 and HP4, to result in a negative effect on biodiversity and nature conservation sites.

		Development proposals would need to ensure that it avoids negative effects on the Furley Chalk Pit SSSI near to Furley and the two Strategic Nature Areas (SNA) at Furley and Turfmoor.
SEA 8	N	<p>Policy EE1 supports improvements in superfast broadband / technological services to further support home working.</p> <p>New development in the Plan Area will support the existing services and facilities within Membury. Development within walking and cycling access of Membury would work positively towards this objective. However, without known locations it is difficult to determine.</p> <p>The rural setting means that residents are dependent on their cars, in order to reach those facilities which are not served by the village. There are currently 221 cars in the Parish, with 96% of households having 2 cars or more. With a development of a maximum of 8 new dwellings, an assumption of a maximum of 16 additional cars could be made. Although, a small impact, it works negatively against reducing emissions. However, improvements in vehicle technology expected within the medium term would help to mitigate an increase in greenhouse gas emissions from increasing the households in the Plan Area.</p>
<p>Alternative 4 Mitigation:</p> <p>None required.</p>		

Table 5.4: Alternative 5) More than 15 new Dwellings during the Neighbourhood Plan Period

SEA Obj	Sig	Assessment Commentary
SEA 1	++	This option would support the provision of more than 15 new dwellings within the Plan Area and would therefore contribute more to the achievement of this SEA objective than some of the other options assessed. This option could potentially provide a larger development/s with a mixture of market and affordable homes.
SEA 2	++	This option is likely to make a significant contribution to the achievement of this objective by providing more than 15 new dwellings and thereby providing more residents to use and support the local services and facilities within Membury.
SEA 3	++/?	This option could result in significant positive effects as it could provide more new dwellings to support both existing cultural, social and leisure provision and potentially provide new facilities, such as play areas, through developer contributions. However, there is uncertainty over whether more than 15 new dwellings could be accommodated within the Plan Area in relation to potential environmental impacts and land availability.
SEA 4	-- / ?	The assessment assumes that this option would result in a minimum of 15 new dwellings and as there is no upper limit given to the number it could therefore result in a significant cumulative negative effect on landscape character. As the option does not specify the location of the development it means that some hamlets, particularly where there is currently only a very few (~10) properties currently e.g. Webble Green and Longbridge, these hamlets could potentially be significantly affected.
SEA 5	-- / ?	<p>With the potential for more than 15 additional homes within the Plan Area, it is uncertain that this SEA objective will be achieved and there is potential for a significant negative effect on local character from a large development coming forward (or several large developments). The requirements of the other policies within the draft NP (such as draft NP policies BHE1 and BHE2) would help to control development and maintain the local character.</p> <p>High quality design could well be implemented but the risk of an incremental / cumulative effect on local character would be determined by the scale and location of developments which could potentially come forward (e.g. a high number of small developments or a small number of developments of 10 or more dwellings).</p>

SEA 6	-- / ?	<p>This option could result in a larger scale of development which could result in a greater risk of encroachment on heritage assets and could detract from the unique and distinctive character of the Plan Area. The larger scale of development may be more difficult to control and mitigate and could result in significant cumulative negative effects on built and historic assets.</p> <p>This option does not work towards protecting the heritage assets.</p>
SEA 7	- / ?	<p>This option does not provide any indication to the size of the development. However, with the absence of an upper limit to development over the Plan period there is risk that a larger development or developments could come forward and this could result in a negative effect due to the loss of greenfield land. However, it is assumed that any development would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on the natural environment (landscape and biodiversity) been satisfactorily mitigated and this could help to offset potential effects on biodiversity, flora and fauna (but not loss of greenfield land). A larger scale of development could have a potential cumulative negative impact on biodiversity. Due to the unknown scale (which could be well over 15 new homes) and location of development, there are uncertainties on the effect of this option on biodiversity.</p> <p>HGV vehicles delivering to a larger construction site could present greater risks to roadside hedges compared to smaller construction sites or one or two dwellings.</p>
SEA 8	-- / ?	<p>Policy EE1 supports improvements in superfast broadband / technological services to further support home working.</p> <p>Large scale development will increase the number of cars in Parish, and may put additional strain on the small roads and country lanes. Based on the assumption made in the assessment of option 4 above, if 15 new dwellings were developed, there could be an increase of at least 30 additional cars in the Plan Area.</p> <p>Development within walking distance to facilities would work positively towards the objective, as more residents would be encouraged to walk and cycle. However, development on the periphery of the NP Plan Area may deter residents from using the village facilities, and encourage them to go to Axminster or Chard, resulting in more private car journeys.</p>
<p>Alternative 5 Mitigation:</p> <p>If this option was taken forward, an upper limit for housing numbers in or very close to Membury village and the surrounding hamlets should be specified. Development applications would need to be considered on a case by case basis through the planning application process and each would be expected to information on the potential impacts on landscape, biodiversity, surface water runoff and heritage assets, including potential cumulative effects with the existing situation and other proposed developments within the Plan Area.</p>		

Table 5.5: Alternative 6) New Dwellings in Membury Village Only

SEA Obj	Sig	Assessment Commentary
SEA 1	++ / ?	<p>This option may be constrained by available land and space to deliver new dwellings. The assessment records uncertainty because it is not known how many new homes could be delivered within Membury village and the Plan as drafted does not identify sites for development.</p> <p>If one larger development were located at Membury this may enable a proportion of affordable homes to be delivered along with market homes.</p>
SEA 2	++ / ?	<p>This option is likely to make a positive contribution to the achievement of this objective by providing more residents in Membury to use and support the local services and facilities within the village. Although this option provides more certainty that the local community facilities would be supported by future development compared with options which could result in more scattered new housing, it also reflects uncertainty around the availability of land to accommodate more dwellings in or very close to Membury village.</p>
SEA 3	++ / ?	<p>This option is likely to make a positive contribution to the achievement of this objective by providing more residents in Membury to use and support the local services and facilities within the village. Development located in Membury could also result in a larger development with coordinated developer contributions to provide for more or improved cultural, social and leisure facilities. This option provides a little more certainty that the local community facilities would be supported by future development, compared with options which could result in more scattered new housing. However, there is uncertainty over the level of development which could be delivered by this option and how much development could be accommodated in or very close to Membury.</p>
SEA 4	- / ?	<p>The effect of this option on landscape character and land use is uncertain. It would be dependent on the number of dwellings which were proposed. No upper limit on numbers of new dwellings is identified in this option and therefore there is a risk that concentrating new development in Membury could affect the character of the village.</p> <p>However, it is assumed that any development in Membury would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on landscape have been satisfactorily mitigated; and Policy NE2 strongly supports the AONB Management Plan Objectives and would preserve the tranquility of the parish through the control of new development.</p>

SEA 5	- / ?	<p>The effect of this option on local character is uncertain. It would be dependent on the number of dwellings which were proposed.</p> <p>However, it is assumed that any development in Membury would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on landscape have been satisfactorily mitigated.</p>
SEA 6	?	<p>The effect of this option on heritage assets is uncertain. It would be dependent on the specific location and number of dwellings which were proposed. Membury Castle scheduled monument is 50m from the current extent of Membury village and lies the other side of the Membury Road. There is a risk that any development proposed near to the monument could affect its setting and a suitable heritage assessment would be required and mitigation put in place through the planning application process. Development would need to be sensitive of the existing heritage assets and local character in order to have a positive effect.</p>
SEA 7	+	<p>This option does not provide any indication to the size of the development. However, it is assumed that any development in Membury would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on the natural environment (landscape and biodiversity) been satisfactorily mitigated. Development would be located away from the Furley Chalk Pit, and although it would not improve the situation, it could work towards protecting it.</p>
SEA 8	+	<p>Policy EE1 supports improvements in superfast broadband / technological services to further support home working.</p> <p>Development within the village would help to support the existing services and facilities. Placing more residents within walking and cycling access of Membury, and could help to reduce the number of cars on the roads. However, there will still be some reliance on private cars, in order for residents to reach those facilities that the village cannot provide. The number of additional cars will be dependent on the number of new households.</p>
<p>Alternative 6 Mitigation:</p> <p>If this option was taken forward a suitable development site/s in Membury should be identified.</p> <p>If this option was taken forward an upper limit for housing numbers in or very close to Membury village could be specified. Development site/s could also potentially be identified. Development applications would need to be considered on a case by case basis through the planning application process and each would be expected to information on the potential impacts on landscape, biodiversity, surface water runoff and heritage assets, including potential cumulative effects with the existing situation and other proposed developments within the Plan Area.</p>		

Table 5.6: Alternative 7) All New Development is Barn/Outbuilding Conversions and New Agricultural Dwellings Only

