



Over Village Design Statement

Strategic Environmental Assessment (SEA) Screening Report – February 2020





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1. Introduction

1.1 The Purpose of this Report

This screening report is an assessment of whether or not the contents of the Over Village Design Statement (VDS) require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/ EC and associated Environmental Assessment of Plans and Programmes Regulations. A SEA is required if the Village Design Statement is deemed to have a likely significant effect on the environment.

1.2 The Over Village Design Statement

The Over Village Design Statement has been prepared to set out clear design priorities to guide future development in the village of Over. It represents the main concerns of the village community, as explored through the process of community participation and consultation through which the Village Design Statement has been developed.

The Over Village Design Statement is intended to be a user-friendly tool and does not seek to replicate existing policy and regulations that will continue to apply to all development. It does not introduce new policy but rather it is intended to elaborate on, and be consistent with, existing and emerging Local Plan policies.

The Over Village Design Statement is intended to be read by:

- Developers, property owners and their designers, in considering potential development proposals;
- Development management officers in assessing the suitability and determination of planning applications; and
- Statutory and non-statutory consultees, including the parish council and members of the public, in commenting on planning applications.

The Village Design Statement is intended to give confidence to all parties involved with the planning and design process, in order for them to understand the character of the village, community priorities, and how to respond to them appropriately through layout and design. This will lead to better quality, more locally distinctive development that is welcomed by local residents and contributes positively to the sustainability of the village.

1.3 The South Cambridgeshire Local Plan

The adopted South Cambridgeshire Local Development Framework includes a number of Development Plan Documents (DPD) and Area Action Plans. Sustainability Appraisal / Strategic Environmental Assessment have been carried out for each of these documents as well as a Habitat Regulation Assessment. The Local Plan was adopted in September 2018.

Over is identified as a Group Village (Policy S/10). The Policy states that development and redevelopment up to a maximum scheme size of 8 dwellings, in special circumstances,



developments of up to 15 dwellings will be considered if they make the best use of singular brownfield sites.

A site for new employment land (Policy E/5) has been allocated within the Local Plan along Norman Way, and will be developed with B1 (Offices, Research and Development), B2 (Light Industry) and B8 (General Industry and Storage Uses) uses.

Policy HQ/1: Design Principles provides the policy context for Village Design Statements and requires that all new development must be of high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

Development proposals will be required to preserve or enhance the character of the local area and respond to its context in the wider landscape and be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area. The VDS develops this guidance for Over.



2. Legislative Background

2.1 Strategic Environmental Assessment (SEA)

Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment states that,

‘Environmental assessment is an important tool for integrating environmental considerations into the preparation and adoption of certain plans and programmes which are likely to have significant effects on the environment.

(10) All plans and programmes which are prepared for a number of sectors and which set a framework for future development consent of projects listed in Annexes I and II to Council Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment(7), and all plans and programmes which have been determined to require assessment pursuant to Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild flora and fauna(8), are likely to have significant effects on the environment, and should as a rule be made subject to systematic environmental assessment. When they determine the use of small areas at local level or are minor modifications to the above plans or programmes, they should be assessed only where Member States determine that they are likely to have significant effects on the environment.

(11) Other plans and programmes which set the framework for future development consent of projects may not have significant effects on the environment in all cases and should be assessed only where Member States determine that they are likely to have such effects.’

The Over Village Design Statement could influence frameworks for future development, or become used ancillary to those plans and programmes that do set such a framework, and as such it has been determined that the principle of the Village Design Statement should be screened for the necessary application of the SEA Directive.

The Report from the Commission to The Council, The European Parliament, The European Economic and Social Committee and the Committee of the Regions states, on the application and effectiveness of the Directive on Strategic Environmental Assessment (Directive 2001/42/EC), that

‘the following P&P, and modifications to them, are covered when prepared and/or adopted by an authority[2] and required pursuant to legislative, regulatory or administrative provisions:

- P&P prepared for certain sectors and which set the framework for future development consent in respect of projects under the



Environmental Impact Assessment-EIA-Directive.

- P&P requiring an assessment under the Habitats Directive (92/43/EEC).
- P&P setting the framework for development consent in respect of projects (not limited to those listed in the EIA Directive; see above) and determined by "screening" as being likely to have significant environmental effects.'

