

# Bungay Neighbourhood Development Plan

## HRA Screening Assessment



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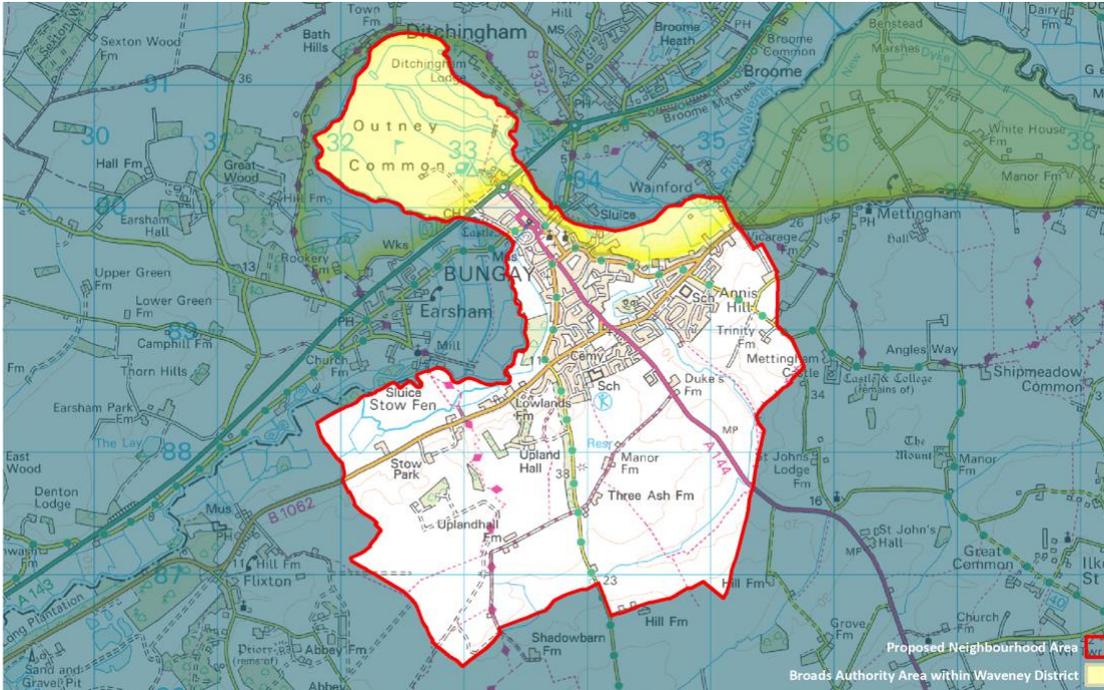
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# 1. Introduction

## Neighbourhood Plan Area

The Bungay Neighbourhood Plan Area has been designated to cover the area identified in **Figure 1**.

**Figure 1: Designated Area**



## Vision

### Vision for Bungay

As a historic and distinctive market town with a strong local identity and a vibrant town centre, Bungay is a place that people choose to visit. In the next 15 to 20 years the town will host a mix of new housing built to a high green standard and community facilities that meet the needs of its residents and the surrounding rural communities. Our Plan is to develop a sustainable Bungay with increased local employment and leisure facilities; to establish a green policy to encourage walking, cycling and a greener approach to local transport generally. Enhancing access to open spaces and the surrounding countryside is to be a priority within the Plan with a focus on the health and well-being of residents. Facilities for tourists will be encouraged.

## Objectives

The objectives for Bungay are:

Objective 1 - Meet the housing and infrastructure needs of Bungay's residents and future population.

Objective 2 – Protect and enhance community and public facilities and services.

Objective 3 - Support the vitality and regeneration of the town centre.

Objective 4 - Enable Bungay to realise its potential as a visitor attraction.

Objective 5 - Improve the attractiveness of walking and cycling.

Objective 6 - Ensure that the built character of Bungay is preserved and is reflected in new developments.

Objective 7 - Promote the quality and enjoyment of the natural environment, especially the surrounding fen and marshes.

Objective 8 - Ensure that new development manages flood risk in the most sustainable way possible.

## Draft Planning Policies

The neighbourhood plan for Bungay contains policies that seek to deliver the vision, this includes identifying and proposing sites to be allocated for development within the parish. Below is a summary of key points from the draft policies.

Housing:

- H1: New residential developments are required to be designed to a high quality, considering local character and enhancing local distinctiveness
- H2: New housing developments should provide a mix of housing to meet the needs of the community, with proportions to reflect the Bungay Housing Needs Assessment
- H3: Strong support for affordable housing which should reflect local need
- H4: Land to the east of St Margaret's Road allocated for approximately 75 dwellings.