SEA Obj	Sig	Assessment Commentary
SEA 1	+	This option could provide new dwellings within the Plan Area but would be more constrained than other options because it would be dependent on barn/out buildings being available for conversion. Any applications for new agricultural dwellings would need to prove a need for the new dwelling to house agricultural workers and could again, therefore, result in only limited new development.
SEA 2	+ / ?	This option could make a limited positive contribution to this objective but is uncertain because the new development would be limited only to locations where there are barns/ outbuildings available for redevelopment and where there is a demonstrable need for new agricultural dwellings. This could result in more scattered new development which is not necessarily well-located to Membury village, where existing community facilities are located. Development in more northern or southern extremes of the Plan Area may not support community facilities if new residents travelled to Chard and Axminster to meet all of their needs for facilities and services.
SEA 3	N	This option could make a limited positive contribution to this SEA objective but is uncertain because the new development would be limited only to locations where there are barns/ outbuildings available for redevelopment and where there is a demonstrable need for new agricultural dwellings. This could result in more scattered new development which is not necessarily well-located in relation to Membury village, where existing community facilities are located and where, presumably, any improved or new cultural, social and leisure facilities would also be located. Due to the likely low volume of new dwellings this option would deliver, it is considered to have a neutral effect on this SEA objective.
SEA 4	+	Conversion of barns and outbuildings should be relatively easy to control with regards to potential negative effects on landscape character and they represent an efficient use of land. The building of new agricultural dwellings can be more difficult to control with regards to landscape effects as the need for the dwellings will be near to or on farms and therefore could be in isolated locations. However, it is assumed that any development in the Plan Area would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on landscape have been satisfactorily mitigated; and Policy NE2 strongly supports the AONB Management Plan Objectives and will result in minor positive effects in relation to the tranquility of the Parish through the control of new development. A minor positive effect is identified due to the efficient use of land that this option represents and it is assumed that potential effects on landscape character would be mitigated by the other policies in the NP.
SEA 5	+	Conversion of barns and outbuildings should be relatively easy to control with regards to high quality design and the local character. It is assumed that this option could maintain existing character and therefore a minor positive effect is identified.

		It is uncertain as to whether there would be any significant benefit from this option with regards to working towards enhancing the local character and local distinctiveness of the AONB and it would not work towards improving accessibility to the countryside.
SEA 6	+	<p>Providing development is small scale and carried out sensitively and in line with the other policies within the NP, it should not have a negative impact on heritage assets.</p> <p>In some instances, where development would be on a Listed building, it may work towards enhancing and restoring heritage assets.</p> <p>Policy HP4 supports the retention of original character of the buildings and ensures that they positively contribute to the rural surroundings.</p>
SEA 7	+	<p>This option is unlikely to have a negative on biodiversity. It is likely to maintain the current situation but not enhance it.</p> <p>It is assumed that any development in Membury would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on the natural environment (landscape and biodiversity) been satisfactorily mitigated. It is assumed that development would also be in accordance with NP Policy HP4 which aims to encourage the retention of any nature conservation interest associated with the site or building, and net gains in biodiversity will be encouraged where possible.</p> <p>The location of new agricultural dwellings is unknown. It is therefore unknown whether this type of development would be located away from the Furley Chalk Pit but it is assumed that agricultural dwellings would be single units in scattered locations and that policy NE1 would protect natural conservation sites from negative effects, such as from inappropriate development locations.</p>
SEA 8	N	<p>Policy EE1 supports improvements in superfast broadband / technological services to further support home working.</p> <p>It is assumed that this option would result in a small scale of development. It is therefore considered unlikely that there would be an increase in greenhouse gas emissions resulting from this option.</p> <p>Policy ECL1 supports the proposal for small scale renewable and low carbon energy generation, providing that they are sensitive to the area's natural beauty. This could potentially be incorporated into barn / outbuilding conversions and could contribute towards a reduction in greenhouse gases. However, this contribution is likely to be minimal and therefore an overall neutral effect is recorded.</p>
<p>Alternative 7 Mitigation:</p> <p>If this option was taken forward the NP policy should be used to guide development towards Membury village or other hamlets which are within walking and cycling distance of Membury village in order to encourage new residents to support the village services and facilities.</p>		

5.3 Performance of the Draft 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 SEA Objectives 1, 3 and 7 in relation to the provision of housing, access to cultural, social and leisure provision and biodiversity (although there is also some uncertainty recorded in the assessment in relation to SEA Objective 7).

5.3.1 Significant Positive and Uncertain Effects of the Plan

SEA Objective 1 (provision of housing) – Significant positive effect:

Policy HP1 supports the development of around 10 to 15 new dwellings within the Plan Area which contributes to the achievement of SEA Objective 1.

Policy HP2 supports the provision of extensions, conversion of outbuildings or construction of purposely-designed new buildings for the accommodation of family members. Such accommodation must remain tied to the main dwelling. The provision of such accommodation will help to provide affordable homes for families within the Plan Area.

Policy HP3 supports the provision of a Community Land Trust to support local families and the local elderly and where a proposal meets demonstrable local housing needs or is for dependent family.

Policy HP5 supports development of self-build housing by people already resident within the Plan Area and who are constrained by the availability and market cost of properties and who would not normally qualify for affordable or shared equity housing, who wish to remain in the parish.

Housing will be delivered in accordance with NP Policy F1 and the East Devon Local Plan development management policies which avoid development in areas at risk from flooding or increasing flood risk.

SEA Objective 3 (access to cultural, social and leisure provision) - Significant positive effect:

The plan aims to maintain and increase the range of facilities that serve the local community. Policies CFS1 and CFS2 aim to protect the existing local facilities (including the local school) and support the development of these facilities, where there is a demonstrable need for change (except change of use).

Policy TRA1 also aims to promote, protect, maintain and enhance existing footpaths and bridleways, as well the provision of new extended routes.

SEA Objective 4 (landscape character) – Significant positive effect:

Policy NE1 requires development proposals to demonstrate that any adverse impacts on landscape have been satisfactorily mitigated.

Policy NE2 strongly supports the AONB Management Plan Objectives and will result in minor positive effects in relation to the tranquility of the parish through the control of new development. The plan mentions community actions which will also help to improve the existing situation through provision of advice to residents on limiting light pollution from new and replacement lighting.

Policy HP1 identifies no more than 3 new dwellings are suitable in any settlement within the Plan Area which would help to minimise any landscape character impact from new housing developments. The



Statement of Principle before Policy HP1 identifies that housing development in the areas between the settlements of Membury village, Furley, Longbridge, Rock or Webble Green would not be supported.

Policy HP5 identifies only the settlements of Membury village, Furley, Longbridge, Rock or Webble Green as suitable for new self-build housing development. It may be difficult to control development, however, because there are no defined 'development envelopes' for these settlements.

SEA Objective 5 (local character) - Significant positive effect with uncertainty:

Policy BHE2 supports developments which enhance visual amenity of its setting and minimise any adverse visual impact on the essential character of both the parish and neighbouring properties. It also promotes high quality design that respects and enhances the local character and suggests applications should address delivery vehicles size, route to and handling at the site.

SEA Objective 7 (biodiversity) – Significant positive effect with uncertainty:

Policy NE1 will ensure that biodiversity is protected and improved where necessary through supporting the planting of new native species of trees and hedgerow species, protects orchards and Devon banks (raised hedgerows).

Furley Chalk Pit SSSI is located approximately 250m from the current extent of Furley hamlet. It is enclosed within a field which is not publicly accessible. The Neighbourhood Plan only supports development which is well located to Furley hamlet and therefore it is not likely that any development could be close enough to result in an adverse effect on the SSSI. However, the assessment records some uncertainty because there is no defined development / settlement boundary for Furley hamlet.

The Neighbourhood Plan Area contains two Strategic Nature Areas (SNA) at the hamlets of 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, and some species that are legally protected. Development will need to ensure that these sites remain protected.

Policy HP4 on the conversion of existing buildings to housing or live/work units supports proposals where the development will retain nature conservation interest associated with the site or building and net gains in biodiversity will be encouraged where possible.

SEA Objective 8 (greenhouse gas emissions) – Uncertain effect:

Uncertainty has been recorded in the assessment because without known locations of development it is difficult to determine whether all new housing development supported by the Neighbourhood Plan would have walking and/or cycling access to the local facilities available in Membury village.

5.3.2 Recommended Mitigation for Minor Negative and Uncertain Effects

A minor negative effect has been identified in relation to SEA Objective 8 (climatic factors). The following measures have been put forward to help address this potential negative effect:

- The Neighbourhood Plan could encourage the inclusion of electric car charging points in new residential developments.

Uncertainty has been identified in relation to SEA Objective 7 (biodiversity). The following mitigation is put forward to address this:

- 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.

5.3.3 Recommended Enhancement Measures

- The Neighbourhood Plan Area contains two Strategic Nature Areas (SNA) which surround Furley and Membury. The Neighbourhood Plan should ensure that the SNA are protected through the control of development. The inclusion of additional policy wording to ensure the protection of SNAs should be considered.
- Policy BHE1 should refer to the ‘fabric and setting of’ listed buildings and monuments.
- Policy BHE1 should encourage the enhancement of historic assets as well as avoiding adverse effects.

