

**Babergh & Mid Suffolk District
Councils**

**Tattingstone
Neighbourhood Plan 2024-
2037
SEA Screening Opinion**

Final report
Prepared by LUC
March 2024

Babergh & Mid Suffolk District Councils

**Tattingstone Neighbourhood Plan 2024-2037
SEA Screening Opinion**

| Version | Status | Prepared | Checked | Approved | Date |
|---------|----------------------------|-----------|-----------|-------------|------------|
| 1. | Draft SEA Screening Report | O. Price | O. Dunham | K. Nicholls | 15.02.2024 |
| 2. | Final SEA Screening Report | O. Dunham | O. Dunham | K. Nicholls | 07.03.2024 |

Bristol
Cardiff
Edinburgh
Glasgow
London
Manchester
Sheffield

landuse.co.uk

Land Use Consultants Ltd
Registered in England
Registered number 2549296
Registered office:
250 Waterloo Road
London SE1 8RD

100% recycled paper

Landscape Design
Strategic Planning & Assessment
Development Planning
Urban Design & Masterplanning
Environmental Impact Assessment
Landscape Planning & Assessment
Landscape Management
Ecology
Historic Environment
GIS & Visualisation
Transport & Movement Planning
Arboriculture



FS566056



EMS566057



OHS627041



Contents

Chapter 1
Introduction **1**

Chapter 2
SEA Screening **2**

| | |
|---------------------------------|----|
| Scope of the Neighbourhood Plan | 2 |
| Baseline Information | 3 |
| SEA Screening Conclusion | 10 |
| Next Steps | 10 |

Chapter 1

Introduction

1.1 Tattingstone Parish Council is in the process of preparing a Neighbourhood Plan covering the period 2024 to 2037. Tattingstone is located within Babergh District, approximately six miles south of Ipswich. LUC has been appointed by Babergh and Mid Suffolk District Councils to consider whether there is a need for Strategic Environmental Assessment (SEA) to be undertaken for the Neighbourhood Plan.

1.2 SEA may be required for a Neighbourhood Plan, if it is likely to have significant environmental effects. Sustainability Appraisal (SA) is similar to SEA. However, SA includes assessment of the likely significant effects of a plan or programme on economic and social factors, as well as environmental factors. Planning Practice Guidance (PPG)¹ clarifies that there is no legal requirement for a Neighbourhood Plan to be subject to SA, but that SA can be used to demonstrate how the plan will contribute to sustainable development.

1.3 Babergh and Mid Suffolk District Councils have commissioned LUC to carry out SEA Screening of the Pre-Submission Draft version of the Tattingstone Neighbourhood Plan 2024-2037 (hereafter referred to as the Neighbourhood Plan) in order to determine whether an assessment is required under European Directive 2001/42/EC (the SEA Directive), transposed into UK law through the SEA Regulations².

1.4 In October 2023 the Levelling up and Regeneration Act received royal assent, setting out detailed reforms to the planning system. Amongst other things, the Act allows for the replacement of the current SEA regime with a new requirement for an Environmental Outcomes Report. The specific requirements will be set out in forthcoming regulations, along with information about transition arrangements; however at present the requirement for SEA remains as set out in existing legislation.

¹ Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (2016, updated 2021). Planning Practice Guidance. (see <https://www.gov.uk/government/collections/planning-practice-guidance>)

² The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and

Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). It should be noted that the purpose of the amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has left the European Union. No substantive changes are made to the way the SEA regime operates.

Chapter 2

SEA Screening

Scope of the Neighbourhood Plan

2.1 Tattingstone Parish Council has prepared a Pre-Submission Draft version of the Neighbourhood Plan, which is being subject to public consultation for seven weeks between 20th January and 8th March 2024.

2.2 The Plan includes a vision for the long-term future of Tattingstone:

Tattingstone Parish will remain an attractive and desirable place to live, maintaining its historic and environmental assets. It will be a thriving and sustainable community, with the three parts of the Parish retaining their own identities and characteristics but supporting each other through the provision of appropriate services and facilities.

