

Initial Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Shiplake Neighbourhood Development Plan

28 NOVEMBER 2019

SUMMARY

Following consultation with the statutory bodies, South Oxfordshire District Council (the 'Council') determines that Shiplake Neighbourhood Development Plan (Shiplake NDP) does not require a Strategic Environmental Assessment (SEA).

INTRODUCTION

1. An initial screening opinion was used to determine whether or not the contents of the emerging Shiplake Neighbourhood Development Plan (Shiplake NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC (the Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
2. Any land use plan or programme 'which sets the framework for future development consent of projects' must be screened according to a set of criteria from Annex II of the Directive and Schedule 1 of the Regulations. These criteria include exceptions for plans 'which determine the use of a small area at local level' or which only propose 'minor modifications to a plan', if it is determined that the plan is unlikely to have significant environmental effects.
3. The initial screening opinion was subject to consultation with Historic England, the Environment Agency, Natural England and Oxfordshire County Council. The results of the screening process are detailed in this Screening Statement.

THE SCREENING PROCESS

4. Using the criteria set out in Annex II of the Directive and Schedule 1 of the Regulations, a Screening Opinion determines whether a plan or programme is likely to have significant environmental effects.
5. The extract from 'A Practical Guide to the Strategic Environmental Assessment Directive' in Appendix 1 provides a flow diagram to demonstrate the SEA screening process.
6. Table 1 in Appendix 1 sets out the criteria from the Practical Guide, along with an assessment of the Shiplake NDP against each criterion to ascertain whether a SEA is required.

7. Also part of the screening process is the Habitats Regulations Assessment Screening, which can be found in Appendix 2, and the assessment of likely significance effects on the environment, which can be found in Appendix 3.
8. These two assessments feed into Table 1 and the SEA screening opinion.

SHIPLAKE NEIGHBOURHOOD DEVELOPMENT PLAN

9. The Shiplake NDP will contain the following vision and objectives:

Vision

“To retain both the parish’s and the villages’ separate identities as a semi-rural parish containing two village settlements set within open countryside, conserving and enhancing the character of the villages; in a way that allows the community to evolve whilst sustaining and improving core vital services and village attributes”

Objectives

1. *Conserve and enhance the essential rural character of the parish and its villages by growing the villages through small infill developments and individual houses that will form part of the established pattern of development and creating a rounding off (as opposed to a wholesale extension) of the existing village settlements. Preventing further creep or elongation of the villages into the open countryside or the villages green spaces is a fundamental aim of the new plan. (Source: Sections 4.3, 4.4, 4.5)*
2. *Help rebalance the community profile of the villages over time by planning for new homes suited to first and second time buyers and young families and by enabling older residents to remain in the village and to make their larger homes available to new residents by having a stock of available and suitable housing to which they may ‘down-size’ (Source: Sections 4.3, 4.4)*
3. *Sustain the sensitive landscape setting of the villages and preserve and enhance the areas of natural landscape and agriculture existing between the villages (the green gap) whilst also conserving the existing network of trees, hedgerows, wetlands and public and community spaces and wildlife sites/habitats/bio-diversity. (Source: Section 4.5)*
4. *Provide a catalyst for re-siting inappropriate and non-conforming type uses (such as commercial buildings) from within the centre of the main village in order to release land for residential- based development of a kind which will enable the achievement of the other plan objectives whilst also retaining these non-conforming uses locally to provide much needed services to the community. (Source: Sections 4.5, 4.6)*
5. *Encourage the re-use of brownfield sites in the villages to minimise the need for building on open green field land (Source: Sections 4.4, 4.5)*
6. *Protect and where necessary improve community core facilities and services and seek proposals to develop village infrastructure and services appropriate to the evolving needs of residents (Source: Sections 4.5, 4.6)*

7. Sustain and enhance the character and appearance of the centre of the main village for the benefit of the community and encourage the growth of local community-based businesses and facilities. (Source: Sections 4.5, 4.6)