5.3.4 Other Recommendations

Other recommendations are provided as follows for the plan authors which are not a requirement of the SEA but could help to improve the wording of the Neighbourhood Plan:

- Policy HP3 (2) it may be worthwhile clarifying the meaning of additional housing “supporting further employment”;
- Locally-designated assets appear not to have been defined. This should be clarified in order for them to be protected by Policy BHE1. 70 heritage assets have been listed in an annex but it is not clear what their designations are;
- Policy F1: it is suggested that the title of this policy be changed to “Managing Flood Risk” or similar which would more accurately describe the aim of this policy.

5.3.5 Residual effects of the Membury Neighbourhood Plan

Following the assessment of the draft Neighbourhood Plan, changes have been made to the plan in response to the mitigation and enhancement measures put forward in Section 5.3.2 and 5.3.3. In some cases, these changes make a difference to the findings of the SEA. The changes and the difference they make to the residual effects of the Plan are discussed below:

- SEA Objective 6 (historic assets): Policy BHE1 has been reworded to refer to the ‘fabric and setting of’ listed buildings and monuments and to encourage the enhancement of historic assets as well as avoiding adverse effects. This change alters the assessment of the Draft Neighbourhood Plan from a minor positive effect to a significant positive effect.
- SEA Objective 7 (biodiversity): The Definition of Infill before Policy HP1 and the wording of Policy HP5 have been amended to 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. This change removes the uncertainty in relation to SEA Objective 7 (biodiversity).

- SEA Objective 8 (climatic factors): The Neighbourhood Plan has been amended to include a new community action to monitor advances in electric cars and the need for charging infrastructure to be provided within the Plan Area. This change will help to mitigate for the potential negative effect identified in relation to greenhouse gas emissions but does not change the findings of the assessment against this SEA Objective. The Neighbourhood Plan could potentially increase greenhouse gas emissions in the short term by introducing some additional cars before anticipated advances in technology and behaviours might counteract this.

In addition, the following changes have also been made to the Neighbourhood Plan in response to the general recommendations made by the consultants in Section 5.3.4:

- In Policy HP3 (2), the word ‘further’ has been removed so that this policy supports provision of additional housing ‘supporting employment’; and
- The title of Policy F1 has been amended to ‘Managing Flood Risk’.
- The designations of heritage assets have been added to Appendix 1.

6 Monitoring

The SEA Regulations require monitoring of the significant environmental effects of implementing the Membury Neighbourhood Plan.

The policies and objectives of the Neighbourhood Plan will be delivered in the context of the East Devon Local Plan and within the wider policy framework that sits alongside the planning system. For this reason, monitoring the environmental effects of implementing the Membury Neighbourhood Plan will be undertaken and conducted as part of the overall approach to monitoring undertaken by East Devon District Council. Accordingly, the proposals set out here will be aligned with the Local Plan monitoring proposals as they emerge.

Monitoring undertaken on the Membury Neighbourhood Plan as part of the implementation and monitoring of the adopted 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 6.1 sets out proposed monitoring for the Membury Neighbourhood Plan which focuses on the significant effects and where monitoring would enable preventative or mitigation measures to be taken.

The provisions on monitoring apply after the Neighbourhood Plan has been adopted, and therefore the monitoring proposals set out in Table 6.1 are a draft framework. The final SEA monitoring programme will be included in the SEA adoption statement (once the plan is adopted) and this will reflect any changes made to the Neighbourhood Plan and SEA prior to adoption.

Table 6.1: 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.

Table 6.1: Proposals for Monitoring the Sustainability Effects of Implementing the Membury Neighbourhood Plan

Potential significant effects and uncertainties	What needs to be monitored?
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.

7 Next Steps

This report (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.



Annex A

Correspondence

Scoping Response from Natural England dated 17th May 2017

Date: 17 May 2017
Our ref: 214599



Alex Tasker

BY EMAIL ONLY

Dear Alex

Planning consultation: Membury Neighbourhood Plan Strategic Environmental Assessment Scoping Consultation

Thank you for your consultation, which was received by Natural England on the 03 May 2017.

Natural England is satisfied with the scope for this SEA.

We are not aware of having been consulted on the Membury Neighbourhood Plan itself. If comments on the Neighbourhood Plan are sought, please consult us specifically on this.

For any queries relating to the specific advice in this letter only please contact Alison Slade on 02082 257504. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Alison Slade
Lead Advisor



Scoping Response from Historic England dated 9th June 2017

Dear Alex

Thank you for your SEA Scoping Consultation on the emerging Membury Neighbourhood Plan. This is our first involvement with the preparation of the Plan and its associated SEA process so it is useful to have an opportunity to understand its aspirations and identify what our interest in its contents might be.

It is very helpful to have information on why East Devon District Council (EDDC) considered that an SEA would be required. We note that it is not the Plan's intention to allocate sites for development but that nonetheless the Council considered, inter alia, that as development will still be promoted the "likelihood of impact on historic assets is increased".

It is true that policies for the protection and enhancement of the historic environment in the National Planning Policy Framework, Local Plan and possibly in the neighbourhood plan itself should in theory be able to preclude impacts occurring to heritage assets which are harmful in nature. But in that EDDC has identified that proposed development areas in the neighbourhood plan area are not suitable for development for various reasons it is also possible that even a modest increase in development could have an adverse impact on the individual and collective setting of designated heritage assets.

It would therefore pay to ensure that there is sufficient understanding of the role that these assets play in defining the special and locally distinctive qualities of the plan area as evidence to underpin the suitability and deliverability of the in-principle development aspirations that the community might promote. This would be consistent with the key message in Table 1 on the PPP review to respect, maintain and strengthen local character and distinctiveness (p6). There do not appear to be Conservation Areas in the Plan area which could be a source of appropriate evidence in this respect but this is not to say that the location and distribution of heritage assets does not confer a unique and distinctive character to the area which it is desirable to recognise and protect. Indeed, retaining the hamlets' individuality is a stated objective of the Plan (p4).

Given all this, and taking account of the intention to ensure that landscape and settlement setting will remain a focus of SEA attention, it may be difficult to sustain a rationale for scoping out the historic environment from further stages of the SEA process. EDDC may also have a view on this issue.

In terms of baseline data to draw upon and define, Table 2 sets out the heritage characteristics of the area. Our records indicate that the area contains 1 Grade I, 3 Grade II* and 63 Grade II Listed Buildings, and 2 Scheduled Ancient Monuments. Membury Castle remains on the national Heritage At Risk Register. I am not sure what other heritage issues might exist in the area but the duty to protect extends to all designated heritage assets - not just Listed Buildings. Additional activity arising from development, such as traffic for example, may be a legitimate issue in terms of impacting on the tranquility of an area if this contributes to its character and the setting(s) of its heritage assets.

Following on from the above it may be appropriate to expand the Built Heritage and Landscape content of Table 3 (p19) to embrace settlement character and the settings of designated heritage assets, especially where they play a role in defining it.

We would also suggest including the NPPF as a source document for Archaeological and Cultural Heritage in Table 4 of Attachment A. This is included in other tables in this attachment so its relevance is already acknowledged and its inclusion would therefore be consistent.

Historic England has produced guidance on Planning policy formulation, SEAs, and Setting which may be useful to the exercises ahead. This is available at:
<https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>
<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

I hope that this is helpful in clarifying how you might wish to proceed with future work. We look forward to further involvement at appropriate times in the Plan's development process.

Please note that I handle all neighbourhood planning work on behalf of Historic England in the south west. I have taken the liberty of copying EDDC in on this correspondence to keep them in the picture.

Kind regards

David

David Stuart | Historic Places Adviser South West

Scoping Response from and Subsequent Correspondence with East Devon District Council (24th May to 5th July 2017)

Hi Vicky

Thank you for clarifying the points we raised. I can confirm that the approach set out below, with the amendments suggested, is acceptable to us. With regard to the third point, we felt it was premature and would result in your having to undertake additional work- to scope out the themes at this stage, however we have no objection to you doing so.

I hope you enjoyed your visit to Membury- it is certainly a lovely, and very interesting, parish!

Best wishes
Claire

Miss Claire Rodway
Senior Planning Officer

Dear Claire,

Thank you for coordinating the response from EDDC on the SEA scoping report for the Membury Neighbourhood Plan. We wish to respond on a couple of the comments and have therefore added a column to the table you provided. We would be very happy to discuss this and one of us could pop by your office on Wednesday morning if that would be helpful or I'd be happy to call you if you let me know a convenient time.

