



Horsham  
District  
Council

Woodmancote Parish Council

Our ref: NP/SEA/Woodmancote/Scr

Your ref:

Date 27 January 2016

Dear Woodmancote Parish Council

Please accept this letter as confirmation that Horsham District Council are satisfied with the approach set out in the SEA Screening Request, that no formal SEA Assessment is required for the Woodmancote Neighbourhood Development Plan (WNDP) on the basis that the plan will not allocate land for development.

This view has been informed by discussions with the Parish Council and on the basis of the consultation response received from Natural England (Appended to this letter). Whilst all statutory consultees were consulted on the proposed approach, no response was received from the Environment Agency or Historic England.

The District Council reserve the right to change this opinion should any changes be made to the plan in respect of land allocation. Should the Windfall policy change as the WNDP is developed, we recommend that a second Screening Request is submitted setting out these changes.

Kind Regards  
Emma Faith

Senior Planning Officer (Environment)

Encs

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**Leanne Bannister**

**Clerk to Woodmancote Parish Council**

----- Forwarded message -----

From: "Lister, John (NE)" <John.Lister@naturalengland.org.uk>

To: Emma Faith <Emma.Faith@horsham.gov.uk>

Cc:

Date: Mon, 25 Jan 2016 10:15:39 +0000

Subject: Woodmancote Neighbourhood Plan - Horsham District - SEA

Dear Emma

Thank you for consulting Natural England on this matter.

The SEA is important as a process that runs parallel to the plan making process, and insofar as it initiates more detailed consideration of important issues when necessary.

In the case of Woodmancote Parish, the only designation of national or international importance is the National Park. None of our Impact Risk Zones relating designated habitats (outside the parish) and relating to residential development, extend into the parish.

Consultation/engagement with the National Park Authority should have revealed whether any of the development options are likely to have a significant effect on the designated landscape or its setting.

It may be reasonable to concluded that if the sites previously considered for allocation are removed to a windfall policy, and

- neither local or the neighbourhood plans rely on them to meet housing need, and
- provided there are adequate policies in the local plan to ensure the development of windfall sites is properly tested;

then consideration on impact on the natural environment could be deferred to the detailed planning stage. However if either of these two assumptions is untrue, then it would be appropriate to consider possible effects, at least in principle, to ensure the plan is deliverable and sound.

Subject to the points above, I agree with your conclusion in respect of the SEA and the natural environment.

There is currently significant pressure from consultations on land-use proposals and appeals, the completion of local plans, the review of existing plans, and work on neighbourhood plans (there are over 500 parishes in Kent and Sussex). This makes it difficult to devote the time that consultations deserve. Nevertheless, I hope you find these comments helpful. If there are issues I have not covered, please let me know and I will respond as quickly as possible. If discussion would be helpful, please give me a call.

If you wish to comment on the service provided by Natural England, please use the appended form.

Yours sincerely,

**John Lister**

Lead Adviser

Sussex & Kent Area Team (Area 14)

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[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

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.

Please send all new consultations to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk) .

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

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#### 8 attachments



**image001.jpg**  
12K

-  **Woodmancote NP\_Basic\_Conds\_Statement\_Final.pdf**  
2498K
-  **Screening Letter.pdf**  
106K
-  **Screening Letter.pdf**  
106K
-  **NE Feedback Form 2015.pdf**  
260K
-  **ATT00001.txt**  
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