Policies

- H.SV2- Built up area
- H.SV3- New housing
- H.SV4- Design/Needs brief
- H.SV5- Protection of open Countryside
- H.SV6-Non Conforming Uses
- H.SV7- Redevelopment of single extant dwellings
- H.SV8- Community Asset- Memorial Avenue
- H.SV10- New infrastructure
- WS.SV1- Public footpath and bridleways
- WS.SV2- Community assets
- WS.SV3- Cycle path
- E.SV1- CofE Primary School
- L.SV1-Green Gaps
- L.SV2-Landscape Character
- L.SV3- Biodiversity

New policies to be drafted:

- Character
- Design
- Rural Buildings
- Infrastructure/Community Facilities
- Landscape, Environment

10. The Shiplake NDP will contain policies to maintain the character of the village and to specify design criteria for new development.

11. Policies in the Shiplake NDP will aim to support sustainable development in the village that will not adversely impact on the rural nature of the village. Retaining the character and appearance of the village is particularly important. The plan does not allocate any sites for housing.

12. Overall, we note that the plan does not allocate any sites for development and places great emphasis on conserving the character and appearance of the area.

13. It is therefore concluded that the implementation of the Shiplake NDP would not result in likely significant effects on the environment.

CONSULTATION RESPONSES

14. The Screening Opinion was sent to Natural England, the Environment Agency, Historic England and Oxfordshire County Council on 6th September 2019 for a four week consultation period. The responses in full are in Appendix 4.

15. Natural England confirmed, that in their view, the proposals within the plan will not have significant effects on sensitive sites.

16. Historic England agrees, that the plan is unlikely to have significant environmental effects on the historic environment, and therefore the Shiplake Neighbourhood Plan does not require a Strategic Environmental Assessment.

17. Oxfordshire County Council noted there are no site allocations in the Shiplake Neighbourhood Plan area and a SEA is not required.

CONCLUSION

18. As a result of the screening undertaken by the Council, the following determination has been reached.

19. The Shiplake NDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or projects; therefore, an Appropriate Assessment for the Shiplake Neighbourhood Development Plan is not required.

20. Based on the assessment presented in Appendices 1 & 3, the Shiplake NDP is unlikely to have a significant effect on the environment.

21. The Shiplake NDP does not require a Strategic Environment Assessment (SEA).

Appendix 1 – Extract from ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (DCLG) (2005)