Page / para no.	EDDC comment	ClearLead response
Page 3; Figure 1	Amend Figure 1 to more accurately reflect the SEA and neighbourhood plan process flowchart in Planning Practice Guidance (Paragraph: 033 Reference ID: 11-033-20150209).	Figure 1 will be amended in the Environmental Report (the next output of the SEA).
Page 9; Table 2	Amend title of right-hand column to "Scoped into <u>SEA</u> ?"	This is a typo which has been corrected.
Page 9 – 16; Table 2	In general, consider that it is premature to "scope out" themes until there is further consideration of the content of the Neighbourhood Plan. The SEA Regulations require the likely significant effects on such issues, and the inter-relationship between them, to be identified in the Environmental Report – it is possible that likely significant effects on these issues are identified when the Neighbourhood Plan is drafted/finalised. Therefore, suggest deleting the column titled "scoped into SA?".as it isn't needed now	<p>The legal requirements for SEA scoping are:</p> <ul style="list-style-type: none"> • <i>"When deciding on the scope and level of detail of the information that must be included in the [environmental] report, the responsible authority shall consult the consultation bodies."</i> (Part 3, Paragraph 5); and • <i>"Where a consultation body wishes to respond to a consultation under paragraph (5), it shall do so within the period of 5 weeks beginning with the date on which it receives the responsible authority's invitation to engage in the consultation."</i> (Part 3, Paragraph 6) <p>In addition, the Planning Practice Guidance on SEA of Neighbourhood Plans states:</p> <p><i>"The strategic environmental assessment should only focus on what is needed to assess the likely significant effects of the <u>neighbourhood plan</u> proposal. It should focus on the environmental impacts which are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the neighbourhood plan."</i></p> <p>The scoping letter prepared for the Membury Neighbourhood Plan therefore set out, on the basis of the data available and the knowledge of the plan, whether it is likely to have significant effects on the environment and whether any topics listed in Schedule 2 (Regulation 12(3)) of the SEA Regulations can be 'scoped out' from further assessment. The scoping letter was informed by a draft of the Membury Neighbourhood Plan (October 2016). The letter sets out the environmental issues and makes a judgement about the potential for significant effects to arise as a result of the Membury Neighbourhood Plan. The letter therefore suggests a focused and proportionate scope for the SEA.</p>

		<p>In addition, the assessment stage of the SEA will also consider the interaction of all effects and the potential for cumulative and synergistic effects to occur. We therefore maintain that we believe it is appropriate to scope out the topics of soils, air, human health and water which is in line with comments received on the scoping letter from the Environment Agency and Natural England as well as being consistent with the identified issues from our review of the draft plan. Whilst we also suggested scoping out Archaeology and Cultural Heritage, comments from EDDC and from Historic England have provided additional evidence that this should be included within the scope of the assessment. See further details below.</p>
Page 11; Table 2	Specifically, disagree with scoping out "archaeology and cultural heritage" given what's stated in the "issues" column and the findings of the Final Screening Report, January 2017 (figure 3, page 8).	<p>Archaeology and Cultural Heritage has been scoped into the assessment stage of the SEA in response to this comment and comments received from Historic England.</p> <p>Historic England has provided some additional baseline data about heritage assets in the Plan Area and states that <i>"it is also possible that even a modest increase in development could have an adverse impact on the individual and collective setting of designated heritage assets."</i></p> <p><i>It would therefore pay to ensure that there is sufficient understanding of the role that these assets play in defining the special and locally distinctive qualities of the plan area as evidence to underpin the suitability and deliverability of the in-principle development aspirations that the community might promote. This would be consistent with the key message in Table 1 on the PPP review to respect, maintain and strengthen local character and distinctiveness (p6). There do not appear to be Conservation Areas in the Plan area which could be a source of appropriate evidence in this respect but this is not to say that the location and distribution of heritage assets does not confer a unique and distinctive character to the area which it is desirable to recognise and protect. Indeed, retaining the hamlets' individuality is a stated objective of the Plan (p4).</i></p> <p><i>Given all this, and taking account of the intention to ensure that landscape and settlement setting will remain a focus of SEA attention, it may be difficult to sustain a rationale for scoping out the historic environment from further stages of the SEA process."</i></p>
Page 17; final paragraph	The date of the most recent East Devon Local Plan Sustainability Appraisal Report is August 2015, not October 2012.	This has been checked and amended.
Page 18 – 20; Table 3	Some of the "themes" have different titles to those previously set out in tables 1 and 2. For consistency, suggest using the same titles (or delete this column).	The themes in the SEA framework table (Table 3) have been derived from the East Devon Local Plan Sustainability Appraisal. As suggested, we will delete the themes to avoid confusion.
Page 18 – 20; Table 3	Add objectives relating to the issues that have been scoped out (see comment relating to Table 2 above).	Objectives will be added to the SEA Framework in relation to Archaeology and Cultural Heritage.

Kind regards,

Vicky Pearson | Senior Consultant

Hi Alex

I've consulted internally on the scoping report letter and this is the feedback I've received. I've talked it through with colleagues and these are the changes we suggest:

Page / para no.	EDDC comment
Page 3; Figure 1	Amend Figure 1 to more accurately reflect the SEA and neighbourhood plan process flowchart in Planning Practice Guidance (Paragraph: 033 Reference ID: 11-033-20150209).
Page 9; Table 2	Amend title of right-hand column to "Scoped into SEA?"
Page 9 – 16; Table 2	In general, consider that it is premature to "scope out" themes until there is further consideration of the content of the Neighbourhood Plan. The SEA Regulations require the likely significant effects on such issues, and the inter-relationship between them, to be identified in the Environmental Report – it is possible that likely significant effects on these issues are identified when the Neighbourhood Plan is drafted/finalised. Therefore, suggest deleting the column titled "scoped into SA?" as it isn't needed now
Page 11; Table 2	Specifically, disagree with scoping out "archaeology and cultural heritage" given what's stated in the "issues" column and the findings of the Final Screening Report, January 2017 (figure 3, page 8).
Page 17; final paragraph	The date of the most recent East Devon Local Plan Sustainability Appraisal Report is August 2015, not October 2012.
Page 18 – 20; Table 3	Some of the "themes" have different titles to those previously set out in tables 1 and 2. For consistency, suggest using the same titles (or delete this column).
Page 18 – 20; Table 3	Add objectives relating to the issues that have been scoped out (see comment relating to Table 2 above).

I hope everything is going well and look forward to speaking to you soon.

Best wishes
 Claire
 Miss Claire Rodway
 Senior Planning Officer



Scoping Response from the Environment Agency dated 12th May

Dear Alex,

Thank you for the opportunity to review the Strategic Environmental Assessment (SEA) scoping report in respect of the Membury neighbourhood plan.

We have quickly reviewed the report and can confirm that we consider it to be appropriate, in particular with regard to the water environment and flood risk. Accordingly, we have nothing further to add to it.

Kind regards

Marcus Salmon
Sustainable Places Planning Specialist
Environment Agency – Devon, Cornwall & Isles of Scilly Area



Annex B

Detailed Assessment Tables

Introduction

Tables B.1 and B.2 present the detailed assessments of the Membury Neighbourhood Plan and 6 alternative options.

The nature of effects are defined within the glossary at the beginning of the main report.

Mitigation is suggested within Tables B.1 and B.2 for any negative or uncertain effects identified. Please note, however, that this does not apply to the 'No Neighbourhood Plan' option for which mitigation regarding uncertainties could be mitigated through making a Neighbourhood Plan.

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3						
Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SEA1 To ensure everybody has the opportunity to live in a decent home.	<p>1) Draft Neighbourhood Plan</p> <p>Policy HP1 supports the development of around 10 to 15 new dwellings within the Plan Area which contributes to the achievement of this objective.</p> <p>Policy HP2 supports the provision of extensions, conversion of outbuildings or construction of purposefully designed new buildings for the accommodation of family members. Such accommodation must remain tied to the main dwelling. The provision of such accommodation will help to provide affordable homes for families within the Plan Area.</p> <p>Policy HP3 supports the provision of a Community Land Trust to support local families and the local elderly and where a proposal meets demonstrable local housing needs or is for dependent family.</p> <p>Policy HP5 supports development of self build housing by people already resident within the Plan Area and who are constrained by the availability and market cost of properties and who would not normally qualify for affordable or shared equity housing, who wish to remain in the parish.</p>	++	Direct	Long	Permanent / Irreversible	High / Local

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>Housing will be delivered in accordance with NP Policy F1 and the East Devon Local Plan development management policies which avoid development in areas at risk from flooding or increasing flood risk.</p> <p>Clarification: Policy HP3 (2): it may be worthwhile clarifying the meaning of additional housing ‘supporting further employment’? Is this referring to housing needed for workers within the Plan Area where there is a demonstrable need i.e. agricultural workers dwellings?</p>					
	<p>2) No Neighbourhood Plan</p> <p>Without the NP, it is not known how much new housing may be proposed within the Plan Area. It could be assumed that very little would come forward. This would not address the age imbalance which results from younger people not being able to afford homes in the Plan Area.</p> <p>It is uncertain as to whether the provision of a Community Land Trust would be implemented without the NP. This may mean that residents would need to move further afield for such accommodation.</p>	--	Direct	Long	Permanent / Reversible	High / Local

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>3) Alternative Plan which does not identify where or how much new development is suitable²</p> <p>This option would still encourage new housing development within the Plan Area but the amount which would come forward would be uncertain. However, if a slightly larger development came forward this could deliver more affordable homes and address the age imbalance which results from younger people not being able to afford homes in the Plan Area. However, this is unlikely given the strategies within the East Devon Local Plan (Local Plan Strategy 35 is relevant to Membury).</p> <p>Mitigation: The NP could specify scale of development and provide guidance on the locations of development which is considered appropriate.</p>	?	N/A	N/A	N/A	N/A
<p>SEA2 To ensure that all groups of the population have access to community services.</p>	<p>1) Draft Neighbourhood Plan</p> <p>By supporting the development of up to 15 new homes in Policy HP1, the NP supports the achievement of this SA Objective, through providing more residents to use and support the local services and facilities within Membury and therefore help to maintain their viability.</p> <p>Policy CFS1 supports proposals relating to existing local community facilities, amenities and assets where there is a demonstrable need for the change (apart from change of use). This supports the achievement of this SA Objective and should result in minor positive effects.</p>	+	Indirect	Medium	Permanent / Irreversible	Local / Low