2.3 The vision will be achieved through the following eight objectives:

Housing

1. To ensure the amount, size and tenure of new housing in the parish meets local needs.
2. Enable opportunities for the provision of affordable housing that meets the needs of those with a connection to Tattingstone Parish.

Natural Environment

3. Protect and enhance the landscape and rural setting of the three distinct parts of the parish.
4. Maximise opportunities to improve natural habitats and wildlife.

Built Environment

5. Recognise and protect the importance of historic assets and their settings.
6. Ensure new development is of a scale and design which reflects local character and positively responds to the three areas of the parish.

Services and Facilities

7. Encourage the provision of new services and facilities.

Highways and Travel

8. Support and encourage safe and sustainable transport, including walking, cycling and public transport.

2.4 The Neighbourhood Plan then sets out 13 planning policies (TATT 1-13) to realise and deliver this vision. The policies are structured in line with the same themes as the objectives above.

2.5 The Neighbourhood Plan does not allocate any sites for new housing or other built development. Policy TATT 1 – Spatial Strategy states that the Neighbourhood Area will accommodate development commensurate with the policies of the adopted Babergh and Mid Suffolk Joint Local Plan – Part 1 and that new development will be focussed within the defined Settlement Boundaries, where the principal of development is accepted. The policy specifies that proposals for development outside of that area will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact. Policy TATT 3 addresses proposals for affordable housing on rural exception sites, specifying that such proposals will only be permitted where there is proven need in the parish and where specific criteria are met.

Baseline Information

2.6 This section summarises baseline information for the parish of Tattingstone, drawing from the information set out in the Pre-Submission Draft version of the Tattingstone Neighbourhood Plan 2024-2037.

Context

2.7 Tattingstone is a civil parish on the Shotley Peninsula located within Babergh District, in the county of Suffolk. The village is approximately six miles south of Ipswich, with two main roads, Lemons Hill and Church Road, running through the parish. The Alton Water reservoir separates the north eastern and south western areas of Tattingstone.

Biodiversity, flora and Fauna

2.8 There are no internationally designated conservation sites within Tattingstone Parish although the Stour and Orwell Estuaries Ramsar site and Special Protection Area (SPA) is located only around 2km to the south. In addition, a small part of the Freston and Cutler's Woods with Holbrook Park Site of Special Scientific Interest (SSSI) lies within the north of the parish. The parish also contains pockets of Ancient Woodland and three priority habitats: deciduous woodland, lowland dry acid grassland, good quality semi-improved grassland.

2.9 The Neighbourhood Plan area is located within the 13km "Zone of Influence" of the Stour and Orwell Estuary SPA and

Ramsar site to the east. Unless mitigated against, Natural England considers that additional residential development within the Zone of Influence could have a detrimental impact on the designations due to an increase in recreational trips.

2.10 The Alton Water Reservoir that dissects the parish is home to varied flora and fauna and creates an ecological corridor within the parish. Additionally, a range of priority species are present in Tattingstone such as Corn Bunting, Lapwing, Redshank, Tree Sparrow, Turtle Dove and Yellow Wagtail.

Population

2.11 At the time of the last Census (2021), Tattingstone had a population of 530 people. The 2021 Census indicates that 55% of those aged 16 years and over were in work compared to 43.2% being economically inactive.

2.12 The population is well-split across all age groups. The largest age bracket is those between 18-64 years (51.3%), followed by 30.3% being aged 65+ years and 18.4% being aged 0-17 years. The percentage of the population aged 18-64 is lower than the Babergh District level which is 54.9%.

Human Health

2.13 Based on the 2011 census³, 84.1% of the Tattingstone population was in either 'very good health' or 'good health' which is higher than the average for Babergh District as a whole which is 82.4%.

2.14 There are two GPs within Tattingstone and the closest hospital is in Ipswich.

Soil

2.15 The majority of the parish is either Grade 2 or Grade 3 Agricultural Land, although it is not clear if it is Grade 3a (classed as high quality) or the lower quality Grade 3b. The soilscape is made up of freely draining slightly acid loamy soils.

Water

2.16 The land adjacent to Alton Water Reservoir in the parish falls within Flood Zones 2 and 3. Flood Zone 3 comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

³ The 2021 Census data is not currently available for health.

