



Grasby and Searby cum Owmbly Neighbourhood Plan

Strategic Environmental Assessment (SEA / HRA) Screening Report

Submission Version

Prepared by Grasby and Searby cum Owmbly Neighbourhood Plan
Steering Group on behalf of the Grasby Parish Council and Searby cum
Owmbly Parish Meeting

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1. Introduction

- 1.1 One of the conditions for the formal adoption of a Neighbourhood Plan is that it meets, or is otherwise compatible with, obligations set out in relevant directives including 79/409/EEC, 92/43/EEC, 2001/42/EC and 2009/147/EC (European Community directives now assumed under British law). These directives necessitate that a Neighbourhood Plan be screened to determine whether it requires a Strategic Environmental Assessment (SEA) and/or a Habitats Regulations Assessment (HRA).
- 1.2 A Strategic Environmental Assessment (SEA) is a process for evaluating, at the earliest appropriate stage, the environmental effects of a plan before it is made. The SEA screening determines whether the plan is likely to have significant environmental effects. If likely significant environmental effects are identified, an environmental report must be produced.
- 1.3 A Habitats Regulations Assessment (HRA) identifies whether a plan is likely to have a significant effect on a European site, either alone or in combination with other plans or projects. An HRA is required when it is deemed that likely negative significant effects may occur on protected European Sites (Natura 2000 sites) as a result of the implementation of a plan/project. The HRA screening will determine whether significant effects on a European site are likely.
- 1.4 This report (opinion) is submitted to West Lindsey District Council (WLDC) by Grasby Parish Council and the Searby cum Owmbly Parish Meeting, who are the joint qualifying bodies for the Grasby & Searby cum Owmbly Neighbourhood Plan, for their determination as to whether a SEA and/or HRA is required.
- 1.5 This screening report was undertaken on the submission version of the Grasby & Searby cum Owmbly Neighbourhood Plan (GSONP) and produced by the GSONP Steering Group on behalf of the joint qualifying bodies. The scope of this report is solely confined to an assessment of the information and policies contained within the submission version of the Grasby & Searby cum Owmbly Neighbourhood Plan and prepared in context with the Central Lincolnshire Local Plan (CLLP) 2023, which covers the entire neighbourhood planning area under consideration.

2. Overview of the Grasby & Searby cum Owmbly Neighbourhood Plan

2.1 Whether the Grasby & Searby cum Owmbly Neighbourhood Plan requires a SEA and/or a HRA is dependent on what is being proposed in the plan itself. The existing plan contains a 'Vision and Objectives' statement and a set of locally specific planning policies and guidelines for the neighbourhood planning area. The submission version of the Grasby, Searby cum Owmbly Neighbourhood Plan can be viewed with its supporting documents via the following link: [Grasby, Searby cum Owmbly Neighbourhood Plan Submission Version](#).

2.2 The settlements within the Plan area are all considered to be 'small villages' within the definitions included in the Central Lincolnshire Local Plan 2023. They all lie in the district of West Lindsey just to the northeast of Lincoln.

2.3 The Neighbourhood Plan has 17 formal planning policies which are considered compliant with the CLLP 2023 and current national planning guidelines. These are:

Policy 1 Sustainable Development, Limited Infill and the Settlement Boundary

Policy 2 Protecting the Landscape Character

Policy 3 Protecting and Enhancing the Natural Environment

Policy 4 Reducing the Risk of Flooding

Policy 5 Designation of Local Green Spaces

Policy 6 Improving Walking and Cycling Routes

Policy 7a Achieving Well Designed Places

Policy 7b Energy Efficient Construction

Policy 8a A Mix of Housing Types

Policy 8b Rural Exception Site

Policy 9 Protecting and Enhancing Heritage Assets

Policy 10 Protecting Facilities for the Community

Policy 11 Renewable Energy, Energy Efficiency and Low Carbon Technologies

Policy 12 Supporting the Local Economy

Policy 13A Land to the West of Station Road GSO.06

Policy 13B Land behind Willow Pond GSO.08

Policy 13C Land between Clixby Lane and Bentley Lane GSO.01

2.4 In addition, there are 18 Community Aspirations, which reflects the views of local residents but these do not form part of the SEA / HRA screening.

2.5 The Neighbourhood Plan presents policies based on key factors such as promoting sustainable development, providing a suitable housing mix, maintaining local facilities, new housing design, protecting the environment housing and landscape character. The proposed housing sites within the Plan are those considered the most suitable after public consultation and those compliant within the policies contained in CLLP 2023. The policies focus mainly on housing development which maintains or enhances the local character. Open spaces, existing and proposed are also covered. Further policies include those associated with community facilities and supporting the local economy. Existing constraints and designations in the Plan area include biodiversity and local green spaces.