² I.e. an alternative plan without the Statement of Principle relating to Policy HP1 (p25) and wording in Policy HP5 identifying where new housing development should be located

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>2) No Neighbourhood Plan</p> <p>Without the NP it is possible that there will be a gradual loss of the existing facilities, such as the school and the post office, over the long term.</p>	- -	Indirect	Long	Permanent / Irreversible	High / Local
	<p>3) Alternative Plan which does not identify where or how much new development is suitable</p> <p>This could lead to inappropriate development, in areas on the periphery of the NP area. Although it is uncertain, these residents could be more inclined to use facilities in Chard or Axminster, rather than the local facilities within Membury.</p> <p>Mitigation: The NP could specify the scale of development and provide guidance on the locations of development which is considered appropriate.</p>	-	Indirect	Long	Permanent / Irreversible	High / Local
<p>SEA3 To maintain and improve cultural, social and leisure provision.</p>	<p>1) Draft Neighbourhood Plan</p> <p>The NP aims to maintain and increase the range of facilities that serve the local community. Policy CFS1 & 2 aim to protect the existing local facilities (including the local school) and support the development of these facilities, where there is a demonstrable need for change (except change of use), without any adverse impact on the natural and built character of the Parish.</p> <p>Policy CFS3 will only support the proposal for redevelopment or change of use of locally valued community assets when they are no longer viable. They may be granted a change in used once it has been expertly marketed at market price for 2 years, subjected to consultation with the local community, deemed not to have an adverse impact on the character and environment, and do not result in a net loss of community facilities.</p>	++	Indirect	Medium	Permanent / Irreversible	High / Local

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	Policy TRA1 aims to promote, protect, maintain and enhance existing footpaths and bridleways, as well the provision of new extended routes.					
	<p>2) No Neighbourhood Plan</p> <p>Without the NP it is possible that there will be a gradual loss of the existing social and leisure facilities, such as the school and post office meeting place, over the long term.</p>	- -	Indirect	Long	Permanent / Irreversible	High / Local
	<p>3) Alternative Plan which does not identify where or how much new development is suitable</p> <p>This alternative option would support new dwellings within the Plan Area but it could lead to development in areas on the periphery of the NP Area. Residents in the peripheral areas of the parish may be more inclined to use facilities in Chard or Axminster, rather than the local facilities within Membury.</p> <p>Without the community support there could be a net loss in facilities.</p> <p>Mitigation: The NP could specify scale of development and provide guidance on the locations of development which is considered appropriate.</p>	-	Indirect	Long	Permanent / irreversible	High / Local
SEA4 To promote the conservation and wise use of land and protect and	<p>1) Draft Neighbourhood Plan</p> <p>Policy NE1 requires development proposals to demonstrate that any adverse impacts on landscape have been satisfactorily mitigated.</p> <p>Policy NE2 strongly supports the AONB Management Plan Objectives and will result in minor positive effects in relation to the tranquility of the parish through the control of new development. The plan mentions</p>	+ +	Direct	Medium	Permanent / irreversible	Low / Local

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
enhance the landscape character of East Devon.	<p>community actions which will also help to improve the existing situation through provision of advice to residents on limiting light pollution from new and replacement lighting.</p> <p>Policy EE3 states that any new agricultural development proposals requiring planning permission are expected to demonstrate how they will protect and/or enhance best practice farming methods and demonstrate how they intend to protect and promote the natural beauty and special character of the AONB landscape.</p>					
	<p>2) No Neighbourhood Plan</p> <p>Without the NP it is not certain how much new development might be proposed in this area. The area is classed as 'Open Countryside' within the East Devon Local Plan and therefore development which was permitted in this area would be limited. However, this alternative would provide less control over design of developments in the NP Plan Area and therefore risks significant negative effects on landscape, with uncertainty in relation to how much development might come forward.</p>	- - / ?	Direct	Long	Permanent / Irreversible	High / Beyond Plan Area
	<p>3) Alternative Plan which does not identify where or how much new development is suitable</p> <p>This alternative option would not provide guidance on the appropriate locations for development. Development in uncoordinated locations in the Plan Area could potentially have a greater risk of negatively impacting the landscape character. However, any development would still need to be in accordance with the other policies within the NP such as Policy BHE2.</p> <p>However, without a known scale of development the effects are uncertain.</p>	?	N/A	N/A	N/A	N/A

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3						
Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>Mitigation:</p> <p>The NP could specify scale of development and provide guidance on the locations of development which is considered appropriate. Development applications would need to be considered on a case by case basis through the planning application process and each would be expected to information on the potential impacts on landscape, biodiversity, surface water runoff and heritage assets, including potential cumulative effects with the existing situation and other proposed developments within the Plan Area.</p>					
<p>SEA5 To maintain the local amenity, quality and character of the local environment</p>	<p>1) Draft Neighbourhood Plan</p> <p>Policy BHE2 supports developments which enhance visual amenity of its setting and minimise any adverse visual impact on the essential character of both the parish and neighbouring properties.</p> <p>Policy BHE2 promotes high quality design that respects and enhances the local character and suggests applications should address delivery vehicles size, route to and handling at the site.</p> <p>Policy HP1 identifies no more than 3 new dwellings are suitable in any settlement within the Plan Area which would help to minimise any landscape character impact from new housing developments. The Statement of Principle before Policy HP1 identifies that housing development in the areas between the settlements of Membury village, Furley, Longbridge, Rock or Webble Green would not be supported.</p> <p>Policy HP5 identifies only the settlements of Membury village, Furley, Longbridge, Rock or Webble Green as suitable for new self-build housing development. It may be difficult to control development, however,</p>	<p>++/?</p>	Direct	Long	Permanent / Reversible	High / Local

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>because there are no defined 'development envelopes' for these settlements.</p> <p>Enhancement: The Definition of Infill before Policy HP1 and 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".</p>					
	<p>2) No Neighbourhood Plan</p> <p>The Membury Design Statement specifies how the Parish wishes to manage change and maintain its landscape character. This should promote high quality design within the Plan Area which respects and enhances local character. However, if the Membury Design Statement is not included within a NP it unlikely to be given as much consideration in planning decisions and therefore there is less control over design in this alternative. This alternative could, therefore, result in significant negative effects on local character.</p> <p>It is less likely that access to the countryside would be actively promoted without the NP.</p>	--	Direct	Long	Permanent / Irreversible	High / Local
	<p>3) Alternative Plan which does not identify where or how much new development is suitable</p> <p>This alternative option would not provide guidance on appropriate locations for development. This could have a negative impact on the local character.</p> <p>Due to the uncertainty of the development size and location which may come forward under this option, it is hard to determine whether the landscape character and local distinctiveness of the Plan Area and AONB will be enhanced.</p>	?	N/A	N/A	N/A	N/A

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3						
Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>The Membury Design Statement should have an influence on new development, and work positively towards promoting a high quality design that respects and enhances local character.</p> <p>Mitigation:</p> <p>The NP could specify scale of development and provide guidance on the locations of development which is considered appropriate. Development applications would need to be considered on a case by case basis through the planning application process and each would be expected to information on the potential impacts on landscape, biodiversity, surface water runoff and heritage assets, including potential cumulative effects with the existing situation and other proposed developments within the Plan Area.</p>					
<p>SEA6 To maintain and enhance built and historic assets.</p>	<p>1) Draft Neighbourhood Plan</p> <p>Policy BHE1 supports the protection of historic assets but does not encourage enhancement and therefore a minor positive rather than significant positive effect is identified.</p> <p>Policy HP1 requires that the cumulative effect of any new housing development does not harm the heritage or character of the village or hamlet.</p> <p>Clarification: Locally designated assets appear not to have been defined. This should be clarified in order for them to be protected by Policy BHE1. 70 heritage assets have been listed in an annex but it is not clear what their designations are.</p> <p>Enhancements:</p> <p>Policy BHE1 should refer to the 'fabric and setting of' listed buildings and monuments.</p>	+	Direct	Long	Permanent / Reversible	Low / Local