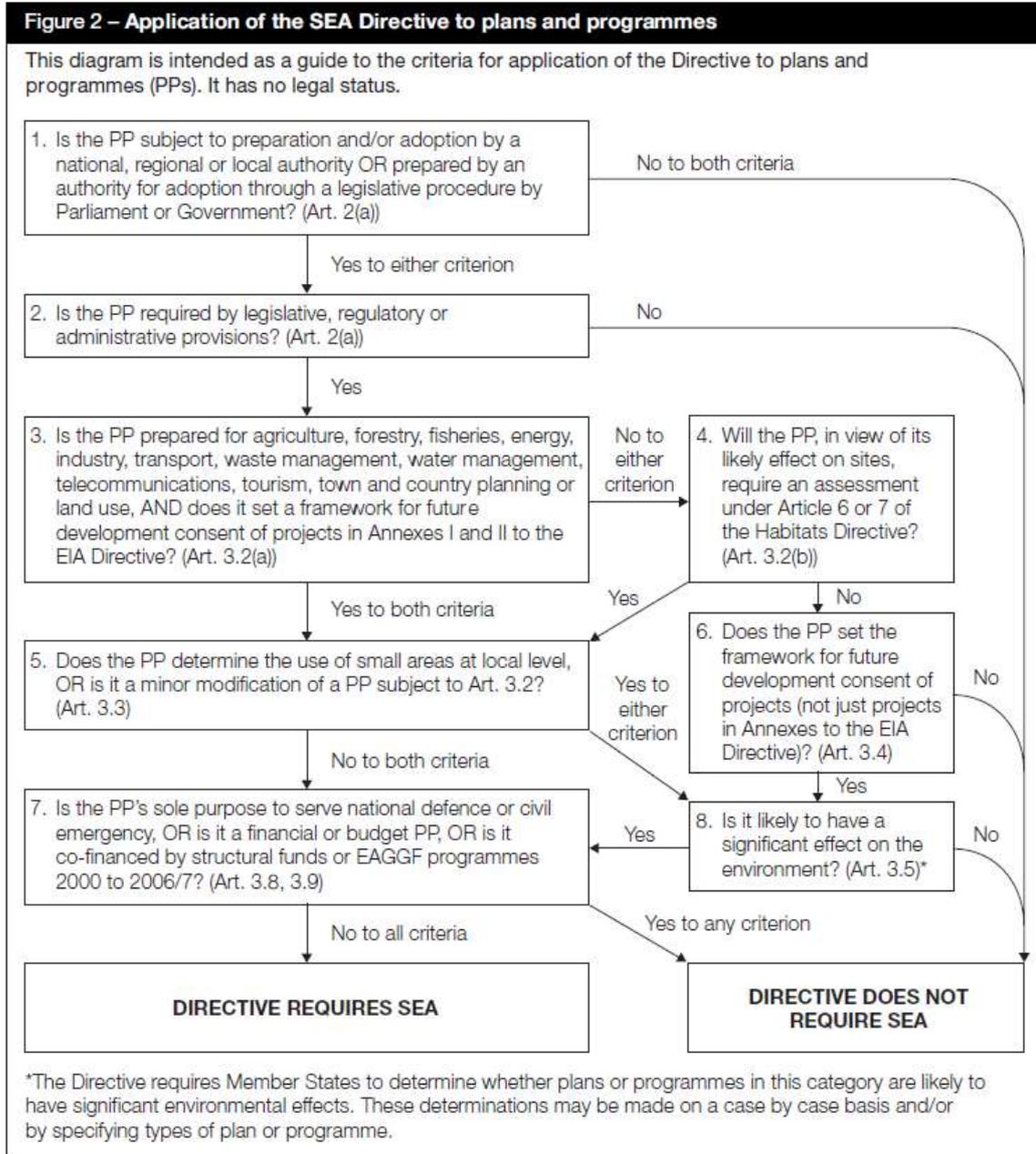


Table 1: Application of SEA Directive as shown in Appendix 1

[Note to author – most of these boxes contain standard text –greyed out. Those where specific details need to be included are Qs 3,4,5 & 8]

Stage	Y/N	Explanation
<p>1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))</p>	Y	<p>The preparation of and adoption of the Neighbourhood Development Plan is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan is being prepared by the Shiplake NDP Steering Group, a working group who report to the Shiplake Parish Council (as the “relevant body”) and will be “made” by South Oxfordshire District Council as the local authority. The preparation of Neighbourhood Plans is subject to the following regulations:</p> <ul style="list-style-type: none"> • The Neighbourhood Planning (General) Regulations 2012 • The Neighbourhood Planning (referendums) Regulations 2012 • The Neighbourhood Planning (General) (Amendment) Regulations 2015 • The Neighbourhood Planning (Referendums) (Amendment) Regulations 2016 • The Neighbourhood Planning (General) (Amendment) Regulations 2016 • The Neighbourhood Planning (General) (Amendment) Regulations 2017
<p>2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))</p>	N	<p>Whilst the Neighbourhood Development Plan is not a requirement and is optional under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will, if “made”, form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.</p>

		National Planning Practice Guidance (Paragraph: 027 Reference ID: 11-027-20150209) sets out that draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This assessment should be undertaken in accordance with the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 .
3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	N	The Shiplake NDP is prepared for town and country planning and land use however it will not set out a framework for future development of projects that would require an EIA.
4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The Shiplake NDP is unlikely to have significant effects on Natura 2000 sites. See Habitat Regulations Assessment (HRA) Screening Opinion for the Shiplake NDP in Appendix 2.
5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Shiplake NDP will determine the use of sites/small areas at a local level.
6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	When made, the Shiplake NDP will include a series of policies to guide development within the village. This will inform the determination of planning applications providing a framework for future development consent of projects.