2.6 The nearest environmental sites of significance (Special Protection Areas and Special Areas of Conservation) are:

- The Humber Estuary (17km NE) and
- Thorne & Hatfield Moors (35 km W)

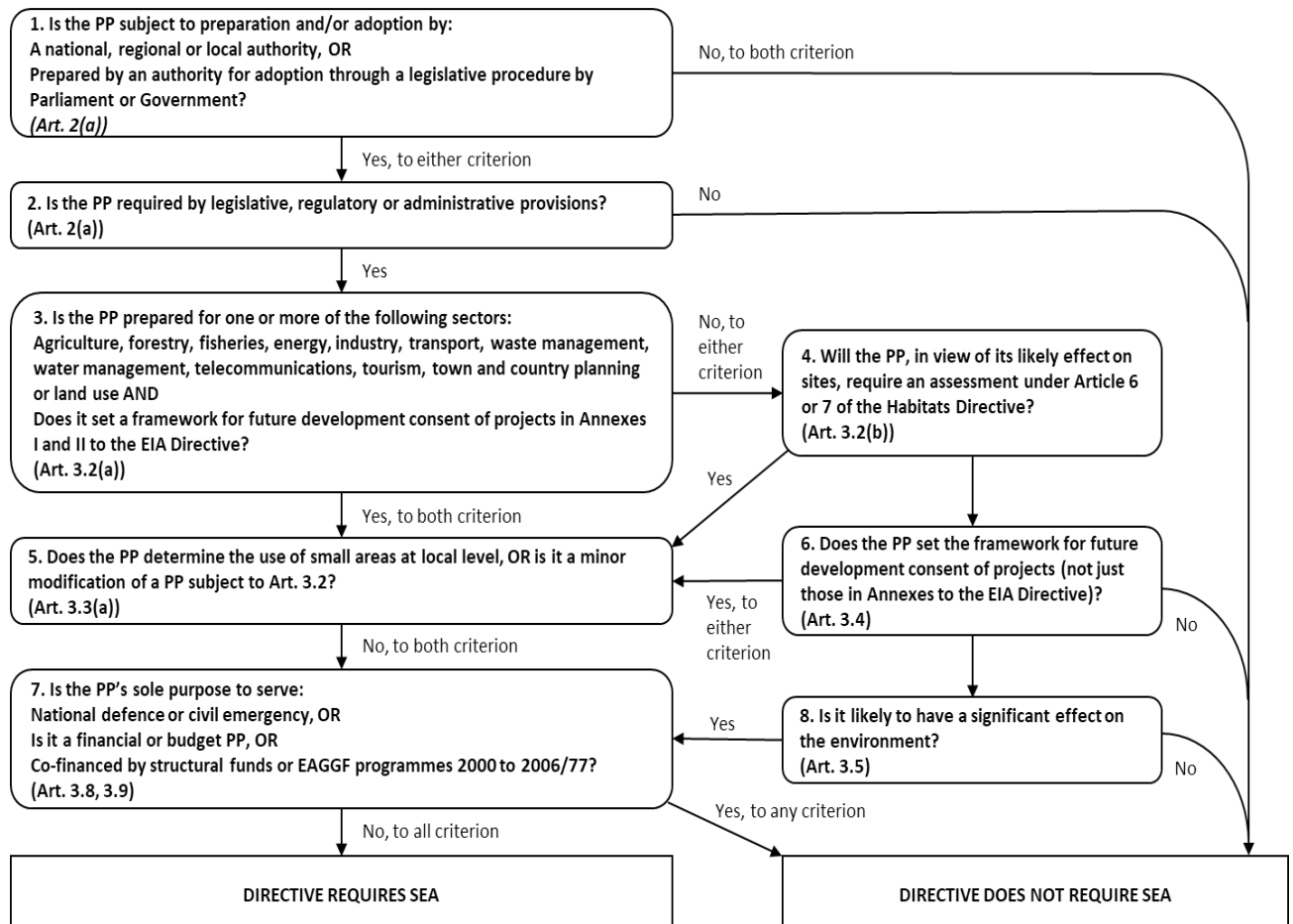
Note: both sites are outside the Plan area and located more than 16km away from the proposed development sites identified within it. For more information see:

Special Protection Areas (England) | Natural England Open Data Geoportal and Special Areas of Conservation (England) | Natural England Open Data Geoportal

3. SEA Screening Assessment

- 3.1 Figure 1 below illustrates the process for screening a planning document to ascertain whether a SEA is required. The findings of the screening are given in Tables 1 to 4 which examine specifically the likely significant effect of the Plan on the environment.

This flowchart is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs) and has no legal status.



The Directive requires Member States to determine whether plans or programmes are likely to have significant environmental effects. These determinations may be made on a case-by-case basis and/or by specifying types of plans or programmes.

