

Determination Statement
on the need for a
Strategic Environmental Assessment (SEA)
and
Habitats Regulations Assessment (HRA)

Charvil Neighbourhood Plan
version draft December 2024

March 2025

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Summary

Following consultation with statutory bodies, Wokingham Borough Council ('the Council') determines that the Charvil Neighbourhood Plan does not require a Strategic Environmental Assessment (SEA) or appropriate assessment (HRA).

1. Introduction & Background

- 1.1. This Determination Statement relates to the Draft Charvil Neighbourhood Plan. It should be read in conjunction with the working draft version of the Charvil Neighbourhood Plan dated December 2024.
- 1.2. A provisional Screening Statement (January 2025) was used to consider whether or not the working draft Charvil Neighbourhood Plan is likely to give rise to significant environmental effects¹, and therefore require Strategic Environmental Assessment. The Screening Statement also considered whether or not the plan is likely to have significant effects on sites designated for their international importance to nature conservation, in line with an assessment through the Habitats Regulations process² and thereby require an appropriate assessment.
- 1.3. The Screening Statement used the Habitats Regulations Assessment for the adopted Core Strategy (2010) and Managing Development Delivery (2014) local plans as its basis for assessment.
- 1.4. The Screening Statement used the set of criteria from Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations); this is set out in **Section 3** of this Determination Statement. The potential for significant impacts on nature conservation sites that are of European importance, was also assessed as set out in **Section 4**.
- 1.5. The initial screening opinion contained within the Screening Statement was subject to consultation with the Environment Agency, Historic England and Natural England. The results of the screening process are detailed in **Section 5** of this Determination Statement.

Charvil Neighbourhood Plan

- 1.6. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions. This is because, if successful at an

¹ Environmental Assessment of Plans and Programmes Regulations 2004.

² The Conservation of Habitats and Species Regulations 2017.

independent examination and subsequent referendum, a neighbourhood plan will form part of the statutory development plan³.

- 1.7. A Neighbourhood Plan is prepared by a town/parish council or neighbourhood forum for a designated neighbourhood area.
- 1.8. Charvil Parish Council has taken the decision to prepare a Neighbourhood Plan for the whole of their parish. Charvil Parish was designated as a neighbourhood area on 23 September 2020. Work is in its initial stages, with the version subject to the screening statement being an initial working draft. Now that this screening process has been concluded, the parish has commenced consultation on the Draft Plan (Regulation 14⁴) in on 3 March 2025⁵. For the avoidance of doubt, this Statement is based on the working draft version of the Charvil Neighbourhood Plan dated December 2024 rather than the version subject to Regulation 14 consultation. However, that latter version is substantially the same as the earlier December 2024 version and therefore does not, in the council's view, require re-screening.
- 1.9. Whilst Wokingham Borough Council has undertaken a screening opinion at this time, it is recognised that further screening opinions may be required as the project moves forward depending on the nature of any changes that might be made to the plan.
- 1.10. Further details of the working draft Charvil Neighbourhood Plan are provided in Section 2.

³ Section 3 of the Neighbourhood Planning Act 2017

⁴ Of [The Neighbourhood Planning \(General\) Regulations 2012](#)

⁵ Regulation 14 Plan available at: <https://charvilparishcouncil.gov.uk/wp-content/uploads/2025/02/Charvil-Neighbourhood-Plan-Pre-submission-Draft.pdf>

2. Charvil Neighbourhood Plan

2.1. The Neighbourhood Plan will supplement the policies contained within Wokingham Borough Council's Core Strategy Local Plan (adopted 29 January 2010), the Managing Development Delivery (MDD) Local Plan (adopted 21 February 2014) and the emerging Local Plan Update⁶, with regard to the parish of Charvil. The Charvil Neighbourhood Plan is proposed to cover the period to 2040.

2.2. The working draft Charvil Neighbourhood Plan proposes the overall vision being:

"In 2040, the village of Charvil will be a stronger local community with an improved quality of life for all its residents. It will have high quality, sustainable housing. The semi-rural nature of the village will remain and local green space and heritage assets will be protected and enhanced. People will walk and cycle more using new and improved cycling and pedestrian routes in a safer road network. Charvil will be a resilient sustainable community which mitigates the effects of climate change and flooding. Delivery of the Vision will result in a stronger and more cohesive community." (Section 3.6 of the working Draft Charvil Neighbourhood Plan)

2.3. The working draft Charvil Neighbourhood Plan sets out draft objectives as follows:

- **To Protect and Enhance Green Space:** Green spaces, waterways and countryside will be maintained and enhanced as a valued resource for Charvil. This will encourage a broad range of recreation and contribute to well-being by providing accessible routes to facilities, including for sports, walking, cycling and nature-based vistas. The natural habitat will support a broad diversity of thriving flora, fauna and fungi coexisting sustainably with all new housing developments
- **To Improve Housing Choice:** Charvil will become a recognisable community, improving the quality of life for all its residents through the provision of the right mix of high quality, sustainable accommodation
- **To Stimulate Walking and Cycling:** Charvil will improve the quality of life for its residents by mitigation of the adverse impacts of road traffic and successfully promoting active travel through provision of new integrated infrastructure including dedicated pathways and cycleways and public transport options. Road safety will be improved by the adoption of appropriate mitigations of traffic speeding and noise. Road safety will be increased for local children with the provision of defined walking and cycling routes to and from local schools
- **To improve Community Resilience:** Charvil will help prevent any flooding in existing or future housing developments by maintaining local information on flooding to inform planning applications. It will increase community resilience through a re-established flood warden network and village flood response plan.