7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	N/A
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	The plan is not likely to have significant effects on the environment. See assessment of the likely significance of effects on the environment in Appendix 3.

Appendix 2 - Habitat Regulations Assessment (HRA) Screening Opinion for the Shiplake Neighbourhood Development Plan

INTRODUCTION

1. The Local Authority is the “competent authority” under the Conservation of Habitats and Species Regulations 2010, and needs to ensure that Neighbourhood Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance¹, also referred to as Natura 2000.
2. This Screening Assessment relates to a Neighbourhood Development Plan that will be in general conformity with the strategic policies within the development plan² (the higher level plan for town and country planning and land use). This Screening Assessment uses the Habitats Regulations Assessment ([December 2018](#)) of South Oxfordshire District Council’s emerging Local Plan³ as its basis for assessment. From this, the Local Authority will determine whether the Shiplake Neighbourhood Development Plan is likely to result in significant impacts on Natura 2000 sites either alone or in combination with other plans and policies and, therefore, whether an ‘Appropriate Assessment’ is required.

LEGISLATIVE BASIS

3. Article 6(3) of the EU Habitats Directive provides that:

“Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”

Regulations 105-106 of the Conservation of Habitats and Species Regulations 2017 state:

¹ Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats.

² The South Oxfordshire Core Strategy (December 2012) and the South Oxfordshire Local Plan 2011 (January 2006).

³ South Oxfordshire Local Plan Habitats Regulations Assessment Report ([December 2018](#))

“105 – (1) Where a land use plan –

(a) *Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and*

(b) *Is not directly connected with or necessary to the management of the site,*

The plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site’s conservation objectives.

(2) *The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.*

(3) *The plan-making authority must also, if it considers it appropriate, take the opinion of the general public, and if it does so, it must take such steps of that purpose as it considers appropriate.*

(4) *In the light of the conclusions of the assessment, and subject to regulation 107, the plan-making authority must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).*

(5) *A plan-making authority must provide such information as the appropriate authority may reasonably require for the purposes of the discharge by the appropriate authority of its obligations under this Chapter:*

(6) *This regulation does not apply in relation to a site which is –*

(a) *A European site by reason of regulation 8 (1)(c), or*

(b) *A European offshore marine site by reason of regulation 18(c) of the Offshore Marine Conservation Regulations (site protected in accordance with Article 5(4) of the Habitats Directive).*

106- (1) *A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable it to determine whether that assessment is required.*

(2) *In this regulation, “qualifying body” means a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area as a result of section 61F of the TCPA 1990 (authorisation to act in relation to neighbourhood areas) (159) as applied by section 38C of the 2004 Planning Act (supplementary provisions)(160).*

(3) Where the competent authority decides to revoke or modify a neighbourhood development plan after it has been made, it must for that purpose make an appropriate assessment of the implications for any European site likely to be significantly affected in view of that site's conservation objectives; and regulation 105 and paragraph (1) apply with the appropriate modifications in relation to such revocation or modification.

(4) This regulation applies in relation to England only."

ASSESSMENT

22. There are 2 Special Areas of Conservation (SACs) within 17km⁴ of the Shiplake Neighbourhood Development Plan.

Chilterns Beechwoods SAC- 9.7km
Bumham Beeches SAC- 17km

23. Detailed information about the location, qualifying features and vulnerabilities of the European sites included in the screening assessment is presented in Appendix 1 of South Oxfordshire Local Plan Habitats Regulations Assessment Report (December 2018).

24. As required under Regulation 106 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'), the qualifying body (Shiplake Parish Council) provided the required information to enable South Oxfordshire District Council to determine whether the assessment under Regulation 105 is required. Consideration has been given to the potential for the development proposed by the neighbourhood plan to result in significant effects associated with:

- Physical loss of/damage to habitat;
- Non-physical disturbance e.g noise/vibration or light pollution;
- Air pollution;
- Increased recreation pressure; and
- Changes to hydrological regimes.