Figure 1: Application of the SEA Directive to Plans

| Table 1: Assessment of the Grasby & Searby cum Owmbly Neighbourhood Plan against Figure 1 | | |
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| <u>Criteria/Stage</u> | <u>Response:</u> <u>Yes/ No/ Not</u> <u>Applicable</u> | <u>Details</u> |
| 1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? | Yes | Neighbourhood Plans are made by a 'qualifying body' (e.g. parish/town council) under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011. A neighbourhood plan is subject to an examination and referendum. If it receives 50% or more 'yes' votes cast at referendum, it will be 'made' by West Lindsey District Council as the local planning authority. GO TO STAGE 2 |
| 2. Is the Neighbourhood Plan required by legislative, regulatory or administrative provisions? | Yes | Communities have a right to be able to produce a neighbourhood plan but they are not required by legislative, regulatory or administrative purposes to produce one. GO TO STAGE 3 |
| 3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? | Yes | The plan is being prepared for 'town and country planning and land use...' (Article 3(2) and, once adopted, will be part of the planning policy framework determining future development within the Neighbourhood Area. Developments that fall within Annex I are 'excluded' developments for Neighbourhood Plans (as set out in Section 61(k) of the Town and Country Planning Act 1990 (as amended). Although the Neighbourhood Plan is a non-strategic document focused exclusively on the parishes of Grasby and Owmbly, it contributes to the framework for future development consent of certain projects listed in Annexes I and II of the EIA Directive. GO TO STAGE 5 |
| 4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? | No | See screening assessment for HRA in Section 5 and 6 of this report. |
| 5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a Plan subject to Article 3.2? | Yes | Determination of small sites are local level only. Once made the Neighbourhood Plan will be part of the land use framework for the area and will help to determine the use of areas of land at a local level. The Plan recognises and supports the designation of local green spaces. It seeks to protect and enhance community facilities. It recognises its rural character highlighting the key features and attributes to guide the design of new development in the area. The plan is not a minor modification of a previous Neighbourhood Development Plan. GO TO STAGE 6 |
| 6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? | Yes | The Neighbourhood Plan will provide a framework for the consent of any future development projects in the Neighbourhood Plan area. GO TO STAGE 8 |
| 7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? | N/A | The Neighbourhood Plan does not deal with these issues. |
| 8. Is it likely to have a significant effect on the environment? | No | See Table 2: Assessment of the likely significant effects on the environment. Also see Tables 3 and 4 for detailed assessments by neighbourhood plan policy and environmental receptors respectively. Sections 5 and 6 of this report assess any likely significant effects on European sites |
| Outcome | | SEA not required. See Tables 2,3,4 and sections 4 and 7. |

| Table 2: Stage 8 of Table 1 Assessment of the likely significant effects on the environment | | |
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| SEA Directive criteria and Schedule 1 of Environmental Assessment of plans and programmes Regulations 2004 | Assessment | Likely significant environmental effect? |
| 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; | The GSONP plan sets a policy framework for the determination of planning applications for future development projects within the Designated Neighbourhood Area. Once made, the Plan will form part of the Development Plan. | No |
| (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy; | The Plan must be in general conformity with the Development Plan, i.e. the CLLP 2023 and national planning policy, i.e. National Planning Policy Framework. It does not have any influence over other plans. Once made, the Plan will form part of the planning policy framework for the designated Neighbourhood Area and will be used in conjunction with the CLLP 2023 and other relevant policy and material considerations to determine planning applications. The sites allocated are small in scale and regarded to be in conformity with the scale of growth proposed and settlement hierarchy policy approach in the CLLP. | No |
| (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development; | The achievement of sustainable development is one of the basic conditions that the Neighbourhood Plan must meet. It includes policy themes regarding the built and natural environment and, in particular, the provision of local green spaces, renewable energy and design codes for proposed allocated sites within the Neighbourhood Area. | No |
| (d) environmental problems relevant to the plan or programme; and | It is not considered that there are any particular environmental problems relevant to the Plan. Also see assessment Tables 3 and 4. | No |
| (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). | The Plan is not directly associated with any community legislation on the environment. The plan does provide policies in relation to reducing flood risks and protecting the natural environment. | No |
| 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 Plan policies are designed to expect any new development to contribute to the sustainability of the Neighbourhood Area and minimise environmental impacts within the Plan Area where possible. The designation of local green spaces should create positive environmental outcomes. The Plan also provides a policy framework for local renewable energy and low carbon development. Also see assessment Tables 3 and 4. | No |
| (b) the cumulative nature of the effects; | The effects of the Plan need to be considered alongside the CLLP 2023. The Plan is required to be in general conformity with this plan which was subject to full SEA and HRA assessments. These concluded that either the implementation of the Local Plan would not result in any likely significant environmental effects or sufficient mitigation measures were in place to address any effects. The Plan is in general conformity with the CLLP and the plan. The Plan policies provide for protection of the character and setting of Grasby & Searby cum Owmbly parishes, Biodiversity, green spaces and community facilities. The Plan is focussed on providing for the future sustainability of the village, and as such has the principles of sustainability at its core. Also see assessment Tables 3 and 4. | No |
| (c) the transboundary nature of the effects; | The proposals within the Plan are unlikely to have a significant impact beyond the Neighbourhood Area boundary. | No |

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| (d) the risks to human health or the environment (for example, due to accidents); | There are no significant risks anticipated, and it is considered that the Plan will enhance human health and the environment. Health and safety mitigation measures will be dealt with on a procedural basis by prospective applicants. Also see assessment Tables 3 and 4. | No |
| (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected); | The limited scale of growth proposed is considered to be in conformity with the settlement hierarchy established in the CLLP 2023. The potential for any environmental impact is likely to be local, limited and minimal. The proposed housing site allocations will fall within the proposed Grasby & Searby cum Owmbly Parish Council boundaries. Also see assessment Tables 3 and 4. | No |
| (f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and | The Plan promotes the protection of the built and natural environment. Policy 2 actively seeks to ensure that development responds to the existing surrounding character. Any effects of the plan are expected to be positive on these characteristics. The Plan is unlikely to adversely affect the value and vulnerability of the area in relation to its special natural characteristics or cultural heritage. The policies within the plan seek to provide greater protection to the specific rural character of the area, as well as encouraging new developments to be in keeping with historically and culturally important design characteristics. As such there are unlikely to be any intensive land use concerns. Also see assessment Tables 3 and 4. | No |
| (g) the effects on areas or landscapes which have a recognised national, Community or international protection status. | It is not considered that the policies in the Plan will adversely affect any areas or landscapes which have a recognised national, community or international protection status. Also see assessment Tables 3 and 4. | No |