This report represents this screening process in regard to the content and influence of the Over Village Design Statement.



3. SEA Screening

3.1 When is SEA Required?

The Village Design Statement creates design policy and guidance which is specific to Over and may be adopted by the Local Planning Authority as a Supplementary Planning Document (SPD). Planning Practice Guidance – Strategic environmental assessment requirements states that SEA,

‘implement[s] the requirements of the European Directive 2001/42/EC (the ‘Strategic Environmental Assessment Directive’) on the assessment of the effects of certain plans and programmes on the environment..

Strategic environmental assessment alone can be required in some limited situations where sustainability appraisal is not needed. This is usually only where either neighbourhood plans or supplementary planning documents could have significant environmental effects.’

Articles 2 and 3 of the SEA Directive set out the circumstances in which an SEA is required. Table 1 sets out the assessment of whether the principle of the Over Village Design Statement will require a full SEA.

Table 1: Exploring whether the Principle of the Plan would warrant SEA

Question 1: Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through legislative procedure by Parliament or Government

Yes – Go to Question 2

The VDS has been prepared for adoption by a local authority through legislative procedure.

Question 2: Is the Plan required by legislative, regulatory or administrative provision

Typical characteristics of "administrative provisions" are that they are publicly available, prepared in a formal way, probably involving consultation with interested parties. The administrative provision must have sufficient formality such that it counts as a "provision" and it must also use language that plainly requires rather than just encourages a Plan to be prepared.

Yes – Go to Question 3

No – Does not require SEA

The VDS would be considered as falling within the category of an ‘administrative provision’.

Question 3: Is the 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 to the EIA Directive?

Yes to both criteria – Go to Question 5
 No to either criteria – Go to Question 4

The VDS has been prepared for town and country planning and sets a framework for future development consent.

Question 4: Will the Plan, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive?

Yes – Go to Question 5
 No – Go to Question 6

Question 5: Does the Plan determine the use of small areas at local level, OR is it a minor modification of a Plan likely to require assessment under the Habitats Directive?

Yes to either criteria – Go to Question 8
 No to both criteria – Go to Question 7

The key principles and aims of the VDS can be considered to influence the use of small areas at local level commensurate with their status in determining local planning applications.

Question 6: Does the Plan set the framework for future development consent of projects (not just projects in the Annexes of the EIA Directive)?

Yes – Go to Question 8
 No – Does not require SEA

Question 7: Is the Plans sole purpose to serve national defence or civil emergency, OR is it a financial or budget Plan, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7

Yes to any criteria – Does not require SEA
 No to all criteria – Requires SEA

Question 8: Is it likely to have a significant effect on the environment?

Yes – Requires SEA
 No – Does not require SEA

Likely significant effects are explored in more detail elsewhere in this Screening Report.

The following section looks at the criteria for assessing the effects of the Village Design Statement and the identified effects of the Village Design Statement in line with the criteria. Crucially, it will determine whether there are any likely significant effects on the environment.

3.2 Criteria for Assessing the Effects of the Neighbourhood Development Plan

Criteria for determining the likely significant effects on the environment, referred to in Article 3(5) of Directive 2001/42/EC are set out below.

Annex II of SEA Directive 2001/42/EC – Significant Effects

1. The characteristics of plans and programmes, having regard, in particular, to

- 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 degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - * special natural characteristics or cultural heritage,
 - * exceeded environmental quality standards or limit values,
 - * intensive land-use,
 - * the effects on areas or landscapes which have a recognised national, Community or international protection status.

3.3 Likely Significant Effects resulting from the Neighbourhood Development Plan

The following assessment will consider the likelihood of the Village Design Statement (at the time of writing) to have significant effects on the environment.