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	Policy BHE1 should encourage the enhancement of historic assets as well as avoiding adverse effects.					
	<p>2) No Neighbourhood Plan</p> <p>Without the NP it is uncertain whether heritage assets would be maintained and enhanced. The current situation would remain the same, with Membury Castle in a declining state. This could result in an overall minor negative effect.</p>	- / ?	Direct	Medium	Temporary / Reversible	Local / Low
	<p>3) Alternative Plan which does not identify where and how much new development is suitable</p> <p>There is potential for a negative cumulative effect with uncertainty because the scale and location of development associated with this alternative is unknown. However, Policy BHE1 supports the protection of historic assets. Policy HP1 also requires that the cumulative effect of any new housing development does not harm the heritage or character of the village or hamlet.</p> <p>Mitigation:</p> <p>Specify an upper limit for housing numbers and an upper limit for each of the hamlets / Membury village. Development applications would need to be considered on a case by case basis through the planning application process and each would be expected to information on the potential impacts on landscape, biodiversity, surface water runoff and heritage assets, including potential cumulative effects with the existing situation and other proposed developments within the Plan Area.</p>	- / ?	Direct / Cumulative	Long	Permanent / Irreversible	Local / High

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
<p>SEA7 To conserve and enhance the biodiversity of East Devon.</p>	<p>1) Draft Neighbourhood Plan</p> <p>Policy NE1 will ensure that biodiversity is protected and improved where necessary through supporting the planting of new native species of trees and hedgerow species, protects orchards and Devon banks (raised hedgerows).</p> <p>Furley Chalk Pit SSSI is located ~250m from the current extent of Furley hamlet. It is enclosed within a field which is not publicly accessible. The NP only supports development which is well located to Furley hamlet and therefore it is not likely that any development could be close enough to result in an adverse effect on the SSSI. Although there is some uncertainty because there is no defined development / settlement boundary for Furley hamlet.</p> <p>The NP area has two Strategic Nature Areas (SNA) at 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, and some species that are legally protected. Development will need to ensure that these sites remain protected.</p> <p>Policy HP4 on the conversion of existing buildings to housing or live/work units supports proposals where the development will retain nature conservation interest associated with the site or building and net gains in biodiversity will be encouraged where possible.</p> <p>Mitigation:</p> <p>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.</p>	<p>++ / ?</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent / Reversible</p>	<p>Low / East Devon</p>

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>Enhancement: The Neighbourhood Plan should ensure that the SNA are protected through the control of development. The inclusion of additional policy wording to ensure the protection of SNAs should be considered.</p>					
	<p>2) No Neighbourhood Plan There is continual need to protect biodiversity within the area and without the NP, conditions are likely to remain the same. It is likely that pressure from heavy farm traffic will continue to cause damage to roadside hedges and woodlands. The unfavorable condition of the Furley Chalk Pit SSSI is not currently being actively conserved. It is unlikely that the condition will improve without changes to the site management and/or external pressures.</p>	--	Indirect	Long	Permanent / Irreversible	Medium / Local
	<p>3) Alternative Plan which does not identify where new development is suitable This option does not provide any indication of the level of development which is considered acceptable in the Parish or where it could be located. As such, this option therefore presents more uncertainty with regards to the potential locational effects of development on the nature conservation sites located in and near to the NP Area. It is uncertain that the achievement of this SEA objective will be supported by this option and a potential negative effect could result, due to the scale of development which could potentially come forward. However, it is assumed that any development in the Plan Area would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on the natural environment (landscape and biodiversity) been satisfactorily mitigated.</p>	?	N/A	N/A	N/A	N/A

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3						
Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>Mitigation:</p> <p>Specify an upper limit for housing numbers and an upper limit for each of the hamlets. Development applications would need to be considered on a case by case basis through the planning application process and each would be expected to information on the potential impacts on landscape, biodiversity, surface water runoff and heritage assets, including potential cumulative effects with the existing situation and other proposed developments within the Plan Area.</p>					
<p>SEA8 To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>1) Draft Neighbourhood Plan</p> <p>Policy EE1 supports improvements in superfast broadband / technological services to further support home working and reduce commuting.</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</p> <p>Development within walking and cycling access of Membury would work positively towards this objective. However, without known locations for development it is difficult to determine.</p> <p>The rural setting means that residents are dependent on their cars in order to reach those facilities which are not provided within the village. New development will introduce more cars into the Parish.</p>	<p>?/+-</p>	<p>Direct / Cumulative</p>	<p>Short / Long</p>	<p>Permanent / Irreversible</p>	<p>Low / Local</p>

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>There are currently 221 cars in the Parish, with 96% of households having 2 cars or more³. With a development of 8-10 houses, an assumption of 16-20 additional cars could be made. Although, a small impact, it works negatively against reducing emissions. However, the situation may improve with anticipated improvements in vehicle technology and adoption of more electric vehicles in the medium to long term.</p> <p>Policy ECL1 and ECL2 support 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 NP could encourage the inclusion of electric car charging points in new residential developments.</p>					
	<p>2) No Neighbourhood Plan</p> <p>Without the NP the current situation is likely to stay the same or worsen in the short term with regards to emissions from transport. However, the situation may improve with anticipated improvements in vehicle technology and adoption of more electric vehicles in the medium to long term. Facilities and services may close (e.g. Membury primary school) resulting in more journeys by private vehicle to access day to day facilities such as primary schools, convenience shopping, a post office, as well as community facilities such as meeting places, cafes etc.</p>	- / ?	Direct	Short to Long	Permanent / Irreversible	Low / Local

³ ONS, Census 2011

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>It is uncertain as to whether renewable energy sources will be specifically encouraged in the Plan Area without the NP.</p> <p>This option does not positively contribute to the achievement of this objective and will lead to a minor negative effect in the medium to long term.</p>					
	<p>3) Alternative Plan which does not identify where and how much new development is suitable</p> <p>This alternative option would not identify appropriate locations for development.</p> <p>The rural setting means that residents are dependent on their cars in order to reach those facilities which are not provided within the village. New development will introduce more cars into the Parish but under this alternative, the location and scale of development which may come forward is unknown. Without policy HP5 and the Statement of Principle for policy HP1, which identify appropriate locations for new housing development, this alternative could see new homes on the periphery of the Plan Area which could encourage new residents to drive to Chard or Axminster rather than walk or cycle to access the local facilities in Membury. This could potentially increase greenhouse gas emissions from transport.</p> <p>However, anticipated improvements in vehicle technology and adoption of more electric vehicles in the medium to long term could mitigate for a potential negative effect.</p> <p>Policy ECL1 and ECL2 support 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:</p>	<p>- / ?</p>	<p>Direct</p>	<p>Short to Long</p>	<p>Permanent/ Irreversible</p>	<p>Low/ Local</p>

Table B.1: Assessment of Draft Neighbourhood Plan and Alternatives 2 and 3						
Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	The NP could specify scale of development and provide guidance on the locations of development which is considered appropriate.					

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SEA1 To ensure everybody has the opportunity to live in a decent home.	4) 1-8 New Dwellings During NP Period This option would support the provision of 8 to 10 new dwellings within the Plan Area. It would not provide as many new homes as some of the other options but would result in a positive effect for this SEA objective.	+	Direct	Long	Permanent/ Irreversible	High/ Local
	5) More than 15 new Dwellings During NP Period This option would support the provision of more than 15 new dwellings within the Plan Area and would therefore contribute more to the achievement of this SEA objective than some of the other options assessed. This option could potentially provide a larger development/s with a mixture of market and affordable homes.	++	Direct	Long	Permanent/ Irreversible	High/ Local
	6) New Dwellings in Membury Village Only This option may be constrained by available land and space to deliver new dwellings. The assessment records uncertainty because it is not known how many new homes could be delivered within Membury village and the Plan as drafted does not identify sites for development. If one larger development were located at Membury this may enable a proportion of affordable homes to be delivered along with market homes. Mitigation: If this option were taken forward a suitable development site/s in Membury should be identified.	++ / ?	Direct	Long	Permanent/ Irreversible	High/ Local

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>7) All New Development is Barn/Outbuilding Conversions and New Agricultural Dwellings Only</p> <p>This option could provide new dwellings within the Plan Area but would be more constrained than other options because it would be dependent on barn/outbuildings being available for conversion. Any applications for new agricultural dwellings would need to prove a need for the new dwelling to house agricultural workers and could again, therefore, result in only limited new development.</p>	+	Direct	Long	Permanent/ Irreversible	High/ Local
<p>SEA2 To ensure that all groups of the population have access to community services.</p>	<p>4) 1-8 New Dwellings During NP Period</p> <p>This option might make a limited contribution to the achievement of this objective by providing up to 8 new dwellings and thereby providing more residents to use and support the local services and facilities within Membury.</p>	+	Indirect	Long	Permanent/ Reversible	High/ Local
	<p>5) More than 15 new Dwellings During NP Period</p> <p>This option is likely to make a significant contribution to the achievement of this objective by providing more than 15 new dwellings and thereby providing more residents to use and support the local services and facilities within Membury.</p>	++	Indirect	Long	Permanent/ Reversible	High/ Local

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>6) New Dwellings in Membury Village Only</p> <p>This option is likely to make a positive contribution to the achievement of this objective by providing more residents in Membury to use and support the local services and facilities within the village. Although this option provides more certainty that the local community facilities would be supported by future development compared with options which could result in more scattered new housing, it also reflects uncertainty around the availability of land to accommodate more dwellings in or very close to Membury village.</p> <p>Mitigation: If this option were taken forward a suitable development site/s in Membury should be identified.</p>	++ / ?	Indirect	Long	Permanent/ Reversible	High/ Local