| Table 3: Detailed assessment of the likely significant effects on the environment by Neighbourhood plan policy | |
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| Plan policy with summary | Assessment- Likely significant effect? |
| Policy 1 Sustainable Development, Limited Infill and the Settlement Boundary: It is possible that, over the Plan period, small sites within the settlement boundaries will come forward for development. The GSONP defines limited infill as the completion of an otherwise substantially built-up frontage by the filling of a small gap usually capable of taking up to three dwellings. As Owmbly is defined as a hamlet and in accordance with CLLP Policy S1 (7) infill will only be permitted for one dwelling. | No significant impact: This policy states that, wherever possible, any development must safeguard any natural features on the site, e.g. mature trees and hedgerows that have a nature conservation value. Development should be designed to minimise the use of carbon in its construction and operation. Water efficient design should also be included to meet higher water efficiency standards where possible. |
| Policy 2 Protecting the Landscape Character: As part of the community consultation, and to further assist developers, the NPSG identified what they considered are the Key Views in the Neighbourhood Plan Area. Where vegetation screening is proposed to mitigate the impact of development, an objective assessment on how vegetation screening will look when reaching maturity would assist in understanding the impact on any Key Views. Development that would affect the Key Views, including the sense of space and/or the sense of place, should include an objective assessment of the effects the proposals will have on the landscape character and seek to minimise the impact of proposals on the Key View. Outside the settlement boundaries development will be very limited and in accordance with CLLP policy S5. | No significant impact: Mature street trees and hedges make a significant contribution to the prevailing character of the Neighbourhood Plan Area and should be protected. Development proposals that involve the removal of hedgerow boundaries and trees that contribute to the street scene should include a landscape plan that demonstrates how the planting programme will still reflect the rural character. Proposals that include vegetation screening as mitigation against a negative impact should include an objective assessment of the effect the mitigation will have on the Key View(s) when it reaches maturity. Any required mitigation planting and boundary treatment should include mainly native species. |

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| <p>Policy 3 Protecting and Enhancing the Natural Environment:</p> <p>This policy encourages developers to appropriately replace any tree lost as part of development to both address the loss of trees and, as part of the policy, to increase tree coverage and biodiversity in the Neighbourhood Plan Area. The Environment Act requires development (other than householder development) to achieve 10% biodiversity net gain and for Local Authorities to produce Local Nature Recovery Strategies. The net gain needs to be measurable using a Biodiversity Metric tool. The 10% is a minimum requirement and achieving a Biodiversity Net Gain (BNG) of greater than 10% is supported by the community. Given the limited planned growth in the Parishes over the duration of the Neighbourhood Plan, this may not present many opportunities, but the community support all efforts to enhance biodiversity as part of any development proposals.</p> | <p>No significant impact:</p> <p>Development proposals which would have a significant ecological impact will not be supported unless appropriate mitigation and/or compensation measures are incorporated in the overall development package. Any development proposals should provide at least 10% net biodiversity gain in accordance with national legislation. Such proposals should demonstrate they have taken into account Design Codes C1, C2, C3 and C4 from the Grasby and Searby cum Owmbly Design Codes and Guidance. Furthermore, proposals must reflect the opportunities for enhancement identified in the CLLP mapping in accordance with Policy S60 and S6.</p> |
| <p>Policy 4 Reducing the Risk of Flooding:</p> <p>The North Kelsey Beck and Cutley Beck water courses meander along the southern and western boundary of the parishes. The fields in the south of the Neighbourhood Plan Area are at a high risk of flooding (Flood Zone 3). Whilst this area is unlikely to attract proposals for development, Flood Zone 3 restricts development and the area is in the open countryside, should any applications be forthcoming within this area then a detailed site-specific Flood Risk Assessment (FRA) will be needed. In accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 56) surface water should be directed towards infiltration or watercourse. The retention of dry ditches is therefore essential for the viability of new housing development.</p> | <p>No significant impact:</p> <p>Any development must follow a sequential approach to flood risk management. For development in flood zones 2 and 3 the exception test will be applied in accordance with table 3 of National Planning Practice Guidance. Proposals for flood management or other infrastructure offering improvements that lower the risk of flooding, will be supported subject to the proposal not resulting in an increase in flood risk elsewhere.</p> |
| <p>Policy 5 Designation of Local Green Spaces:</p> <p>The community have identified 12 spaces that meet the National Planning Policy Framework criteria. The Open Space Provision Assessment for the CLLP compares provision of publicly accessible open space against the proposed open space standards for Central Lincolnshire as set out in the 2021 Audit. The open space standards are the minimum standards for open space provision to meet the needs of all the residents of Central Lincolnshire and assist planners and developers in ensuring the right open space is provided in the right location.</p> | <p>No significant impact:</p> <p>Managing development within a Local Green Space will be consistent with national policy.</p> |
| <p>Policy 6 Improving Walking and Cycling Routes:</p> <p>Whilst development will be limited over the Plan period, the Parish Council in Grasby and Parish meeting in Searby cum Owmbly, will seek opportunities to protect, improve and extend walking routes as part of development proposals where possible.</p> | <p>No significant impact:</p> <p>Existing walking routes will be protected. Improving or extending the walking and cycling routes across the Parish will be supported where the proposals do not detract from the landscape character as defined in the most recent landscape character assessment study and the Grasby and Searby cum Owmbly Design Codes & Guidance, and where they do not harm locally protected habitats.</p> |
| <p>Policy 7a Achieving Well Designed Places:</p> <p>The Grasby and Searby cum Owmbly Design Codes and Guidance¹ (hereafter the Design Guide) has been prepared by AECOM and the local community. It provides a detailed local character analysis and forms the basis for the specific local criteria and a set</p> | <p>No significant impact:</p> <p>Attention should be given to the landscaping schemes and boundary treatment, retaining existing trees and hedgerows wherever possible in accordance with Design Code C1 Green Infrastructure. Trees and planting should be in accordance with Design Code C2 Right tree, right</p> |