⁶ The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination by an independent Planning Inspector on Friday 28 February 2025. The Local Development Scheme (2024) states adoption is anticipated in May 2026.

It will proactively look to promote solar and other renewable energy sources in new developments.

- **To Build a Sustainable Community:** Residents will use the opportunities presented by neighbourhood planning to strengthen the community in Charvil. The nature of the village and its sense of community is challenged by many of the issues identified in the previous themes. Ensure sustainability is at the heart of all development opportunities and plans.

2.4. The working draft Charvil Neighbourhood Plan contains 14 policies, for which summaries are provided below:

- **Policy Charvil 1 – Sites in local community use and other community infrastructure** seeks to support the provision of new community facilities and to retain existing community facilities and other important community assets.
- **Policy Charvil 2 – Meeting local housing needs** seeks to require that residential development proposals deliver small and affordable housing to meet local needs
- **Policy Charvil 3 – Design of new development** seeks to require high quality design which responds positively to the character of the area through having regard to the Design Guidance and Codes.
- **Policy Charvil 4 – Housing density and development form** seeks to ensure new residential development is of a density and character in keeping with existing development
- **Policy Charvil 5 – Environmental performance of buildings** seeks to require new developments to achieve high standards of environmental performance, which includes the application of the energy hierarchy
- **Policy Charvil 6 – Charvil parish buildings of traditional local character and areas of special character** seeks to identify and conserve non-designated heritage assets.
- **Policy Charvil 7 – Green corridors** seeks to identify green corridors and require development proposals to create or improve public access to these and restore and enhance habitats
- **Policy Charvil 8 – Local Green Space sites** seeks to identify Local Green Spaces and protect them from inappropriate development
- **Policy Charvil 9 – Trees** seeks to introduce site specific requirements for tree canopy cover and street tree planting, with offsite provision where this cannot be achieved
- **Policy Charvil 10 – Valued local views** seeks to ensure important local views are retained within the parish

- **Policy Charvil 11 – Pedestrian and cycling environment** seeks to identify existing and new key routes / connections in the parish and require developments to maintain and improve them in terms of safety and connectivity
- **Policy Charvil 12 – Bus Services** seeks to provide in principle support for development that supports daytime and evening bus services to Twyford station and other demand responsive transport in the parish
- **Policy Charvil 13 – Local flood risk information** seeks to require relevant developments to take account of local documented flood evidence in addition to compliance with relevant existing policies
- **Policy Charvil 14 – Development to support integrated delivery of improved flood resilience and nature recovery** seeks to support development that directly or indirectly improves wetland and woodland habitats and flood resilience

2.5. The working draft Charvil Neighbourhood Plan does not propose the allocation of any land for housing or other development types. The plan does seek to designate 7 areas as Local Green Space.

2.6. Regarding the natural environment, there are no designated international sites within the neighbourhood plan area. Looking beyond the neighbourhood plan area, the nearest Special Protection Area (SPA) is the Thames Basin Heaths SPA, located around 11km south-east of the parish from its nearest point. The nearest sites of Special Area of Conservation (SAC) are: Chiltern Beechwoods SAC located around 9km north-east from its nearest point; the Windsor Forest and Great Park SAC located approximately 13km to the east of the parish; Hartslock SAC approximately 15km west of the parish; and the Thursley, Ash, Pirbright and Chobham SAC located around 18km to the south-east of the parish.

2.7. There are no Sites of Special Scientific Interest (SSSI) in the neighbourhood plan area. There are a number of SSSIs located in proximity to the parish of Charvil, notably, Lodge Wood and Sandford Mill SSSI which is approximately 0.7km south of the parish from its nearest point. Harpsden Wood SSSI is situated in South Oxfordshire, approximately 2km north of the parish from its nearest point. Great Thrift Wood, another SSSI, is within the Royal Borough of Windsor and Maidenhead and is approximately 9km east from its nearest point and Longmoor Bog within Wokingham borough is also around 9km away to the south.

2.8. Charvil Parish does not contain a Conservation Area. There are four listed buildings within the parish, all Grade II listed: Charvil Farmhouse; Pump at the corner of Park Lane and the Old Bath Road; Lands End House; and Milestone on grass verge 100 metres east of junction with bath road. Additionally, two Scheduled Monuments are located in the parish, both within the field north of the A4: Ring ditch cropmark E of St Patrick's Avenue and Cropmark enclosure and pits NE of St Patrick's Avenue.

2.9. While the Charvil Neighbourhood Plan will need to be in general conformity with the strategic policies contained within the adopted plan, it will also have regard to the emerging Local Plan Update. The Local Plan Update has been subject to extensive SEA and HRA at all stages of plan making, most recently the 'Wokingham Local Plan Update Reg. 19 HRA' (February 2025)⁷ and the 'Sustainability Appraisal (SA) of the Wokingham Local Plan Update (LPU)' (September 2024)⁸.