Table 2: Assessment of Likely Significant Effects on the Environment

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>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.</p>	<p>The VDS sets out relevant design priorities which could be used to influence proposals for development within Over should it be adopted by the Local Planning Authority as a Supplementary Planning Document. This could therefore afford a strong degree of weight in determining planning applications in Over.</p>
<p>The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.</p>	<p>The VDS provides design priorities for Over, relevant to a local level only. The content of the Village Design Statement is in conformity to that of the emerging South Cambridgeshire Local Plan and is intended to be adopted alongside that Plan as a SPD. The VDS will have weight in relevant planning decisions within Over due to its eventual intended SPD status.</p>
<p>The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>The Village Design Statement includes design priorities related (directly / indirectly) to ensuring environmental considerations will be integrated into any forthcoming development within Over.</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>Environmental problems relevant to the plan.</p>	<p>The VDS reflects a small area and seeks to address some current environmental issues. The policy content of the adopted Local Plan will additionally apply to any proposals within Over. These policies have been subject to Sustainability Appraisal within the context of the Local Plan. This Screening Report identifies the following potential (direct / indirect) environmental problems or sources of potential problems relevant to Over:</p> <ul style="list-style-type: none"> • A number of Priority Habitats (from the Priority Habitat Inventory¹) are scattered throughout Over, with many adjacent to the existing settlement boundary. These include; Traditional Orchards and Deciduous Woodland. The parish boundary also lies adjacent to a priority habitat; floodplain grazing marsh. • A relatively large area to the north west of the built up area of Over is within a High Spatial Priority Area for Woodland Flood Risk. • There are 36 Listed Buildings within Over, with many being located within the Over conservation area. • Of these Listed Buildings, one is Grade I listed (Church of St Mary). • Large areas of Flood Risk Zones 3 and 2 exist within the Plan area north of the main area of development, associated with a tributary of the River Great Ouse. • Grade 2 and 3 Agricultural Land surrounds the built up area. This corresponds to 'very good' and 'good to moderate' soil quality respectively.
<p>The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to</p>	<p>The content of the VDS is supplementary to, and therefore not in conflict with those relevant planning documents within the wider district and county area related to waste management or water protection.</p>