Community Matters

- CM1: Support for a new Community Hub
- CM2: Support for proposals that will expand Bungay Medical Centre
- CM3, CM4 & CM5: Increased or expanded sports provision, educational opportunities and pre-school education welcomed

Cultural Heritage

- CH1: Development is required to meet specific criteria so as to protect the integrity of the Bungay Conservation Area
- CH2: Support to regenerate the King's Head Grade II Listed Building within the town centre
- CH3: Requirement for a heritage statement to accompany any development proposals within or adjacent to designated heritage assets

### Town Centre and Economy

- TC&E1: Support for development that enhances the vibrancy and vitality of the town centre
- TC&E2: Encouragement for tourism accommodation within the town centre
- TC&E3: Support for proposals that enable goods to be transferred from HGBs to smaller commercial vehicles

### Environment

- ENV1: Creation of a green corridor linking the south-east with the town centre
- ENV2: Provision of open space will need to be designed to deliver significant gain in ecological value and habitat
- ENV3: Protection of key areas of biological and geological significance
- ENV4: Development required to deliver a net gain in ecological value
- ENV5: Flood prevention or mitigation measures will need to demonstrate an ecological gain.

### Traffic and Transport

- TM1: Minimum standards for parking at new residential development
- TM2: Electric vehicle charging points required at all new homes with on-plot parking
- TM3: Support for additional off-street parking in or adjacent to the town centre
- TM4: HGVs required to avoid the town centre and Conservation Area in so far as possible for construction of new development
- TM5: New development should support safe and convenient pedestrian and cycle access and connections

## 2. Legislative Background

To be 'made' a Neighbourhood Plan must meet certain Basic Conditions. These include that making of the plan 'does not breach, and is otherwise compatible with EU obligations'. One of these obligations is Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, often referred to as the Habitats Directive. Under the Habitats Directive an assessment referred to as an Appropriate Assessment must be undertaken if the plan in question is likely to have a significant effect on a European protected wildlife site. The SEA Directive requires that if a plan or programme requires an Appropriate Assessment under the Habitats Directive, then that plan or programme will also require an SEA.

## 3. Screening Process

Three steps will be followed for this screening process:

1. Preparation of a screening report – this report
2. Request a screening opinion from the consultation bodies in light of the report – East Suffolk Council responsibility
3. In light of their responses, determine whether the plan has potential likely significant effects on protected European wildlife sites (and therefore require Appropriate Assessment) East Suffolk Council in discussion with Bungay Town Council.

## 4. Assessment

The Habitats Regulations Assessment (HRA) refers to the assessment required for any plan or project to assess the potential implications for designated European wildlife sites. This includes Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites, collectively known as internationally designated wildlife sites.

There are no designated European wildlife sites in the Bungay Neighbourhood Plan area. This screening assessment has also considered the impact on European sites within 20km of the neighbourhood plan area, as an in-combination assessment area. These include:

**Figure 2: European Sites within 20km of BNDP area**

Special Areas of Conservation	Special Protection Areas	Ramsar Sites
The Broads	Broadland	Broadland
Minsmere to Walberswick Heaths & Marshes	Minsmere-Walberswick	Breydon Water
Benacre to Easton Bavents Lagoons	Outer Thames Estuary	Minsmere-Walberswick
Dew's Ponds	Benacre to Easton Bavents	
	Breydon Water	

Each European site has a set of interest features which are the ecological features for which the site is designated or classified, and the features for which Member States should ensure the site is maintained or where necessary restored. Each site also has a set of conservation objectives.

European sites are at risk if there are possible means by which any aspect of a plan can, when being taken forward for implementation, pose a potential threat to the wildlife interest of the sites. This is often referred to as the 'impact pathway'.

There are a range of impacts that Bungay Neighbourhood Development Plan could have on those designated European Sites identified in Figure 4. These can be summarised as:

- Increased disturbance, trampling and enrichment of European Sites from additional recreational pressure;
- Impact on protected species found within but that travel outside of the designated sites;
- Water issues relating to water quality and quantity; and
- Changes in atmospheric pollution levels due to increased traffic from development proposals.

In accordance with the Waveney Local Plan HRA Screening the following buffers have been considered – 400m for urban effects, 5km for recreational impacts and 13km which reflects the distance used to define a zone of influence in the wider Suffolk mitigation strategy. **Figure 3** identifies the housing numbers allocated within the BNDP which fall within those zones of influence of the European Sites identified in **Figure 4**. The Broads SAC and Broadland SPA/Ramsar are within 13km of potential new homes proposed – with the closest site around 6.5km from the allocated site.