3. Strategic Environmental Assessment

3.1. The Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) require the undertaking of an environmental assessment for all plans and programmes that are likely to give rise to significant environmental effects.

3.2. A Neighbourhood Plan falls under criterion (a) of Regulation 5(2), being a plan that is prepared for town and country planning or land use purposes. However, for a plan or programme to be deemed relevant under SEA Regulation 5(2), it must also be consistent with sub-paragraph (b).

3.3. In respect of sub-paragraph (b) the Charvil Neighbourhood Plan is intended to supplement existing planning policy within the Core Strategy Local Plan and the MDD Local Plan, providing further policy on development in Charvil Parish. The Neighbourhood Plan is expected to be made prior to the emerging Local Plan Update – the plan that will replace the Core Strategy and MDD Local Plan – which is anticipated to be adopted in May 2026⁹. Based on the scope of the working draft Charvil Neighbourhood Plan, it is unlikely to relate to any of the uses listed under Annex I or II of EC Directive 85/337/EEC as amended by Directive 97/11/EC.

3.4. Further to the above, Regulation 5(6) of the SEA Regulations indicates that an environmental assessment need not be carried out –

- a) for a plan or programme of the description set out in paragraph (2) or (3) which determines the use of a small area at local level; or
- b) for a minor modification to a plan or programme of the description set out in either of those paragraphs, unless it has been determined under regulation 9(1) that the plan, programme or modification, as the case may be, is likely to have significant environmental effects, or it is the subject of a direction under Regulation 10(3).

⁷ Available here: <https://www.wokingham.gov.uk/sites/wokingham/files/2025-02/Wokingham%20Local%20Plan%20Update%20HRA%202025%20Update.pdf>

⁸ Available here: https://www.wokingham.gov.uk/sites/wokingham/files/2024-09/LPU%20Sustainability%20Appraisal%20September%202024_0.pdf

⁹ The Local Plan Update has been submitted for examination under the transitional arrangements set out in the 2024 version of the National Planning Policy Framework (NPPF), meaning it will be examined against the requirements of the December 2023 NPPF.

- 3.5. Before making a determination on whether a plan is likely or unlikely to have significant environmental effects, it is a requirement to take into account the criteria specified in Schedule 1 and Regulation 9 of the Regulations. Schedule 1 sets out the criteria for determining the likely significance of effects on the environment and Regulation 9 requires the council to consult the three environmental bodies: Natural England, Historic England and the Environment Agency on the assessment to determine the need for an SEA.
- 3.6. The National Planning Policy Framework 2024 (NPPF), at paragraph 33, advises that local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. Footnote 18 expands on this by advising that a neighbourhood plan may require SEA, but only where there are potentially significant environmental effects.

SEA Screening of the Charvil Neighbourhood Plan

- 3.7. The screening process set out in Regulation 9 and Schedule 1 to the SEA Regulations includes two sets of characteristics for determining the likely significance of effects on the environment, as follows:
- 1) The characteristics of the Charvil Neighbourhood Plan; and
 - 2) The characteristics of the effects and of the area likely to be affected.
- 3.8. Under each characteristic are a number of criteria against which to assess the plan. These criteria are assessed individually for the working draft Charvil Neighbourhood Plan in Table 1 below.
- 3.9. Consultation was carried out on the Council's provisional view with the three environmental bodies as detailed in **Section 5** of this statement. This Determination Statement has therefore been prepared to take into account responses to the screening consultation from the relevant bodies. The content of the working draft Charvil Neighbourhood Plan includes draft planning policies, some of which may evolve or change following feedback through formal consultation. As a result, a further screening may be required to reassess likely effects of future versions of the Plan.