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>7) All New Development is Barn/Outbuilding Conversions and New Agricultural Dwellings Only</p> <p>This option could make a limited positive contribution to this objective but is uncertain because the new development would be limited only to locations where there are barns/ outbuildings available for redevelopment and where there is a demonstrable need for new agricultural dwellings. This could result in more scattered new development which is not necessarily well-located to Membury village, where existing community facilities are located. Development in more northern or southern extremes of the Plan Area may not support community facilities if new residents travelled to Chard and Axminster to meet all of their needs for facilities and services.</p> <p>Mitigation:</p> <p>Use the NP policy to guide development towards Membury village or other hamlets which are within walking and cycling distance of Membury village in order to encourage new residents to support the village services and facilities.</p>	+ / ?	Indirect	Long	Permanent/ Reversible	High/ Local
<p>SEA3 To maintain and improve cultural, social and leisure provision.</p>	<p>4) 1-8 New Dwellings During NP Period</p> <p>The addition of up to 8 new dwellings in the Plan Area could help to support existing cultural, social and leisure provision but is unlikely to make a positive contribution towards improving the existing provision.</p> <p>TRA1 aims to promote, protect, maintain and enhance existing footpaths and bridleways, as well the provision of new or extended routes and this could potentially be put in place through developer contributions.</p>	N	N/A	N/A	N/A	N/A

Table B.2: Assessment of Alternatives 4 to 7						
Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>5) More than 15 new Dwellings During NP Period</p> <p>This option could result in significant positive effects as it could provide more new dwellings to support both existing cultural, social and leisure provision and potentially provide new facilities, such as play areas, through developer contributions. However, there is uncertainty over whether more than 15 new dwellings could be accommodated within the Plan Area in relation to potential environmental impacts and land availability.</p> <p>Mitigation:</p> <p>Development applications would need to be considered on a case by case basis through the planning application process and each would be expected to information on the potential impacts on landscape, biodiversity, surface water runoff and heritage assets, including potential cumulative effects with the existing situation and other proposed developments within the Plan Area.</p>	++ / ?	Indirect	Long	Permanent/ irreversible	High/ Local

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>6) New Dwellings in Membury Village Only</p> <p>This option is likely to make a positive contribution to the achievement of this objective by providing more residents in Membury to use and support the local services and facilities within the village. Development located in Membury could also result in a larger development with coordinated developer contributions to provide for more or improved cultural, social and leisure facilities. This option provides a little more certainty that the local community facilities would be supported by future development, compared with options which could result in more scattered new housing. However, there is uncertainty over the level of development delivered by this option and how much development could be accommodated in or very close to Membury.</p> <p>Mitigation: If this option was taken forward a suitable development site/s in Membury should be identified.</p>	<p>++ / ?</p>	<p>Indirect</p>	<p>Long</p>	<p>Permanent/ reversible</p>	<p>High/ Local</p>

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>7) All New Development is Barn/Outbuilding Conversions and New Agricultural Dwellings Only</p> <p>This option could make a limited positive contribution to this SEA objective but is uncertain because the new development would be limited only to locations where there are barns/ outbuildings available for redevelopment and where there is a demonstrable need for new agricultural dwellings. This could result in more scattered new development which is not necessarily well located to Membury village where existing community facilities are located and where, presumably, any improved or new cultural, social and leisure facilities would be located. Due to the likely low volume of new dwellings this option would deliver, it is considered to have a neutral effect on this SEA objective.</p> <p>Mitigation:</p> <p>Use the NP policy to guide development towards Membury village or other hamlets which are within walking and cycling distance of Membury village in order to encourage new residents to support the village services and facilities.</p>	N	N/A	N/A	N/A	N/A
<p>SEA4 To promote the conservation and wise use of land and protect and enhance the</p>	<p>4) 1-8 New Dwellings During NP Period</p> <p>This option would provide only a small level of new development (up to 8 new dwellings) and is not likely, considering the policies within the draft NP, to result in a negative effect on the use of land and the landscape character of East Devon. The effect is likely to be neutral.</p>	N	N/A	N/A	N/A	N/A

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
landscape character of East Devon.	<p>5) More than 15 new Dwellings During NP Period</p> <p>The assessment assumes that this option would result in a minimum of 15 new dwellings and as there is no upper limit given to the number it could therefore result in a significant cumulative negative effect on landscape character. As the option does not specify the location of the development it means that some hamlets, particularly where there is currently only a very few (~10) properties currently e.g Webble Green and Longbridge, these hamlets could potentially be significantly affected.</p> <p>Mitigation: Specify an upper limit for housing numbers and an upper limit for each of the hamlets.</p>	- - / ?	Direct / Cumulative	Long	Permanent/ irreversible	High/ Local and beyond Plan Area
	<p>6) New Dwellings in Membury Village Only</p> <p>The effect of this option on landscape character and land use is uncertain. It would be dependent on the number of dwellings which were proposed. No upper limit on numbers of new dwellings is identified in this option and therefore there is a risk that concentrating new development in Membury could affect the character of the village.</p> <p>However, it is assumed that any development in Membury would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on landscape have been satisfactorily mitigated; and Policy NE2 strongly supports the AONB Management Plan Objectives and would preserve the tranquility of the parish through the control of new development.</p> <p>Mitigation:</p>	- / ?	N/A	N/A	N/A	N/A

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>If this option was taken forward, specify an upper limit for housing numbers in or very close to Membury village. Development site/s could also potentially be identified. Development applications would need to be considered on a case by case basis through the planning application process and each would be expected to information on the potential impacts on landscape, biodiversity, surface water runoff and heritage assets, including potential cumulative effects with the existing situation and other proposed developments within the Plan Area.</p>					
	<p>7) All New Development is Barn/Outbuilding Conversions and New Agricultural Dwellings Only</p> <p>Conversion of barns and outbuildings should be relatively easy to control with regard to potential negative effects on landscape character and they represent an efficient use of land. The building of new agricultural dwellings can be more difficult to control with regards to landscape effects as the need for the dwellings will be near to or on farms and therefore could be in isolated locations. However, it is assumed that any development in the Plan Area would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on landscape have been satisfactorily mitigated; and Policy NE2 strongly supports the AONB Management Plan Objectives and will result in minor positive effects in relation to the tranquility of the parish through the control of new development. A minor positive effect is identified due to the efficient use of land that this option represents and it is assumed that potential effects on landscape character would be mitigated by the other policies in the NP.</p>	+	Direct	Long	Permanent/ Irreversible	High / Local

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SEA5 To maintain the local amenity, quality and character of the local environment	4) 1-8 New Dwellings During NP Period This option would provide only a small level of new development (up to 8 new dwellings) and is not likely, considering the requirements of the other policies within the draft NP (such as draft NP policies BHE1 and BHE2), to result in a negative effect on local amenity and character of the local environment. The effect is likely to be neutral.	N	N/A	N/A	N/A	N/A
	5) More than 15 new Dwellings During NP Period With the potential for more than 15 additional homes within the Plan Area, it is uncertain that this SEA objective will be achieved and there is potential for a significant negative effect on local character from a large development coming forward (or several large developments). The requirements of the other policies within the draft NP (such as draft NP policies BHE1 and BHE2) would help to control development and maintain the local character. High quality design could well be implemented but the risk of an incremental / cumulative effect on local character would be determined by the scale and location of developments which could potentially come forward (e.g. a high number of small developments or a small number of development of 10 or more dwellings). Mitigation: Specify an upper limit for housing numbers and an upper limit for each of the hamlets.	- - / ?	Direct / Cumulative	Long	Permanent / Irreversible	High / Local

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>6) New Dwellings in Membury Village Only</p> <p>The effect of this option on local character is uncertain. It would be dependent on the number of dwellings which were proposed.</p> <p>New housing development in Membury may only be possible on a small number of sites within the existing village. Should such development come forward it would require defenses for surface water flooding which Membury is at risk from and these defenses could affect the local character of the village.</p> <p>It is assumed that any development in Membury would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on landscape character have been satisfactorily mitigated.</p> <p>Mitigation:</p> <p>If this option was taken forward, specify an upper limit for housing numbers in or very close to Membury village. Development site/s could also potentially be identified. Development applications would need to be considered on a case by case basis through the planning application process and each would be expected to information on the potential impacts on landscape, biodiversity, surface water runoff and heritage assets, including potential cumulative effects with the existing situation and other proposed developments within the Plan Area.</p>	<p>- / ?</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent / Irreversible</p>	<p>Low / Local</p>