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| <p>of design principles. The Design Guide is an important part of the Neighbourhood Plan. The Design Guide provides codes on responsive design, sustainability, green infrastructure, settlement edge and open countryside. Developers should use the Design Guide to ensure their proposals do enhance the setting and sustainability of the Neighbourhood Plan Area and do not detract from its context and local sense of place.</p> | <p>place. Native trees should be used (or a species considered more suitable, based on the advice of West Lindsey District Council) in accordance with Design Code C2.</p> |
| <p>Policy 7b Energy Efficient Construction: CLLP Policy S7 and S8 sets out the energy requirements for residential and non-residential development. The CLLP policy approach is supported by a robust evidence base. The Neighbourhood Plan Area is in Value A and viability will 'not be deemed either a technical or policy reason to fail to meet this requirement'. The plan supports the CLLP policy approach and in the Grasby Design Codes and Guidance the Area Wide Design Guides, B1, Resilience to the climate emergency, B2 Assessing alternative energy solutions, B3 Electric vehicle charging and B4 Energy efficient measures towards net zero carbon, all provide guidance in the context of the Neighbourhood Plan Area and should be referred to. Only a very small proportion of the housing stock in the Neighbourhood Plan Area will be captured by these higher energy efficiency standards. Retro fitting will also be necessary to reduce energy consumption as we move towards net zero.</p> | <p>No significant impact: New development should incorporate sustainable design features to maximise energy efficiency in accordance with CLLP policies S6, S7 and S8 and the Area Wide Design Guides B1 Resilience to the climate emergency, B2 Assessing alternative energy solutions, B3 Electric vehicle charging and B4 Energy efficient measures towards net zero carbon in the Grasby and Searby cum Owmbly Design Codes and Guidance.</p> |
| <p>Policy 8a A Mix of Housing Types: The CLLP identifies a Housing Requirement Figure of 12 dwellings and with 10 extant permissions, some of which have been built out. The remaining shortfall of 2 are in Grasby. A Housing Needs Assessment was commissioned, with AECOM for this Neighbourhood Plan. It was produced in June 2024 and is the evidence base that informs this policy.</p> | <p>No significant impact: As appropriate to their scale, nature and location, housing schemes are required to deliver a housing mix by 2040 that meets local need which is for 80% of new dwellings to be 2-3 bed in accordance with the findings in the most up to date Housing Needs Assessment for the Neighbourhood Plan Area.</p> |
| <p>Policy 8b Rural Exception Site: Given the small scale of market housing development in the Neighbourhood Plan Area considered sustainable, the opportunity for securing affordable housing as part of market housing schemes is limited. To enable affordable housing to be provided the NPPF allows small sites outside existing development boundaries to be used for affordable housing. These are sites which would not normally be released for housing but in the case of specified rural settlements, housing can be permitted as an exception to normal policies where there is a proven need within the community.</p> | <p>No significant impact: Policy 8b proposes that at the point of submitting a planning application to the local planning authority for an exception development, there should be clear evidence of local community support for the scheme via a thorough, but proportionate, pre-application community consultation exercise. The policy further proposes that If, despite a thorough pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the Parish Council.</p> |
| <p>Policy 9 Protecting and Enhancing Heritage Assets: The NPSG have assessed the buildings identified in the Historic Environment record, that are not statutorily listed. The involvement of local people and the production of a list of buildings of local interest for nomination is an approach advocated in the Heritage at Risk Strategy 2013 by Heritage Lincolnshire.</p> | <p>No significant impact: Development within the historic core of Grasby and Searby and within the Settlement Boundary of Owmbly, should respect the scale, building plots, height and roof line and complement existing materials and architectural detailing to reflect the prevailing historic character as identified in the Grasby Design Codes and Guidance 2024. The retention of locally important heritage assets is supported and development proposals affecting these will need to accord with CLLP 2023 policies. The effect of a proposal on the</p> |