Table 1: Assessment of likely significance of effects on the environment		
Criteria	Details	Likely significant effects?
1. The characteristics of plans and programmes, having regard, in particular, 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;	<p>The Charvil Neighbourhood Plan is intended to form part of the statutory development plan which guides decisions on planning applications. The Neighbourhood Plan sits within the wider planning framework set by the National Planning Policy Framework (NPPF), Wokingham Borough Council's adopted Core Strategy Local Plan and MDD Local Plan and the emerging Local Plan Update. The policies within the Neighbourhood Plan are local in nature and have limited resource implications, with no land proposed to be allocated for development.</p> <p>The policies within the emerging draft Charvil Neighbourhood Plan primarily seek to protect valued characteristics and influence the design and character of development proposals. They do not guide where development should take place in principle through the allocation of land for specific developments.</p>	No
(b) the degree to which the plan or programme influences other plans and programmes, include those in a hierarchy;	The Charvil Neighbourhood Plan is required to have regard to national policies and advice contained in guidance through the governing	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	Details	Likely significant effects?
	<p>regulations. This will be tested through the examination process.</p> <p>The policies within the Charvil Neighbourhood Plan are required to be in general conformity to the strategic policies as set out in the adopted development plan through the governing regulations. This will be tested through the examination process.</p> <p>The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes.</p> <p>The document does not set a framework for other plans and has a low level of influence on other plans or programmes within the Council's statutory development plan. It does, however, help to inform the interpretation of adopted development plan policies which requires regard to local character of the area in decisions.</p>	
(c) the relevance of the plan or programme for the integration of environmental	The working draft Charvil Neighbourhood Plan contains policies that ensure development is suitable and appropriate for	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	Details	Likely significant effects?
considerations, in particular with a view to promoting sustainable development;	<p>the parish of Charvil. It sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes.</p> <p>The Charvil Neighbourhood Plan will, however, help inform the interpretation of adopted development plan policies, which require the local character of the area to be considered as part of decisions.</p>	
(d) environmental problems relevant to the plan or programme; and	<p>The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes.</p> <p>The Charvil Neighbourhood Plan will, however, help inform the interpretation of adopted development plan policies, which require the local character of the area to be considered as part of decisions. This is reflected in the neighbourhood plan's objectives and draft planning policies and intentions.</p>	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	Details	Likely significant effects?
(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>The working draft Charvil Neighbourhood Plan seeks to ensure that, where development is acceptable in principle (in the neighbourhood plan area) under development plan policy, consideration is had to the character of an area. It does not directly address other environmental issues such as waste or traffic, but seeks to minimise such issues through planning policy, e.g. through the promotion of active travel and improvements to the footpath / cyclepath network.</p> <p>A provisional Habitat Regulations Assessment (HRA) Screening has been undertaken by Wokingham Borough Council. The provisional screening opinion (Section 4) has concluded that the working draft Charvil Neighbourhood Plan is unlikely to give rise to 'likely significant effects' and that the initial opinion of Wokingham Borough Council is that an appropriate assessment is not required. The provisional HRA screening opinion is subject to consultation with the environmental bodies in accordance with Regulation 105(2) of the Conservation of Habitats and Species Regulations 2017. A determination statement with the outcome, following consultation</p>	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	Details	Likely significant effects?
	with the environmental bodies, will be issued alongside the draft Charvil Neighbourhood Plan for formal public consultation under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012, in due course.	
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to –		
(a) the probability, duration, frequency and reversibility of the effects;	The Charvil Neighbourhood Plan is intended to form part of the statutory development plan which guides decisions on planning applications. The working draft Charvil Neighbourhood Plan does not allocate any sites for housing/commercial development within the parish. It is extremely unlikely that the plan's implementation will generate likely significant effects. This is because any sites where a planning application is submitted, which falls within the Neighbourhood Plan area, and where the Charvil Neighbourhood Plan is applied, will only be acceptable to the Council where environmental effects do not arise or can be appropriately mitigated. The Charvil Neighbourhood Plan will, however, help inform the interpretation of adopted development plan policies, which requires regard to the local character of the area in decisions.	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	Details	Likely significant effects?
(b) the cumulative nature of the effects;	<p>The working draft Charvil Neighbourhood Plan adds local nuance to adopted development plan policies and national policy and guidance. It does not seek to facilitate a level of development materially above that established in the development plan or known planning commitments. The Charvil Neighbourhood Plan will support sustainable development, though Wokingham Borough Council's initial opinion is that the Neighbourhood Plan would not result in significant effects, whether in isolation or cumulatively.</p>	No
(c) the trans-boundary nature of the effects;	<p>The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes.</p> <p>It is considered that the working draft Plan itself does not promote or support development that might have an effect on other Member States and is therefore unlikely to have trans-boundary effects. The approach within the working draft Charvil Neighbourhood Plan does not affect how the</p>	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	Details	Likely significant effects?
	Council would consider applications with respect of these issues.	
(d) the risks to human health or the environment (for example, due to accidents);	<p>The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes.</p> <p>The policies in the working draft Charvil Neighbourhood Plan seek to inform the interpretation of adopted development plan policies, which requires regard to the local character of the area in decisions and are not likely to lead to increased risks to human health or the environment.</p>	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	<p>The working draft Charvil Neighbourhood Plan sets out planning policies solely for the neighbourhood plan area (Charvil Parish). The working draft Charvil Neighbourhood Plan does not allocate any sites for development. Its policies will, however, help inform the interpretation of adopted development plan policies, which requires regard to the local character of the area in decisions.</p>	No
(f) the value and vulnerability of the area likely to be affected due to –	Charvil Parish has a number of characteristics, notably:	No

Table 1: Assessment of likely significance of effects on the environment

Criteria	Details	Likely significant effects?
<p>(i) special natural characteristics or cultural heritage;</p> <p>(ii) exceeded environmental quality standards or limit values; or</p> <p>(iii) intensive land-use; and</p>	<ul style="list-style-type: none"> • Agricultural land • Heritage assets, including Listed buildings • Local Wildlife Sites • Protected trees <p>The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes.</p> <p>The emerging Plan does not therefore promote or support development that might affect areas of recognised national or international importance. Its policies will, however, inform the interpretation of adopted development plan policies, which requires regard to the local character of the area in decisions.</p> <p>A key objective of the working draft Charvil Neighbourhood Plan is to conserve and enhance features of historical and cultural interest through design and character and preserve the natural environment. Policies within the neighbourhood plan will be</p>	