¹ a spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>waste management or water protection).</p> <p>The probability, duration, frequency and reversibility of the effects on the following factors:</p> <p>Biodiversity</p>	<p>The following impacts have been identified within this Screening Assessment:</p> <p>Over is outside the Impact Risk Zone of any SSSIs and no land is identified for development within the Village Design Statement. As a result, there cannot be considered any likely significant effects on nationally designated sites within Over.</p> <p>The Village Design Statement includes design priorities which aim to promote both biodiversity and habitat creation.</p>
<p>Population</p> <p>Human Health</p>	<p>It is considered that there would be no effects on population resulting from the Village Design Statement due to the small scale of the VDS area and the fact that the VDS does not identify any land for development purposes, or any such schemes.</p> <p>There are no highlighted significant effects of the Village Design Statement regarding human health that would warrant a strategic level assessment. The Village Design Statement includes design priorities for the protection of green and open spaces that contribute to healthy lifestyles; as well as the creation of sustainable transport networks.</p>
<p>Fauna</p>	<p>The impacts of the Village Design Statement on fauna are not considered significant. It is possible that any number of developments that could be forthcoming within the VDS area could have negative impacts on protected species, however these are neither identified within the VDS due to its nature and remit nor could any such impact be considered strategically significant to the extent that Strategic Environmental Assessment would be warranted. Such issues are more appropriate to be considered on a case-by-case 'project level' basis at the development management stage and in accordance with relevant</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
Flora	<p>development management policies contained within the LPA's adopted Local Plan.</p> <p>Areas of Priority Habitat woodland exist within Over, however these are not likely to be lost or otherwise harmed as a result of design priorities within the Village Design Statement. There will be no likely significant effects on flora as a result.</p>
Soil	<p>The Over area contains Grade 2 (very good) Agricultural Land (ALC) / soil quality which represents the best and most versatile agricultural land within the wider District. No such land or scheme is identified for development purposes within or as a result of the VDS. There will therefore be no negative implications surrounding soil quality.</p>
Water	<p>Over area is within High Priority area for Surface Water Nitrate Issues; however no element of the Village Design Statement could be considered to exacerbate these water quality issues.</p> <p>Source Protection Zones (SPZs) respond to sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. Over is not within any Source Protection Zone. The Village Design Statement does not newly identify any specific development schemes within the VDS area and as such will not have any related effect.</p> <p>Furthermore it cannot be considered that the Village Design Statement would cause any related negative water quality effects related to the potential pollution of ground water (e.g. give rise to hazardous substances such as pesticides, oils, petrol and diesel, solvents, arsenic, mercury or chromium VI; or non-hazardous substances such as ammonia or nitrates). Pollution control policies at the LPA level also apply within the Over area to ensure that no negative effects on water quality would be experienced.</p>
Air	<p>The Village Design Statement does not newly identify any specific development schemes within the VDS area; there will therefore be no exacerbation or creation of air quality issues. Furthermore, policy related to air quality exists within the</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>emerging Local Plan that has recently been found sound at examination.</p>
Climatic Factors	<p>Over contains significant areas of Flood Risk Zones 3 and 2. No guidance exists within the Village Design Statement that addresses flood risk issues. It should however be acknowledged that Local Plan policies regarding flood risk still apply in Over. There will be no significant negative effects resulting from the scope and content of the Village Design Statement.</p>
Material Assets	<p>Over contains land designated as within a Minerals Safeguarding Area (MSA) within the County Council's adopted Minerals Local Plan (Proposals Map 1) (2011) both north and south of the current developed area. The Village Design Statement does not include any content that conflicts with the presence and purpose of the MSA.</p> <p>Regarding other material assets, the content of the Village Design Statement is not considered to have any significant effects due to the extent / size of the VDS area. Such issues are more appropriate to be considered on a case-by-case basis at the development management stage and in accordance with relevant development management policies contained within the LPA's adopted Local Plan.</p>
Cultural Heritage	<p>Over contains 36 Listed Buildings including one that is Grade I listed. Over also includes a Conservation Area. Design priorities within the Village Design Statement encourage development to reflect existing heritage. The scope and content of the Village Design Statement will have positive implications for the conservation (and where possible enhancement) of such assets in combination with adopted Local Plan policies.</p>
Landscape	<p>The Over Village Design Statement does not newly identify any specific development schemes within the VDS area or seek any settlement boundary amendments. As a result, there are not any significant strategic landscape effects that would warrant the requirement for the application of the SEA Directive and the formulation of a SEA Environmental Report.</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
The cumulative nature of the effects	In line with the above considerations that explore the possible individual effects of the VDS' content, no significant cumulative effects are considered to be likely to warrant the requirement for the application of the SEA Directive and the formulation of a SEA Environmental Report.
The trans boundary nature of the effects	The South Cambridgeshire Local Plan, which has recently been found sound at examination, and the suite of development plan documents adopted at the district level, can be seen to support the protection and improvement of conditions relevant to those sustainability factors listed within the SEA Directive. The VDS is not in conflict with these wider thematic policies.
The risks to human health or the environment (e.g. due to accidents)	There is limited risk to human health or the environment as a result of the VDS. This is in consideration of the above screening requirements related to sustainability themes. The VDS is primarily focused on design including the minimisation of any impacts / accidents relevant to human health or the state of the environment.
The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected).	No effects are identified within this Screening Report.
The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> - special natural characteristics or cultural heritage - exceeded environmental quality standards 	As highlighted above in the screening of the VDS per sustainability theme, the VDS has been assessed as having no potential for significant effects that would warrant further assessment through SEA.



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<ul style="list-style-type: none"> - intensive land use <p>The effects on areas or landscapes which have a recognised national, community or international protection status.</p>	<p>As highlighted above in the screening of the VDS per sustainability theme, the VDS has been assessed as not having any significant effects on areas or landscapes which have a recognised national, community or international protection status.</p>



4. Conclusions

4.1 Strategic Environmental Assessment (SEA)

The VDS has been prepared for town and country planning purposes and sets a framework for future development consent. The aims and key principles of the VDS can be considered to determine the use of small areas at the local level commensurate with their status in determining local planning applications, however the VDS supports existing policy within the Local Plan that has been subject to Sustainability Appraisal. SPDs will only require SEA if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan.

The potential for significant effects can be ruled out in consideration of the content and remit of the VDS, including suitable protection objectives and with no identified development proposals that could give rise to significant effects on the environment.

The Village Design Statement can therefore be screened out for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC.



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