Air Quality and Climatic Factors

2.17 There are no Air Quality Management Areas (AQMAs) within or near to Tattingstone Parish. The closest AQMA is six miles from the parish to the north within Ipswich.

2.18 Climate data are not available at parish level, but within Babergh District as a whole, reductions in overall carbon emissions of 28% were achieved between 2005 and 2019. This reduction was mostly due to progress in reducing emissions from domestic sources, closely followed by industrial and commercial sectors, with minimal progress on transport emissions. Transport makes the largest contribution to carbon emissions in Babergh District.

Material Assets

2.19 The Neighbourhood Plan designates eight local green spaces, these include gardens, a cemetery, open areas, play space and allotments:

- South of Chedworth Place
- Land to the west of Chedworth Place
- Land north and west of Samford Court
- Tattingstone Church Cemetery, Church Road
- Tattingstone Recreation Ground, Green Lane
- Pasture Field, White Horse Hill
- Allotments Tattingstone White Horse
- Land at corner of Church Road and A137 Tattingstone Heath

2.20 There are several bus stops within the centre of Tattingstone and four bus services run through the parish, including the 94 which provides a service to Ipswich. The nearest railway stations are located to the south (Mistley, 6.4 miles away, and Manningtree, 5 miles away) and Ipswich 6.5 miles to the north east. Public engagement was undertaken to inform preparation of the Neighbourhood Plan and one of the key concerns residents have is that public transport is inadequate in the parish.

2.21 The parish contains multiple Public Rights of Way that provide access to the surrounding countryside. However, there are concerns regarding the maintenance of these paths. The parish also has cycle routes towards Ipswich as well as an eight-mile cross country cycling track around the Alton Water reservoir. The reservoir is a key resource for formal and informal recreation.

2.22 There is one school in Tattingstone, Tattingstone Church of England Voluntary Controlled Primary School which lies in the heart of the village. The school caters for those aged 4-11, has a mixed gender of entry and a capacity of 98. The parish

also has two public houses, the Wheatsheaf and the White Horse, and a village hall that holds monthly markets.

2.23 Tattingstone also contains a recycle and transfer station, Folly Farm, which processes skip waste.

Cultural Heritage

2.24 The parish has a rich heritage dating back to pre-history times both in terms of structures, buildings, landscape and views. There are 20 listed buildings in the parish, of which the church of St Mary and the Tattingstone Wonder are Grade II* listed. Despite the number of listed buildings and other features of historical interest in the parish there is no designated Conservation Area. However, small clusters of listed buildings and features and buildings of local significance contribute to creating distinct historic character areas.

2.25 The Neighbourhood Plan also identifies 10 Non-Designated Heritage Assets: The School, The Chapel, The Village Hall, Badger's Bend, The Telephone Box, Cottages on White Horse Hill, Rookery Farm, Wallers Farm, Gateway Arch, The Close and Historic Pauper's Grave.

Landscape

2.26 The southern part of the parish, around Nine Oaks and Wallers Farm to the south of Stutton Lane, was added to the Suffolk and Essex Coast and Heaths National Landscape in 2019.

2.27 The Tattingstone Neighbourhood Plan Landscape Appraisal found the parish to contain three distinct and separate clusters of settlement. The parish is located on the Shotley Peninsula, north of the Stour Estuary on the upper reaches and valley slopes of the Holbrook Valley on the fringes of Alton Water. To the west are the steep slopes of a tributary valley to the Samford River. These valleys drain southwards into the Stour Estuary and create a gently rolling topography. Between these valleys the landscape is flatter, comprising an area of elevated farmland. The western side of the parish is dissected by the A137. The appraisal also identified various important views within the parish.

2.28 The Parish sits within the Suffolk Coast and Heaths National Character Area which has the following key characteristics:

- Low-lying landscapes.
- Inland valleys with patterns of irregular drained meadow enclosure, bounded by elm hedgerows.
- Ancient broadleaved woodland and parkland wood pasture cloak the southern river valley and estuary slopes.

2.29 The Suffolk Landscape Character Assessment divides the parish into three landscape types: Shotley Peninsula Plateau, Holbrook Valley and Alton Water and Samford Valley.