Table 1: Assessment of likely significance of effects on the environment		
Criteria	Details	Likely significant effects?
	<p>supported by evidence, such as design guidance for the neighbourhood area.</p> <p>Chiltern Beechwoods SAC is located approx. 9km north-east from its nearest point. The Windsor Forest and Great Park SAC is located approximately 13km to the east of the Parish. Hartslock SAC and the Thursley, Ash, Pirbright and Chobham SAC are located around 15km west and 18km south-east of the Parish respectively.</p> <p>There are no Sites of Special Scientific Interest (SSSI) in the plan area, although there are some SSSIs located in proximity to the parish of Charvil, notably the Lodge Wood and Sandford Mill SSSI, which is approximately 0.7km south from its nearest point. Harpsden Wood SSSI is in South Oxfordshire District, around 2km north from its nearest point. Great Thrift Wood, another SSSI, is within the Royal Borough of Windsor and Maidenhead and is approximately 9km east from its nearest point and Longmoor Bog within Wokingham borough is also around 9km away to the south.</p>	

Table 1: Assessment of likely significance of effects on the environment		
Criteria	Details	Likely significant effects?
	<p>The Loddon Valley Gravel Pits Biodiversity Action Plan (BAP) habitat is partly located within the plan area. Whilst these are not referred to in the SEA directive, they should be a consideration in plan-making. BAP priority habitats are those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).</p> <p>The Charvil Neighbourhood Plan is required to have regard to national policies and the NPPF through the governing regulations. This will be tested through the examination process.</p>	
(g) the effects on areas or landscapes which have a recognised national, European Community or international protection status.	<p>The working draft Charvil Neighbourhood Plan sets out a spatial vision and objectives solely for the neighbourhood area (Charvil Parish), but does not guide where development should take place, in principle, or designate land for particular purposes.</p> <p>The emerging Plan does not therefore promote or support development that might affect areas of recognised national or international importance. Its policies will, however, inform the interpretation of adopted development plan policies, which</p>	No

Table 1: Assessment of likely significance of effects on the environment		
Criteria	Details	Likely significant effects?
	<p>requires regard to the local character of the area in decisions.</p> <p>Regarding natural heritage, the nearest Special Protection Area (SPA) is the Thames Basin Heath SPA, located approx. 11km south at its nearest point, outside of the neighbourhood plan area. The plan area is also beyond the outermost 7km Linear Mitigation Zone for the Thames Basin Heaths SPA, as specified in Policy CP8 of the Core Strategy. As discussed above, there are no other SACs within the plan area, albeit there are some sites in relative proximity, notably Chiltern Beechwoods SAC, Thursley, Ash, Pirbright and Chobham SAC, Hartslock SAC, and Windsor Forest and Great Park SAC.</p> <p>There are no Sites of Special Scientific Interest (SSSI) in the plan area, although there are some SSSIs located in proximity to the parish of Charvil, notably the Lodge Wood and Sandford Mill SSSI, which is approximately 0.7km south from its nearest point. Harpsden Wood SSSI is in South Oxfordshire District, around 2km north from its nearest point. Great Thrift Wood, another SSSI, is within the Royal Borough of Windsor and Maidenhead</p>	

Table 1: Assessment of likely significance of effects on the environment		
Criteria	Details	Likely significant effects?
	and is approximately 9km east from its nearest point and Longmoor Bog within Wokingham borough is also around 9km away to the south.	

4. Habitats Regulations Assessment

4.1. The European Community (EC) Directive on the conservation of natural habitats and of wild fauna and flora (92/43/ECC) (commonly known as the Habitats Directive) provides legal protection for habitats and species of European importance. The Directive is implemented in the UK by the Conservation of Habitats and Species Regulations 2017.

4.2. Articles 3-9 provide the legal means to protect habitats and species of EC interest through the establishment and conservation of a European-wide network of sites, known as The National Site Network (formerly Natura 2000 sites). The National Site Network includes Special Areas of Conservation (SAC) designated under the Habitats Directive, and Special Protection Areas (SPA) designated under the conservation of wild birds (79/409/EEC) (commonly known as the Birds Directive).

4.3. Article 6(3) and 6(4) of the Habitats Directive sets out the decision-making tests for plans and projects affecting The National Site Network. Article 6(3) establishes a requirement for an assessment as outlined below:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to assessment of its implications for the site in view of the site’s conservation objectives. In 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 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.”

4.4. While not European sites as a matter of law, it is national planning policy that the following sites are given the same protection as a European site:

- potential Special Protection Areas and possible Special Areas of Conservation
- listed or proposed Ramsar sites
- sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protections Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

4.5. The Conservation of Habitats and Species Regulations 2017 (commonly known as the Habitat Regulations) requires the assessment of land use plans. The neighbourhood plan will constitute a land use plan for the purpose of the Habitats Regulations.

4.6. Regulation 105(1) provides an opportunity to determine that significant environmental effects are unlikely and thus not requiring the undertaking of an appropriate assessment.

4.7. Under Regulation 105(2), before making a determination under Regulation 105(1), the Council is required to consult Natural England as the appropriate environmental body and have regard to any representations made.

4.8. Additionally, Regulation 5(3) of the SEA Regulations indicates that an SEA could be required where:

“The description is a plan or programme which, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive.”