25. The Plan does not allocate any sites for development or promote additional development beyond what is supported in the adopted

Development Plan therefore an Appropriate Assessment is not considered to be required.

CONCLUSION

26. As a result of the screening undertaken by the Council and the responses from the statutory consultees, the following determination has been reached.

27. The Shiplake NDP is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or projects, therefore, an Appropriate Assessment for the Shiplake NDP is not required.

28. Based on the assessment presented in Appendices 1 & 3, the Shiplake NDP is likely to have a significant effect on the environment.

29. The Shiplake NDP does require a Strategic Environment Assessment.

Appendix 3 - Assessment of the likely significance of effects on the environment

1. Characteristics of the Plan, having regard to:	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The Shiplake NDP would, if adopted, form part of the Statutory Development Plan and as such does contribute to the framework for future development consent of projects. However, the Plan will sit within the wider framework set by the National Planning Policy Framework, the strategic policies of the South Oxfordshire Core Strategy (2012) and Local Plan 2011 (2006); and the emerging Local Plan 2034.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	A Neighbourhood Development Plan must be in conformity with the Local Plan for the District. It does not influence other plans.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	National policy requires a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making, including the Shiplake NDP. A basic condition of the Shiplake NDP is to contribute to the achievement of sustainable development.
(d) environmental problems relevant to the plan or programme; and	The environmental impact of the proposals within the Shiplake NDP is likely to be minimal due to the scale of development proposed and the plan does not allocate

sites. Policies in the Shiplake NDP will aim to support sustainable development in the village that will not adversely impact on the rural nature of the village. Retaining the character and appearance of the village is particularly important.

The Shiplake NDP will contain policies to maintain the character of the village and to specify design criteria for new development.

Policies in the Shiplake NDP will aim to support sustainable development in the village that will not adversely impact on the rural nature of the village. Retaining the character and appearance of the village is particularly important.

The Shiplake NDP contains the following designations:

- *Listed buildings*
- *Flood Zones*
- *Archaeological constraints*
- *Ancient Woodland*
- *BAP priority habitats*
- *Local Heritage asset*
- *Local nature reserve*
- *Local wildlife sites*
- *Protected species buffer*
- *The AONB covers part of the NDP area called Shiplake woods located to the north west part of the plan area.*

There are 2 Special Areas of Conservation (SACs) within 17km⁵ of the Shiplake Neighbourhood Development Plan.

	<ul style="list-style-type: none"> • Chilterns Beechwoods SAC- 9.7km • Bumham Beeches SAC- 17km <p>The following SSSI's are also located within the following distances of the built up area of Shiplake:</p> <p>Harpsden Wood SSSI- 1.7km Highlands Farm Pit SSSI- 3.3km Lodge Wood and Sandford Mill SSSI- 3.5km Lambridge Wood SSSI- 5.5km Temple Island Meadows SSSI – 5.8km Rosbed Wood SSSI- 6.5km Beer, Oveys and Great Bottom Woods SSSI- 6.6km</p> <p>Given the NDP is not allocating sites we are of the opinion the Neighbourhood Plan does not propose any development that is likely to harm these designations as the plan seeks to conserve the village, its character and setting.</p>
<p>(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).</p>	<p>The proposed development in the Shiplake NDP has been judged not to have an impact on Community legislation.</p>
<p>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</p>	
<p>(a) the probability, duration, frequency and reversibility of the effects;</p>	<p>The Shiplake NDP is likely to have modest but enduring positive environmental effects. The effects are not likely to be reversible as they relate to development. However, they will be of a local scale through limited infill sites within the built up area.</p> <p>The plan proposes protecting open spaces and green spaces and the historic character. This will have positive cumulative benefits for the area. However, given the scale of what is proposed the positive effects are not likely to be significant.</p>