SEA Screening

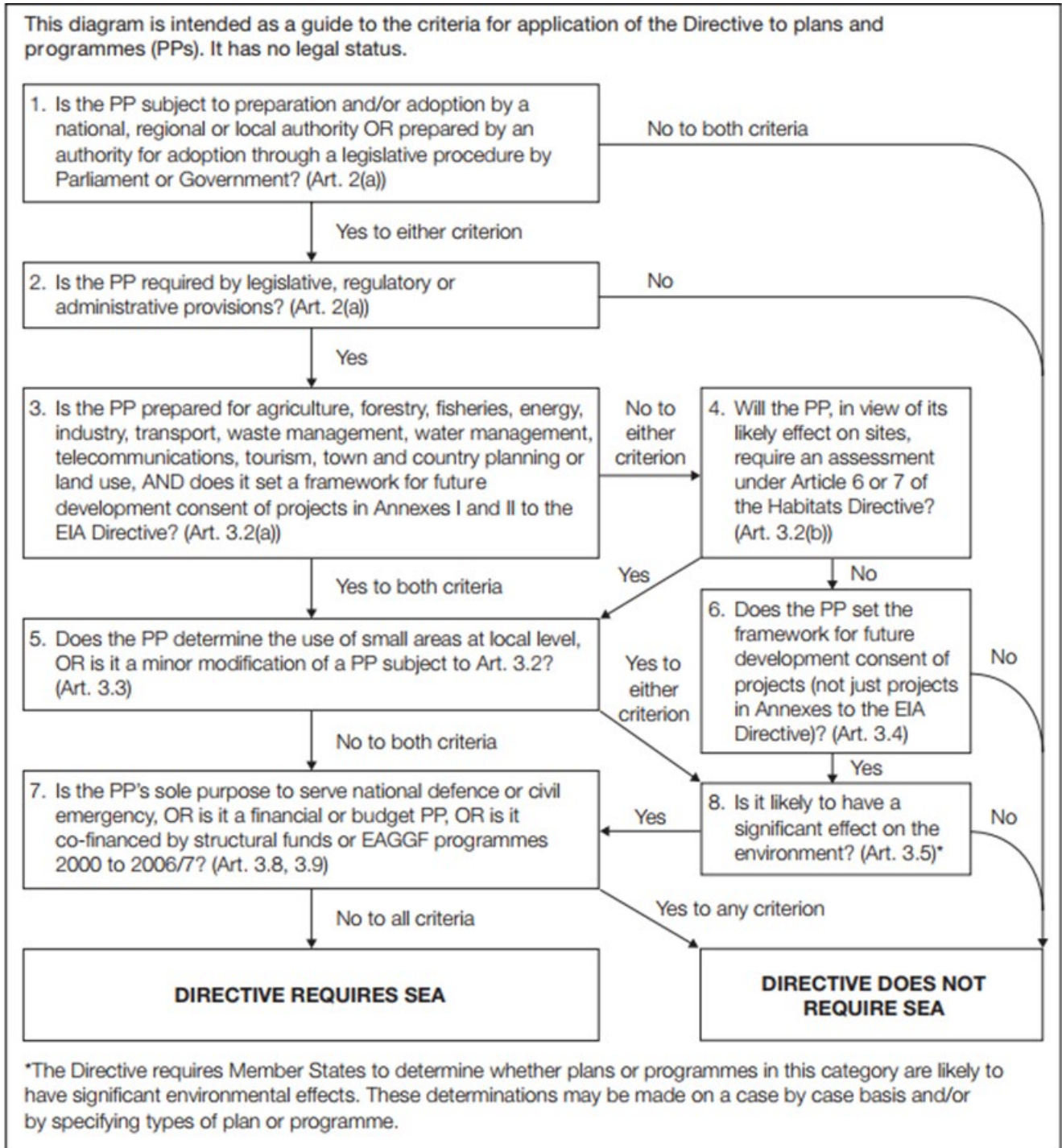
2.30 An assessment has been undertaken to determine whether the Pre-Submission Draft version of the Tattingstone Neighbourhood Plan 2024-2037 requires SEA in accordance with the SEA Regulations.