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| | significance of a non-designated heritage asset, including their setting, will be taken into consideration when determining planning applications in order to minimise the conflict between the heritage asset's conservation and any aspect of the proposal. |
| Policy 10 Protecting Facilities for the Community: The provision of adequate community space, indoor and outdoor, fosters social cohesion and well-being, providing venues for a range of community activities for all ages. For those without a car or with limited mobility, being able to access local meeting spaces is key to health and well-being. With a growing number of residents working from home and around in the week, there may be an increasing demand for some local provision. | No significant impact: Proposals for the enhancement of existing community facilities as identified in Policy 10, especially the Play Area at Searby are supported where they are in keeping with the character of the area as defined in the Design Guide. Any development proposal affecting the existing community facilities as identified in Policy 10 should be determined in accordance with policy S50 of the CLLP 2023. |
| Policy 11 Renewable Energy, Energy Efficiency and Low Carbon Technologies: The Grasby and Searby cum Owmbly Design Codes and Guidance notes that 'sustainable design incorporates innovative practices at all scales to achieve less impactful development footprints whilst future proofing homes, settlement and natural environments. Reducing the use of imported natural resources whilst increasing utilisation of local and sustainable natural resources can help to achieve this. | No significant impact: New development should incorporate sustainable design features to maximise energy efficiency in accordance with area wide Design Guides: B1 Resilience to the climate emergency, B2 Assessing alternative energy solutions, B3 Electric vehicle charging and B4 Energy efficient measures towards net zero carbon in the Grasby and Searby cum Owmbly Design Codes and Guidance. Developments should demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water re-use measures so that maximum water usage is 110 litres per person per day. Proposals for the development of renewable and low carbon sources of energy, particularly from community owned projects, will be supported in accordance with CLLP Policy S14 |
| Policy 12 Supporting the Local Economy: The parishes of Grasby and Searby cum Owmbly wish to participate in this growth and recognise that helping small business start-ups and growing the existing businesses in the area is an important factor in building a strong and vibrant community in the future. | No significant impact: Development proposals that enable the sustainable growth and/or diversification of businesses through the conversion of existing buildings and well-designed new buildings will be supported where they are located in accordance with CLLP policies S33 and S34. |
| Policy 13A Land to the West of Station Road GSO.06: The NPSG organised a Call for Sites in 2024. All local landowners were approached by email to ask if they would like their land to be considered for inclusion in the assessment. AECOM also considered the sites identified in the Central Lincolnshire 2020 Housing and Economic Land Availability Assessment (HELAA). 8 sites were put forward, 7 in Grasby and 1 in Searby. Sites were only considered if development was available, suitable and achievable. Two of these sites (GSO.04 & GSO.05) were excluded from the assessment for development because the landowners wished these sites to remain free of development. The remaining 6 sites, all in Grasby, were then assessed for their suitability for development by the external consultants (AECOM). This is one of the sites considered suitable for development and considered to be appropriate to the existing landscape character. | No significant impact: Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas. Creative solutions that provide multi benefits, which mimic natural drainage patterns and are appropriate to the existing landscape character are supported. Proposals should ensure that flood risk is not increased to the site or to the land and buildings around it. Development proposals should provide at least 10% net biodiversity gain in accordance with national legislation. |

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| <p>Policy 13B Land behind Willow Pond GSO.08: This is another of the site considered suitable for development and considered to be appropriate to the existing landscape character.</p> | <p>No significant impact: Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas. Creative solutions that provide multi benefits, which mimic natural drainage patterns and are appropriate to the existing landscape character are supported. Proposals should ensure that flood risk is not increased to the site or to the land and buildings around it. Development proposals should provide at least 10% net biodiversity gain in accordance with national legislation.</p> |
| <p>Policy 13C Land between Clixby Lane and Bentley Lane GSO.01: This is another of the site considered suitable for development and considered to be appropriate to the existing landscape character.</p> | <p>No significant impact: The provision of the public open space will be provided within the site by legal agreement. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas. Creative solutions that provide multi benefits, which mimic natural drainage patterns and are appropriate to the existing landscape character are supported. Development proposals should provide at least 10% net biodiversity gain in accordance with national legislation.</p> |