4.9. This screening statement examines the working draft Charvil Neighbourhood Plan and:

- Identifies, through a screening process, any European site that could potentially be affected by policies in the neighbourhood plan;
- Outlines details of the nature conservation importance of any European sites ‘screened in’ to the process;
- Identifies the possible impacts that the neighbourhood plan may have on features of nature conservation importance within European sites; and
- Identifies any controls within the neighbourhood plan, and other development plan documents, strategies, policies and plans that could act to avoid or mitigate these effects.

Identification of relevant international sites

4.10. The parish of Charvil does not contain any designated international sites. The following sites are in relative proximity to the neighbourhood plan area:

- Thames Basin Heaths SPA – approximately 11km
- Chiltern Beechwoods SAC – approximately 9km
- Windsor Forest and Great Park SAC – approximately 13km
- Hartslock SAC – approximately 15km
- Thursley, Ash, Pirbright and Chobham SAC – approximately 18km

4.11. Information on these sites is provided below:

Chiltern Beechwoods SAC	
Conservation Objective:	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features.</p> <p>To maintain or restore:</p> <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats and habitats of qualifying species • The structure and function (including typical species) of qualifying natural habitats • The structure and function of the habitats of qualifying species • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely • The populations of qualifying species, and • The distribution of qualifying species within the site
Qualifying Features:	<ul style="list-style-type: none"> • Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>); Dry grasslands and scrublands on chalk or limestone • <i>Asperulo-Fagetum</i> beech forests; Beech forests on neutral to rich soils • <i>Lucanus cervus</i>; Stag beetle

Windsor Forest and Great Park SAC	
Conservation Objective:	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features.</p> <p>To maintain or restore:</p> <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats and habitats of qualifying species • The structure and function (including typical species) of qualifying natural habitats • The structure and function of the habitats of qualifying species • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely, and • The distribution of qualifying species within the site

Qualifying Features:	<ul style="list-style-type: none"> • Old acidophilous oak woods with <i>Quercus robur</i> on sandy plains • Atlantic acidophilous beech forests with <i>Llex</i> and sometimes also <i>Taxus</i> in the shrub layer (Quercion robori-petraeae or Llici-Fegenion) Beech forests on acid soils • Violet click beetle <i>Limoniscus violaceus</i>
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Hartslock SAC	
Conservation Objective:	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features.</p> <p>To maintain or restore:</p> <ul style="list-style-type: none"> • The extent and distribution of the qualifying natural habitats • The structure and function (including typical species) of the qualifying natural habitats, and • The supporting processes on which the qualifying natural habitats rely
Qualifying Features:	<ul style="list-style-type: none"> • Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>FestucoBrometalia</i>) (important orchid sites); • Dry grasslands and scrublands on chalk or limestone (important orchid sites) • <i>Taxus baccata</i> woods of the British Isles; Yew-dominated woodland

Thursley, Ash, Pirbright and Chobham SAC	
Conservation Objective:	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features.</p> <p>To maintain and restore:</p> <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats • The structure and function (including typical species) of qualifying natural habitats, and • The supporting processes on which qualifying natural habitats rely
Qualifying Features:	<ul style="list-style-type: none"> • North Atlantic wet heaths with <i>Erica tetralix</i>; Wet heathland with cross-leaved heath • European dry heaths • Depressions on peat substrates on the <i>Rhynchosporion</i>

Thames Basin Heaths Special Protection Area	
Conservation Objective:	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:</p> <ul style="list-style-type: none"> • The extent and distribution of the habitats of the qualifying features • The structure and function of the habitats of the qualifying features • The supporting processes on which the habitats of the qualifying features rely • The population of each of the qualifying features, and • The distribution of the qualifying features within the site.
Qualifying Features:	<ul style="list-style-type: none"> • <i>Caprimulgus europaeus</i>; European nightjar (Breeding) • <i>Lullula arborea</i>; Woodlark (Breeding) • <i>Sylvia undata</i>; Dartford warbler (Breeding)

Screening Criteria

4.12. In carrying out this screening process, regard has been had to the main possible sources of effects on the international sites, possible pathways to the international site and the effects on possible sensitive receptors in the international sites. Only if there is an identifiable source (a pathway and a receptor) is there likely to be a significant effect.

4.13. Possible sources and pathways for effects arising from development and used in this screening are considered to be:

- Water (water pollution and hydrology)
- Air (air pollution)
- Direct land-take
- Habitat / species disturbance
- Recreational pressure (increased population)

4.14. Operations that may damage the special interest of the Thames Basins Heaths SPA, Chiltern Beechwoods SAC, the Thursley, Ash, Pirbright and Chobham SAC or the Windsor Forest and Great Park SAC are considered to be:

- Damage or removal of any plant or plant remains (including recreational impacts)
- Changes to drainage arrangements or watercourses
- Pollution of watercourses
- Water abstraction
- Extraction of materials from the site

- Dumping of materials on the site
- Storage of materials on the site
- Erection of structures on the site

Screening of the Charvil Neighbourhood Plan

4.15. The working draft Charvil Neighbourhood Plan has been analysed to assess whether it would be likely to result in significant effects. The results are presented in Table 2 below which has been subject to consultation with the three environmental bodies as detailed in **Section 5** of this statement. This Determination Statement has therefore been prepared to take into account responses to the screening consultation from the relevant bodies.