2.31 **Figure 2.1** overleaf presents the flow diagram entitled 'Application of the SEA Directive to plans and programmes' which is taken from the Practical Guide to the Strategic Environmental Assessment Directive⁴, published in September 2005. This is a useful guide when considering whether a plan should be subject to SEA (The Practical Guide has been superseded by the Planning Practice Guidance; however it still provides a useful and relevant guide to the process to use in making SEA screening decisions).

⁴ Office of the Deputy Prime Minister (2005). A Practical Guide to the Strategic Environmental Assessment Directive. (see

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf)

Figure 2.1: Application of the SEA Directive to plans and programmes



2.32 Table 2.1 below presents the assessment of whether the Tattingstone Neighbourhood Plan will require a full SEA. The questions in the first column are drawn from the diagram above which sets out how the SEA Directive should be applied.

Table 2.1: Application of SEA Directive to the Tattingstone Neighbourhood Plan

| Stage | Yes/No | Reason |
|--|------------|---|
| 1. Is the PP (plan or programme) 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? (Article 2(a)) | Yes | The Neighbourhood Plan is being prepared under the Localism Act 2011 and will be adopted ('made') by the Local Authority (Babergh District Council) as part of the statutory development plan. Move to Q2. |
| 2. Is the PP required by legislative, regulatory or administrative provisions? (Article 2(a)) | No | The Neighbourhood Plan is being prepared under the Localism Act 2011 and in accordance with the Neighbourhood Planning (General) Regulations 2012. However, there is no requirement to produce a Neighbourhood Plan; it is an optional plan. Once made it will become part of the statutory development plan. Therefore, it should continue to be screened. Move to Q3. |
| 3. Is the PP 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? (Article 3.2(a)) | Yes and No | The Neighbourhood Plan is being prepared for town and country planning and land use, but it does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive. Move to Q4. |
| 4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Article 3.2 (b)) | No | Habitats Regulations Assessment (HRA) screening of the Neighbourhood Plan has been undertaken separately on behalf of Babergh District Council and has concluded that the Neighbourhood Plan is not likely to have a significant effect on any European site, either alone or in combination with other plans or projects. Move to Q6. |
| 6. Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4) | Yes | Although the Neighbourhood Plan does not allocate sites for development, it includes policies which proposals for development within the village will be assessed against. Move to Q8. |
| 8. Is it likely to have a significant effect on the environment? (Art. 3.5) | No | See Table 2.2. SEA IS NOT REQUIRED. |

2.33 Schedule 1 of the SEA Regulations sets out the criteria for determining the likely significance of effects. These are listed in **Table 2.2** below along with comments on the extent to which the Tattingstone Neighbourhood Plan meets these criteria.

Table 2.2: Likely Significant Effects of the Tattingstone Neighbourhood Plan

| SEA Requirement | Comments |
|---|--|
| The characteristics of plans and programmes, having regard, in particular, to: | |
| 1. 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>Once made, the Neighbourhood Plan will become part of the statutory development plan and will guide the delivery of development in Tattingstone, including in terms of design. The Neighbourhood Plan does not allocate sites for residential or other forms of development.</p> <p>The previously adopted Babergh Core Strategy (2014) identified Tattingstone as a 'Hinterland Village' under Policy CS2: Settlement Pattern. This policy also sought to direct development to towns/urban areas (which includes the Ipswich Fringe) and then to the Core Villages and Hinterland Villages. Policy CS3 made provision for 1,050 homes to be delivered at Core and Hinterland Villages over the Plan period to 2031.</p> <p>The recently adopted Babergh and Mid Suffolk Joint Local Plan Part 1 (Nov 2023) does not set out a settlement hierarchy. Following the examination of the Joint Local Plan it was decided that an up-to-date settlement hierarchy will now come forward in Part 2 of the Plan. This is at an early stage in its development and is unlikely to be adopted until late 2025.</p> |
| 2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy | The Neighbourhood Plan has to be in general conformity with the local strategic framework (i.e. the adopted Babergh and Mid Suffolk Joint Local Plan Part 1 and saved policies from the previous local plans). The Neighbourhood Plan must also have regard to the National Planning Policy Framework. The Neighbourhood Plan does not have influence over other plans. Once made, the Neighbourhood Plan will form part of the statutory development plan for Tattingstone Parish and will be used in conjunction with the adopted Babergh and Mid Suffolk Joint Local Plan Part 1 and the emerging Babergh and Mid Suffolk Joint Local Plan Part 2 (once adopted) to determine planning applications. |
| 3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development, | One of the Basic Conditions which the Neighbourhood Plan must meet is to contribute to sustainable development. |
| 4. environmental problems relevant to the plan or programme, | Baseline information relating to Tattingstone Parish was described earlier in this report. Key issues of relevance to the Neighbourhood Plan are the presence of high quality agricultural land in the parish, land within flood zones 2 3, one SSSI (Freston and Cutler's Woods with Holbrook Park), multiple Priority Habitats and Ancient Woodland. Part of the Suffolk Coast and Heaths National Landscape also falls |