| Table 4: Detailed assessment of the likely significant effects on the environment by environmental receptors as recognised in Annex 1(f) of the SEA Directive (2004) | |
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| Environmental receptor | Assessment- Likely significant effect? |
| Air quality Plans should prevent development from contributing to, or being put at risk by, air pollution. | Policies 7b and 11 seek to reduce the impact of development on air quality by supporting the use of electric vehicles and sustainable construction. |
| Biodiversity Plans should identify important biological features and work to protect and enhance these. | There appear to be no designated wildlife sites in the Plan area. The scale development is proposed in the Plan which is unlikely to have a significant impact on existing environmental assets. To enhance biodiversity in the area the plan is proposing to designate local green spaces through Policy 5 and has provided design codes for the proposed housing allocations in policies 7a and 8a. These codes also identify requirements for biodiversity. |
| Landscape Development should seek to promote or reinforce local distinctive landscape features. | Policy 2 of the Plan encourages design in keeping with local development style and the features of local character areas as defined by the character assessment. The Plan area has no nationally important landscape designations. |
| Material Assets These refer to physical infrastructure including social infrastructure, transport infrastructure, water, and energy infrastructure. | The existing infrastructure in the Plan area and nearby appears to have the capacity to meet the likely demands as determined by the CLLP 2023. |
| Population Plans should encourage development that adds to the overall quality of the area, establishes a strong sense of place, is visually attractive, and contributes to safe and accessible environments. | Policies 3, 6, 7a, 9 and 10 will ensure that development of these sites will be in keeping with local character features and be in easy reach of existing facilities and also suitably linked to existing road and footpath networks. |
| Health Plans should promote healthy communities by emphasising the value of social and recreational facilities including open space and recreational facilities. | Policy 6 and 10 seeks to protect existing community facilities in the village and would support new ones where suitable. It supports the designation of local green spaces and identifies footpaths and cycleways in the plan area. |
| Natural resources Plans should protect and enhance soils particularly best and most versatile agricultural land. The plan should, where relevant, recognise the need for a sufficient supply of minerals and making best use of these finite resources. | Policies 1, 2 and 3 seeks to minimise new development outside the existing developed footprint of the village and the proposed allocated sites. All development is on sites that it is considered will have the least impact to the countryside and agricultural land. |
| Climate change Plans should try to reduce our contribution to, and better prepare for the effects of, climate change. | Policy 4 recognises that every effort in new constructions should not add to the existing flood risk. Policy 11 addresses the national government's policy on reducing greenhouse gas emissions. |
| Water New and existing development should not contribute to or be put at risk from water pollution. | It is understood that the Plan's proposals are unlikely to contaminate any nearby water bodies or affect water supply or impact on any groundwater source protection zones that may exist in the Plan area. Policy 3 makes provision for surface water and water quality. |

4. SEA Screening Conclusion

- 4.1 As a result of the evaluations carried out in Tables 2, 3 and 4 it is considered that it is unlikely that any significant environmental effects will arise as a result of the Grasby & Searby cum Owmbly Neighbourhood Plan. Consequently, the assessment within Table 1 concludes that an SEA is not required when judged against the application of the SEA Directive criteria.
- 4.2 No sensitive natural or heritage assets will be significantly affected by policies contained in the Plan. It is the view that the Plan's policies are in general conformity with those within the CLLP 2023. The sites allocated are small in scale and regarded to be in conformity with the scale of growth proposed and settlement hierarchy policy approach in the CLLP. The proposed sites are not near or in a national or international designated area nor do they contravene the guiding principle of the CLLP.

5. HRA Screening Assessment

- 5.1 The HRA involves an assessment of any plan or project to establish if it has potential implications for European wildlife sites. The HRA will consider if the proposals in the neighbourhood plan have the potential to harm the habitats or species for which European wildlife sites are designated. European wildlife sites are:
- Special Protection Areas (SPA) designated under the Birds Directive (79/409/EEC)
 - Special Areas of Conservation (SAC) designated under the Habitats Directive (92/43/EEC).
- 5.2 In addition to SPA and SAC sites, Ramsar sites are designated under the Ramsar Convention (Iran 1971 as amended by the Paris Protocol 1992). Although they are not covered by the Habitats Regulations, as a matter of Government Policy, Ramsar sites should be treated in the same way as European wildlife sites. European wildlife sites and Ramsar sites are collectively known as Natura 2000 sites.
- 5.3 The initial screening stage of the HRA process determines if there are any likely significant effects possible as a result of the implementation of the plan and if an appropriate assessment is needed. This stage should provide a description of the plan's policies (see Table 3) and an identification of the Natura 2000 sites which may be affected by the plan and assess the significance of any possible effects on the identified sites.
- 5.4 As a general 'rule of thumb' it is identified that sites with pathways of 10-15km of the plan boundary should be included within a HRA. However, there are no European sites within 15km of the Grasby & Searby cum Owmbly neighbourhood plan boundary nor are there any sites within the Central Lincolnshire Area.
- 5.5 The neighbourhood plan also needs to be screened for the likelihood of combined effects with other plans and projects. For the purpose of this HRA, other plans and projects would include: national plans; local plans; neighbourhood plans; water resource management plans; catchment flood management plans; catchment abstraction management strategies; and river basin management plans. However, as there are no European Sites affected by the neighbourhood plan it is not necessary to then screen the plan for likelihood of its combined effects with these identified other plans and projects.

6. HRA Screening Conclusion

- 6.1 None of the policies in the Grasby & Searby cum Owmbly Neighbourhood Plan are likely to have a significant effect on a European Site whether alone or in combination with other plans and projects. Consequently, the plan is not considered to require further assessment under Article 6 or 7 of the Habitats Directive (Art. 3.2(b)).

7. Overall Screening Conclusions

- 7.1 A SEA and HRA screening report exercise has been undertaken for the Grasby & Searby cum Owmbly Neighbourhood Plan (GSONP) Steering Group on behalf of Grasby Parish Council and the Searby cum Owmbly Parish Meeting, the joint qualifying bodies. The assessments have concluded that the neighbourhood plan is unlikely to give rise to any significant environmental effects or have significant effects on a European site. Accordingly, the GSONP Steering Group considers that a SEA or HRA assessment is not required for the Neighbourhood Plan.
- 7.2 It is important to note that this screening opinion is based on the submission version of the Grasby & Searby cum Owmbly Neighbourhood Plan.
- 7.3 It is a requirement of the screening process to consult certain consultation bodies when forming a view on whether a SEA and/or HRA are required and they are: Historic England, the Environment Agency and Natural England. WLDC will consult with these bodies and complete Section 8 and make a determination in Section 9 below.