**Figure 3: Number of potential new dwellings within 400m, 5km and 13km of European Sites**

Site	400m	5km	13km
The Broads SAC	0	0	75
Broadland SPA / Ramsar	0	0	75
Minsmere-Walberswick SPA / Ramsar	0	0	0
Benacre to Easton Bavents Lagoons SAC	0	0	0
Dew's Ponds	0	0	0
Outer Thames Estuary	0	0	0
Benacre to Easton Bavents SPA	0	0	0
Breydon Water SPA / Ramsar	0	0	0

**Figure 4: Assessment of Potential Impacts of Policy contained within the BNDP**

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation
H1: Design Principles for New Development	Qualitative policy with criteria for high quality design, setting particular requirements for new development	No LSE – does not promote development	N/A	None
H2: Housing Mix	Policy stipulating required mix of new homes coming forward	No LSE – does not promote development	N/A	None
H3: Affordable Housing	Policy accords with NPPE, setting requirements for affordable housing, including delivery of onsite provision and criteria for exception sites	LSE – the Neighbourhood Plan area falls within 13km of the Broads sites which means there could be in-combination effects, such as increased recreational pressure from additional homes delivered on exception sites.	In-combination effects such as increased recreational pressure	For consideration at appropriate assessment.
H4: Land to the east of St Margaret's Road	Residential allocation for 75 new dwellings, with the site developed in accordance with site specific criteria	LSE – the allocated site falls within 13km of the Broads sites which means there could be in-combination impacts, such as recreational pressure from the additional homes.	In combination recreational pressure linked with allocations in the Waveney Local Plan.	For consideration at appropriate assessment.

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation
CH1: Conservation Area	Qualitative policy seeking to protect the integrity of Bungay Conservation Area	No LSE – does not promote development	N/A	None
CH2: The King's Head	Policy supporting proposals to restore the King's Head to its former use as a hotel	No LSE – promoting use of a derelict building within its current use class	N/A	None
CH3: Heritage Statements	Policy seeking to protect the integrity of Bungay's historic environment	No LSE – does not promote development	N/A	None
TC&E1: Town Centre Vitality	Criteria for change of use development within the town centre	No LSE – does not promote development	N/A	None
TC&E2: Tourism Accommodation	Policy with criteria for new tourist accommodation aiming to influence location of such within the settlement boundary. Although it does not promote growth it is generally supportive of tourism uses.	LSE – the Neighbourhood Plan area falls within 13km of the Broads sites which means there could be in-combination effects, such as increased recreational pressure from additional homes delivered on exception sites.	In-combination effects such as increased recreational pressure	For consideration at appropriate assessment.
TC&E3: Employment Growth	Policy supporting proposals for economic growth meeting agreed criteria	No LSE – does not allocate land for development purposes	N/A	None
CM1: Bungay Medical Centre; CM2: Sports Facilities; CM3: Community Hub; CM4: Pre-School Education; CM5: Community Education	Policies that support delivery of infrastructure within the town	No LSE – the policy does not allocate land for development but sets criteria for the consideration of proposals should land become available. The policy encourages the reuse of brownfield and previously developed land.	N/A	None

<b>Policy</b>	<b>Description</b>	<b>Likely Significant Effects</b>	<b>Potential Risks</b>	<b>Recommendation</b>
ENV1: Green Corridors	Policy seeking to establish a green corridor from growth areas to the town centre linking existing open green space	No LSE – mitigation policy for growth protecting European sites	N/A	None
ENV2: Green Amenity Space	Policy requiring contributions towards open green space in line with the Open Space Needs Assessment	No LSE – mitigation policy for growth protecting European sites	N/A	None
ENV3: Landscape Character	Policy protecting the integrity of areas of biological or geological significance	No LSE – protective policy not promoting development	N/A	None
ENV4: Biodiversity	Protective policy requiring green space connectivity and net ecological gain	No LSE - protective policy not promoting development	N/A	None
ENV5: Flooding	Protective policy requiring appropriate flood risk and ecological assessment	No LSE – protective policy including identification of risks to natural environment	N/A	None
TM1: Parking Standards for New Residential Development	Policy setting requirements for parking for new residential development	No LSE – does not promote development	N/A	None
TM2: Electric Vehicle Charging Points	Policy requiring provision of electric vehicle charging points	No LSE – does not promote development	N/A	None
TM3: Off Street Public Car Parking	Policy supporting additional public car parking provision subject to agreed criteria in or adjacent the town centre	No LSE – Policy designed to reduce the impact of current on-street car parking and contains protective criteria around the Conservation Area	N/A	None
TM4: HGVs in the Town Centre	Protective policy requiring HGVs associated with	No LSE – does not promote development	N/A	None

Policy	Description	Likely Significant Effects	Potential Risks	Recommendation
	construction to avoid the Conservation Area and Town Centre			
TM5: Sustainable Transport and Highway Safety	Policy promoting sustainable transport as part of new development	No LSE – does not promote development, encourages walking and cycling in local environment	N/A	None

## 5. Conclusions

The screening assessment identifies **Policies H3, H4 and TC&E2** as having potential likely significant effects on protected European wildlife sites. This means likely significant effects on the Broads sites in combination with other growth proposed in the Waveney Local Plan cannot be ruled out. To ensure compliance with the Sweetman judgement it is not possible to take into account mitigation measures to screen out likely significant effects at this stage. Therefore, the requirement for the Bungay Neighbourhood Development Plan to undertake further assessment under the Habitats Regulations 2017 is **screened in**.