Table 2: Habitats Regulations Assessment Screening assessment for the Charvil Neighbourhood Plan

Operation	Potential impact from the Charvil Neighbourhood Plan	Mitigating factors and comments	Likelihood of significant effect
<p>Damage or removal of any plant or plant remains (including recreational impacts)</p>	<p>None</p>	<p>The working draft Charvil Neighbourhood Plan does not steer development towards an international site, therefore it does not increase any potential for increased damaged to the site through either construction or recreational activities.</p> <p>Wokingham Borough Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in combination with other plan or projects.</p> <p>The HRA for the Core Strategy Local Plan and MDD Local Plan considered the overall level of development across the Borough. The HRA for the emerging LPU likewise considers the overall level of development expected to 2040 i.e. the proposed plan period for the Neighbourhood Plan. Therefore, it has already been determined (and impact avoidance and reduction measures established to allow) that there will be no likely significant effects on the integrity of the Thames Basin Heaths SPA through both the adopted and emerging plans.</p> <p>The neighbourhood plan area is also located outside the Thames Basin Heaths SPA and linear mitigation zones as defined in Policy CP8 of the adopted Core Strategy Local Plan (2010) for this particular site.</p> <p>Furthermore, the working draft Charvil Neighbourhood Plan does not propose development that would have an effect on existing features of habitat or</p>	<p>No</p>

Operation	Potential impact from the Charvil Neighbourhood Plan	Mitigating factors and comments	Likelihood of significant effect
		conservation value, but solely defines the existing features of value in the neighbourhood plan area.	
Changes to drainage arrangements or watercourses	None	-	No
Pollution of watercourses	None	-	No
Water abstraction	None	-	No
Extraction of materials from the site	None	<p>The working draft Charvil Neighbourhood Plan does not address the need or suitability of extraction operations.</p> <p>The Central and Eastern Berkshire Joint Minerals and Waste Plan was adopted by WBC in January 2023. It guides long term mineral extraction and waste management across the plan area.</p>	No
Dumping of materials on the site	None	<p>The working draft Charvil Neighbourhood Plan does not steer development towards an international site, therefore it does not increase any potential for the dumping of materials.</p> <p>The adopted Core Strategy Local Plan sets out the spatial vision for the borough.</p> <p>There are no Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) within 5km of the Neighbourhood Plan Area.</p>	No

Operation	Potential impact from the Charvil Neighbourhood Plan	Mitigating factors and comments	Likelihood of significant effect
		<p>The designated neighbourhood plan area (i.e., Parish of Charvil) is also located outside of the Thames Basin Heath SPA Linear Mitigation Zones, as specified in Core Strategy Policy CP8 (Thames Basin Heaths Special Protection Area). The HRA for the Core Strategy Local Plan and MDD Local Plan considered the overall level of development across the borough pursuant to Article 6 of the Habitats Directive. The HRA for the emerging LPU likewise considers the overall level of development expected to 2040 i.e. the proposed plan period for the Neighbourhood Plan. Therefore, it has already been determined (and impact avoidance and reduction measures established to allow) that there will be no likely significant effects on the integrity of the Thames Basin Heaths SPA through both the adopted and emerging plans.</p> <p>Four sites of Special Area of Conservation (SAC): Chiltern Beechwoods SAC located around 9km north-east from its nearest point; the Windsor Forest and Great Park SAC located approximately 13km to the east of the parish; Hartslock SAC located approximately 15km west of the parish; and the Thursley, Ash, Pirbright and Chobham SAC located in excess of 18km to the south-east of the parish.</p>	
Storage of materials on the site	None	<p>The working draft Charvil Neighbourhood Plan does not steer development towards an international site, therefore it does not increase any potential for increased damage to the site through the storage of materials.</p> <p>The adopted Core Strategy Local Plan (2010) sets out the spatial vision for the borough. The Thames Basin Heaths Special Protection Area (SPA) and Linear Mitigation Zones are located outside the neighbourhood plan area.</p>	No

Operation	Potential impact from the Charvil Neighbourhood Plan	Mitigating factors and comments	Likelihood of significant effect
		<p>Four sites of Special Area of Conservation (SAC): Chiltern Beechwoods SAC located around 9km north-east from its nearest point; the Windsor Forest and Great Park SAC located approximately 13km to the east of the parish; Hartslock SAC located approximately 15km west of the parish; and the Thursley, Ash, Pirbright and Chobham SAC located in excess of 18km to the south-east of the parish.</p>	
Erection of structures on the site	None	<p>The working draft Charvil Neighbourhood Plan does not steer development towards an international site, therefore it does not increase any potential for the erection of structures on the site.</p> <p>The adopted Core Strategy Local Plan (2010) sets out the spatial vision for the borough. The Thames Basin Heaths Special Protection Area (SPA) and Linear Mitigation Zones are located outside the neighbourhood plan area.</p> <p>Four sites of Special Area of Conservation (SAC): Chiltern Beechwoods SAC located around 9km north-east from its nearest point; the Windsor Forest and Great Park SAC located approximately 13km to the east of the parish; Hartslock SCA located approximately 15km west of the parish; and the Thursley, Ash, Pirbright and Chobham SAC located in excess of 18km to the south-east of the parish.</p>	No

4.16. This conclusion does not factor in any measures contained within the working draft Charvil Neighbourhood Plan intended to avoid or reduce the harmful effects of development, and is therefore consistent with the Court of Justice of the European Union (CJEU) judgement '*People over Wind, Peter Sweetman v Coillte Teoranta*' (April 2018). This concerns a judgement by the Court, which held that Article 6(3) of the Habitats Directive requires that measures intended to avoid or reduce the harmful effects of a plan or project on a European Protected Site should not be taken into consideration at the screening stage.