Table B.2: Assessment of Alternatives 4 to 7						
Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>7) All New Development is Barn/Outbuilding Conversions and New Agricultural Dwellings Only</p> <p>Conversion of barns and out buildings should be relatively easy to control with regards to high quality design and the local character. It is assumed that this option could maintain existing character and therefore a minor positive effect is identified.</p> <p>It is uncertain as to whether there would be any significant benefit from this option with regards to working towards enhancing the local character and local distinctiveness of the AONB and it would not work towards improving accessibility to the countryside.</p>	+	Direct	Long	Permanent / Irreversible	Low / Local
SEA6 To maintain and enhance built and historic assets.	<p>4) 1-8 New Dwellings During NP Period</p> <p>This option would provide only a small level of new development (up to 8 new dwellings). It is assumed, therefore, that the potential for effects on built and historic assets could be controlled.</p> <p>Policy BHE1 supports the protection of historic assets but does not encourage enhancement and therefore a minor positive rather than significant positive effect is identified.</p> <p>Policy HP1 requires that the cumulative effect of any new housing development does not harm the heritage or character of the village or hamlet.</p>	+	Direct / Cumulative	Long	Permanent/ Irreversible	Low / Local

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>5) More than 15 new Dwellings During NP Period</p> <p>This option could result in a larger scale of development which could result in a greater risk of encroachment on heritage assets and could detract from the unique and distinctive character of the Plan Area. The larger scale of development may be more difficult to control and mitigate and could result in significant cumulative negative effects on built and historic assets.</p> <p>This option does not work towards protecting the heritage assets.</p> <p>Mitigation: Specify an upper limit for housing numbers and an upper limit for each of the hamlets.</p>	- - / ?	Direct / Cumulative	Long	Permanent/ Irreversible	High / Local
	<p>6) New Dwellings in Membury Village Only</p> <p>The effect of this option on heritage assets is uncertain. It would be dependent on the specific location and number of dwellings which were proposed. Membury Castle scheduled monument is 50m from the current extent of Membury village and lies the other side of the Membury Road. There is a risk that any development proposed near to the monument could affect its setting and a suitable heritage assessment would be required and mitigation put in place through the planning application process.</p> <p>Development would need to be sensitive of the existing heritage assets and local character in order to have a positive effect.</p> <p>Mitigation:</p>	?	N/A	N/A	N/A	N/A

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>If this option was taken forward, specify an upper limit for housing numbers in or very close to Membury village. Development site/s could also potentially be identified. Development applications would need to be considered on a case by case basis through the planning application process and each would be expected to information on the potential impacts on landscape, biodiversity, surface water runoff and heritage assets, including potential cumulative effects with the existing situation and other proposed developments within the Plan Area.</p>					
	<p>7) All New Development is Barn/Outbuilding Conversions and New Agricultural Dwellings Only</p> <p>Providing development is small scale and carried out sensitively and in line with the other policies within the NP, it should not have a negative impact on heritage assets.</p> <p>In some instances, where development would be on a Listed building, it may work towards enhancing and restoring heritage assets.</p> <p>Policy HP4 supports the retention of original character of the buildings and ensures that they positively contribute to the rural surroundings.</p>	+	Direct	Long	Permanent/ Temporary	Low / Local

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SEA7 To conserve and enhance the biodiversity of East Devon.	<p>4) 1-8 New Dwellings During NP Period</p> <p>This option would provide only a small level of new development (up to 8 new dwellings) and is not likely, considering the requirements of draft NP policies NE1 and HP4, to result in a negative effect on biodiversity and nature conservation sites.</p> <p>Development proposals would need to ensure that it avoids negative effects on the Furley Chalk Pit SSSI near to Furley and the two Strategic Nature Areas (SNA) at Furley and Turfmoor.</p>	<p style="text-align: center;">+</p>	<p style="text-align: center;">Direct</p>	<p style="text-align: center;">Long</p>	<p style="text-align: center;">Permanent/ Temporary</p>	<p style="text-align: center;">Low / Local / East Devon</p>

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>5) More than 15 new Dwellings During NP Period</p> <p>This option does not provide any indication to the size of the development. However, with the absence of an upper limit to development over the plan period there is risk that a larger development or developments could come forward and this could result in a negative effect due to the loss of greenfield land. However, it is assumed that any development would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on the natural environment (landscape and biodiversity) been satisfactorily mitigated and this could help to offset potential effects on biodiversity, flora and fauna (but not loss of greenfield land).</p> <p>A larger scale of development could have a potential cumulative negative impact on biodiversity. Due to the unknown scale (which could be well over 15 new homes) and location of development, there are uncertainties on the effect of this option on biodiversity.</p> <p>HGV vehicles delivering to a larger construction site could present greater risks to roadside hedges compared to smaller construction sites or one or two dwellings.</p> <p>Mitigation: Specify an upper limit for housing numbers and an upper limit for each of the hamlets.</p>	<p>- / ?</p>	<p>Direct / Cumulative</p>	<p>Long</p>	<p>Permanent / Irreversible</p>	<p>High / Local</p>

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>6) New Dwellings in Membury Village Only</p> <p>This option does not provide any indication to the size of the development. However, it is assumed that any development in Membury would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on the natural environment (landscape and biodiversity) been satisfactorily mitigated.</p> <p>Development would be located away from the Furley Chalk Pit, and although it would not improve the situation, it could work towards protecting it.</p>	+	Direct	Long	Permanent / Irreversible	Low / Local / East Devon

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>7) All New Development is Barn/Outbuilding Conversions and New Agricultural Dwellings Only</p> <p>This option is unlikely to have a negative on biodiversity. It is likely to maintain the current situation but not enhance it.</p> <p>It is assumed that any development in Membury would be subject to the draft NP Policy NE1 which requires development proposals to demonstrate that any adverse impacts on the natural environment (landscape and biodiversity) been satisfactorily mitigated. It is assumed that development would also be in accordance with NP Policy HP4 which aims to encourage the retention of any nature conservation interest associated with the site or building, and net gains in biodiversity will be encouraged where possible.</p> <p>The location of new agricultural dwellings is unknown. It is therefore unknown whether this type of development would be located away from the Furley Chalk Pit but it is assumed that agricultural dwellings would be single units in scattered locations and that policy NE1 would protect natural conservation sites from negative effects, such as from inappropriate development locations.</p>	+	Direct	Long	Permanent / Irreversible	Low / Local

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
SEA8 To contribute towards a reduction in local emissions of greenhouse gases	<p>4) 1-8 New Dwellings During NP Period</p> <p>Policy EE1 supports improvements in superfast broadband / technological services to further support home working.</p> <p>New development in the Plan Area will support the existing services and facilities within Membury.</p> <p>Development within walking and cycling access of Membury would work positively towards this objective. However, without known locations it is difficult to determine.</p> <p>The rural setting means that residents are dependent on their cars, in order to reach those facilities which are not served by the village. There are currently 221 cars in the Parish, with 96% of households having 2 cars or more. With a development of a maximum of 8 new dwellings, an assumption of a maximum of 16 additional cars could be made. Although, a small impact, it works negatively against reducing emissions. However, improvements in vehicle technology expected within the medium term would help to mitigate an increase in greenhouse gas emissions from increasing the households in the Plan Area.</p>	<p>N</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>5) More than 15 new Dwellings During NP Period</p> <p>Policy EE1 supports improvements in superfast broadband / technological services to further support home working.</p> <p>Large scale development will increase the number of cars in Parish, and may put additional strain on the small roads and country lanes. Based on the assumption made in the assessment of option 4 above, if 15 new dwellings were developed, there could be an increase of at least 30 additional cars in the Plan Area.</p> <p>Development within walking distance to facilities would work positively towards the objective, as more residents would be encouraged to walk and cycle.</p> <p>However, development on the periphery of the NP Plan Area may deter residents from using the village facilities, and encourage them to go to Axminster or Chard, resulting in more private car journeys.</p> <p>Mitigation:</p> <p>Specify an upper limit for housing numbers and use policy wording to guide development to settlements well located to Membury village.</p>	<p>-- / ?</p>	<p>Direct / Cumulative</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>High / Local</p>

Table B.2: Assessment of Alternatives 4 to 7

Objective	Commentary	Significance	Direct/ Indirect/ Cumulative	Duration (short, med, long term)	Permanent/ Temporary Irreversible/ Reversible	Magnitude / Spatial Extent
	<p>6) New Dwellings in Membury Village Only</p> <p>Policy EE1 supports improvements in superfast broadband / technological services to further support home working.</p> <p>Development within the village would help to support the existing services and facilities. Placing more residents within walking and cycling access of Membury, and could help to reduce the number of cars on the roads. However, there will still be some reliance on private cars, in order for residents to reach those facilities that the village cannot provide. The number of additional cars will be dependent on the number of new households.</p>	+	Direct	Long	Permanent/ Irreversible	Low / Local
	<p>7) All New Development is Barn/Outbuilding Conversions and New Agricultural Dwellings Only</p> <p>Policy EE1 supports improvements in superfast broadband / technological services to further support home working.</p> <p>It is assumed that this option would result in a small scale of development. It is therefore considered unlikely that there would be an increase in greenhouse gas emissions resulting from this option.</p> <p>Policy ECL1 supports the proposal for small scale renewable and low carbon energy generation, providing that they are sensitive to the area's natural beauty. This could potentially be incorporated into barn / outbuilding conversions and could contribute towards a reduction in greenhouse gases. However, this contribution is likely to be minimal and therefore an overall neutral effect is recorded.</p>	N	N/A	N/A	N/A	N/A

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