| SEA Requirement | Comments |
|---|--|
| | within the parish and the nearest European designated site is within approximately 2km. |
| 5. 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). | N/A |
| Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: | |
| 6. the probability, duration, frequency and reversibility of the effects, | The Neighbourhood Plan does not allocate sites for housing or other forms of development. The Neighbourhood Plan covers the period up to 2037. Any effects of the Neighbourhood Plan are expected to be indirect (due to not allocating sites) but would be long-term and permanent. |
| 7. the cumulative nature of the effects, | <p>Cumulative effects could result from the Neighbourhood Plan in combination with development that takes place in the surrounding towns and villages, although the Neighbourhood Plan does not allocate sites for housing or other forms of development.</p> <p>The previously adopted Babergh Core Strategy (2014) identified Tattingstone as a 'Hinterland Village' in the settlement hierarchy, with the expectation that it would accommodate some development to help meet local need. The adopted Part 1 Babergh and Mid Suffolk Joint Local Plan does not identify a minimum housing requirement for Tattingstone.</p> |
| 8. the transboundary nature of the effects, | The Neighbourhood Plan focuses on Tattingstone Parish only. Transboundary effects under the SEA Regulations refers to transboundary effects on other EU Member States; therefore they are not relevant to this Neighbourhood Plan. |
| 9. the risks to human health or the environment (e.g. due to accidents), | There are no anticipated risks to human health or the environment from the Neighbourhood Plan. |
| 10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected), | The Neighbourhood Plan covers the entirety of Tattingstone Parish. The population of the parish, according to the 2021 Census, was 530 people. |
| 11. 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 or limit values, ■ intensive land-use, | Tattingstone Parish is home to a number of Priority Species and Priority Habitats, and there are 20 listed buildings within the parish. There are several sensitive locations within the parish including the Freston and Cutler's Woods with Holbrook Park SSSI, as well as patches of ancient woodland. The parish contains Grade 2 and Grade 3 agricultural land. There are no internationally designated nature conservation sites within the parish but the Stour and Orwell Estuaries Ramsar and SPA is located around 2km to the south. |

| SEA Requirement | Comments |
|--|--|
| 12. the effects on areas or landscapes which have a recognised national, Community or international protection status. | The southern section of the parish falls within the Suffolk Coast and Heaths National Landscape. |

SEA Screening Conclusion

2.34 A screening assessment has been undertaken by applying the criteria from the SEA Directive and Schedule 1 of the SEA Regulations to determine whether or not the Tattingstone Neighbourhood Plan is likely to have significant environmental effects when assessed against the topics listed in the SEA Regulations.

2.35 The Neighbourhood Plan sets out a vision and detailed planning policies to shape development in the parish up to 2037 and decision makers will need to consider the criteria of these policies when determining future applications in the village. The Neighbourhood Plan does not directly impact on land use through the allocation of sites for housing or other forms of development.

2.36 On this basis, it is considered that the Tattingstone Neighbourhood Plan is unlikely to have significant environmental effects and full SEA is therefore not required.

Next Steps

2.37 This SEA screening opinion will be sent to the three statutory consultees (Natural England, Historic England and the Environment Agency) and will be reviewed as appropriate in light of any comments received.

LUC
March 2024