In Combination Effects

4.17. The Habitat Regulations require the consideration of significant effects of a plan or programme arising from in combination effects with other plans or programmes. It can be considered that this will fall into two categories: those effects associated with regional strategic plans and proposals and those relating to more localised effects.

4.18. The South East Plan, the regional spatial strategy within which Wokingham Borough sites, was revoked in 2013 with the exception of Policy NRM6: Thames Basin Heaths SPA. The preparation of the South East Plan considered in-combination effects of the projects and plans across the region at a strategic level. As regards other plans within the borough, or in neighbouring authorities, these will have been individually assessed through the plan-making process for the adopted Core Strategy and MDD local plans respectively.

4.19. As detailed above, no likelihood of significant effects of the working draft Charvil Neighbourhood Plan have been found following a screening opinion. The working draft Charvil Neighbourhood Plan does not propose development that would have an effect on existing features of habitats or conservation and solely defines what features are valuable in the neighbourhood plan area. Furthermore, given the narrow scope of the neighbourhood plan (the Parish of Charvil) and the controls in place in other plans, it is unlikely that in-combination effects would arise. A further HRA screening assessment may be required if significant changes are made to the emerging plan.

5. Consultation with Statutory Bodies

- 5.1. Under regulation 9(2) of the SEA Regulations, Wokingham Borough Council has a duty to consult with specified environmental organisations (Natural England, Historic England and the Environment Agency) before determining whether or not a plan or programme is likely to have significant effects. It also has a duty to prepare a statement of its reasons for this determination.
- 5.2. Under Regulation 11(1), consultation on the provisional Screening Statement (January 2025) was undertaken with the following organisations for five weeks from 22 January to 27 February 2025 requesting their opinion.
 - Historic England (The Historic Buildings and Monuments Commission for England);
 - Natural England; and
 - The Environment Agency.
- 5.3. The Council received responses from Historic England and Natural England.
- 5.4. Historic England concluded that, at this stage, the draft plan would be unlikely to have any likely significant effects that merit completion of an SEA, including noting that the plan does not propose to allocate any sites for development.
- 5.5. Natural England concluded that the draft neighbourhood plan would be unlikely to have significant effects on statutorily designated nature conservation sites or landscapes. Natural England was not able to offer a view on whether the plan was likely to affect protected species, in the absence of a centralised data source, and advised engagement with the Council's ecology / landscape officers and local wildlife bodies.
- 5.6. No comments were provided by the Environment Agency.
- 5.7. Full responses from the provisional draft screening opinion with the relevant environmental bodies can be found in **Appendix 1**.

6. Conclusions

- 6.1. Following consultation with the specific environmental bodies on the Council's provisional view on the need for SEA and HRA (as set out in the Screening Statement January 2025) the Council considers that, having taken account of the Environmental Assessment of Plans and Programmes Regulations 2004, the working draft Charvil Neighbourhood Plan is unlikely to have significant environmental effects and therefore a Strategic Environmental Assessment is not required.
- 6.2. The Council also considers that the working draft Charvil Neighbourhood Plan is unlikely to have significant effects on The National Site Network (formerly Natura 2000 sites), either alone or in-combination with other plans or projects, therefore an Appropriate Assessment is not required.
- 6.3. The Charvil Neighbourhood Plan is intended to supplement the policies within the adopted development plan with respect to the parish of Charvil.

Appendix 1: Statutory Body Responses

Date: 30 January 2025
Our ref: 500025
Your ref: SEA/HRA Provisional Screening Opinion Consultation - Draft Charvil Neighbourhood Plan



Wokingham Borough Council

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir / Madam

Charvil Neighbourhood Plan

Thank you for your consultation on the above dated 22 January 2025 which was received by Natural England on 22 January 2025

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 (SEA) and Habitats Regulations Assessment (HRA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that:

- **significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,**
- **significant effects on Habitats sites¹, either alone or in combination, are unlikely.**

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

¹ Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk

Yours sincerely

Ben Ramachandra
Nature Recovery Officer
Thames Solent Area Team



Historic England

By email only to: james.mccabe@wokingham.gov.uk

Our ref: PL00798003

Your ref: Charvil Neighbourhood Plan SEA

Main: 020 7973 3700

e-seast@historicengland.org.uk

louise.dandy@historicengland.org.uk

Date: 11/03/2025

To whom it may concern

Charvil Plan SEA Screening Opinion

Thank you for inviting Historic England to comment on this consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Charvil Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied.

The information supplied indicates that the plan will not have any significant effects on the historic environment. We also note there are no site allocations.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.



Historic England, 4th Floor, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Telephone 020 7973 3700 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.





Historic England

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Please do contact me, via email if you have any queries.

Yours sincerely

Louise Dandy
Historic Places Adviser



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Telephone 020 7973 3700 HistoricEngland.org.uk

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