	The plan is also likely to have positive social effects through the provision of residential development through infill.
(b) the cumulative nature of the effects;	It is intended that the positive social effects of providing residential development through infill will have positive cumulative benefits for the area.
(c) the transboundary nature of the effects;	The effects of the Plan are unlikely to have transboundary ⁶ impacts.
(d) the risks to human health or the environment (for example, due to accidents);	The policies in the plan are unlikely to present risks to human health or the environment.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The NDP relates to the parish of Shiplake. The NDP is not allocating any sites for development and therefore as it will not promote any development that is above and beyond what is already supported in the Development Plan the potential for environmental effects is also likely to be small and localised.
(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	<p>The Shiplake NDP offers an opportunity to enhance the natural environment and the cultural heritage of the area through the proposals being considered.</p> <p>The main vulnerability of the parish is the impact of householder and small scale developments within the built up area on the character and appearance of the listed building and archaeological sites. However, given the limited amount of potential infill sites and their relationship to the designated areas and that the plan aims to ensure development conserves and enhances the character of the area through detailed design policies it is considered there would not be likely significant effects to the environment.</p>
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	The Shiplake NDP area is only slightly covered by the Chilterns AONB over Shiplake Woods which is located to the north west part of the plan. The AONB is recognised to contain some of the finest landscapes in England. The likely location of any proposed development is considered not to be in close proximity to Shiplake Woods and the scale of proposed development would modest.

⁶ Transboundary effects are understood to be in other Member States.

The Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019 identifies that housing developments should only be permitted if its scale, massing and density reflect the local context and have regard to the special qualities of the AONB.

Since the plan is not proposing additional development no likely significant effects are predicted.

APPENDIX 4 – RESPONSES FROM STATUTORY CONSULTEES

HISTORIC ENGLAND

From: Lloyd Sweet, Robert <Robert.LloydSweet@HistoricEngland.org.uk>
Sent: 11 September 2019 09:53
To: Planning Policy South; Faludi, Dorottya
Subject: Fw: Shiplake Neighbourhood Plan - SEA Screening Opinion - reply by 10/10/2019

Dear Dorottya

Thank you for consulting Historic England on the draft screening statement for SEA of the Shiplake Neighbourhood Plan.

Based on the information provided in the questionnaire I am happy to confirm that Historic England agree that the plan is unlikely to have significant environmental effects within areas of interest to our organisation.

We reserve the right to request a review of this opinion should the plan change significantly in scope at later stages of drafting.

Yours sincerely

Robert Lloyd-Sweet

Rob Lloyd-Sweet | Historic Places Adviser | South East England | Historic England
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NATURAL ENGLAND

Date: 07 October 2019
Our ref: 294258

planning.policy@southoxon.gov.uk

BY EMAIL ONLY



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Dear Dorottya Faludi

Shiplake Neighbourhood Plan - SEA Screening Opinion Consultation Request

Thank you for your consultation on the above dated 06 September 2019 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any queries relating to the specific advice in this letter only please contact Lauren Schofield, on 020802 61443. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely,

Lauren Schofield
Adviser
Sustainable Development
Thames Team

OXFORDSHIRE COUNTY COUNCIL

From: Hughes, Lynette - Communities <Lynette.Hughes@Oxfordshire.gov.uk>
Sent: 09 October 2019 11:38
To: Planning Policy South
Subject: RE: Shiplake Neighbourhood Plan - SEA Screening Opinion - reply by 10/10/2019

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Policy

We note that the draft screening opinion for the Shiplake Neighbourhood Plan indicates that SEA is not required because no allocations are proposed.

The Shiplake neighbourhood plan area encroaches on a minerals consultation area and so Policy M8 of the Oxfordshire Minerals and Waste Local Plan is relevant. It also encroaches on a Strategic Resource Area, so policy M3 of the Oxfordshire Minerals and Waste Core Strategy is also relevant.

As no sites are proposed for allocation we have not considered archaeology issues.

Best regards

Lynette Hughes

Senior Planner / Strategic Planning Team / Infrastructure Strategy & Policy /
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