Nev Brown
West Lindsey District Council
Development Policy
Marshalls Yard
Gainsborough
Lincolnshire
DN21 2NA

Our ref:
AN/2007/101718/SE-18/SC1-L01

Date: 09 October 2025

Dear Nev

Grasby and Searby cum Owmbly Neighbourhood Plan - SEA/HRA Screening Report

Thank you for consulting us on the Strategic Environmental Assessment screening report for the Grasby and Searby cum Owmbly Neighbourhood Plan.

Based on a review of environmental constraints for which we are a statutory consultee, we find that there are areas of fluvial flood risk and watercourses within the Neighbourhood Plan area. In particular, we note that the boundary does extend into areas of flood zones 2 and 3 of the North Kelsey Beck, which is also a designated chalk river.

On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless we recommend the inclusion of relevant policies to cover the management of flood risk and the protection of the chalk river.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me using the details below.

Yours sincerely

[Redacted signature]

Planning Adviser

✉ Ceres House, Searby Rd, Lincoln, LN2 4DW



[Redacted phone number]

Team email: LNplanning@environment-agency.gov.uk

Environment Agency

Ceres House, Searby Road, Lincoln, LN2 4DW
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

Customer services line: 03708 506 506

Calls to 03 numbers cost the same as calls to standard geographic numbers (i.e. numbers beginning with 01 or 02).

End



Historic England

Mr Nev Brown
West Lindsey District Council
Guildhall, Marshalls Yard
Gainsborough
Lincolnshire
DN21 2NA

Direct Dial: 0121 625 6870

Our ref: PL00799909

24 September 2025

Dear Mr Brown

**GRASBY AND SEARBY CUM OWNBY NEIGHBOURHOOD PLAN SEA & HRA
SCREENING OPINION CONSULTATION**

Thank you for your consultation and the invitation to comment on the SEA Screening Document for the above Neighbourhood Plan.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage.

Our comments are based on the information supplied with the screening request. 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 the 'SEA' Directive], Historic England concurs with your view that the preparation of a Strategic Environmental Assessment is not required.

Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: <https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

I trust the above comments will be of help in taking forward the Neighbourhood Plan.

Yours sincerely,



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



Historic England



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Date: 14 October 2025
Our ref: 526479
Your ref: Grasby & Searby cum Owmbly Neighbourhood Plan



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
T 0300 060 3900

Mr Nev Brown
West Lindsey District Council

BY EMAIL ONLY

Nev.Brown@west-lindsey.gov.uk

Dear Mr Brown

Grasby & Searby cum Owmbly Neighbourhood Plan - SEA/HRA Screening Report Consultation

Thank you for your consultation on the above dated and received by Natural England on 15 September 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.

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

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".

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

A black rectangular redaction box covering the signature of the sender.

email 15 October 2025 West Lindsey District Council to Natural England

From: Nev Brown

Sent: 15 October 2025 09:55

To: [REDACTED]

Subject: RE: Consultations Response - Grasby & Searby cum Owmbly Neighbourhood Plan - SEA/HRA Screening Report Consultation

Hello [REDACTED],

Thank you for your response to the screening report.

In your comments, you advise that the parishes seek expert help to identify and assess if their NP requires a SEA for those environmental assets, you do not hold information for.

As I mentioned previously, the parishes wish to advance their NP to submission stage as soon as possible.

Seeking such advice now would hold back that process.

To enable the NP to proceed, an alternative approach is put forward for your consideration.

It is proposed that appropriate safeguards be included in the text and policies of the NP. Your advice would be added to the NP.

So, for any future planning application, the NP would alert developers and decision makers, particularly involving allocated housing sites, to the requirement for them to identify, assess, and safeguard those environmental assets you have highlighted.

Cross references would also be made to relevant policy requirements made in the adopted Central Lincolnshire Local Plan policies which the NP should comply with. For example, Policy S60: Protecting Biodiversity and Geodiversity [Local Plan for adoption Approved by Committee.pdf](#)

The screening report would be updated to reflect the text and policy safeguards made.

I hope you find this approach acceptable.

Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer

email 4 November 2025 12:47 West Lindsey District Council to Natural England

From: Nev Brown

Sent: 04 November 2025 12:47

To: [REDACTED]

Subject: FW: Consultations Response - Grasby & Searby cum Owmbly Neighbourhood Plan - SEA/HRA Screening Report Consultation

Hello [REDACTED],

Further to my emails below, I wish you to also consider the latest working version of the neighbourhood plan which is attached.

This has been specifically updated by the parish councils to demonstrate how the proposed approach would be incorporated into the plan to safeguard those environmental assets you have highlighted. The approach would involve changes to the text and pages as follows and shown in the attached plan.

Page 84 - Added to section 205:

As the sites are in addition to those allocated in the CLLP, and in accordance with the CLLP para 11.1.8, Policy 60 'Protecting Biodiversity and Geodiversity' will be applied to the sites as well as the locally specific GSONP Policy 3 'Protecting and Enhancing the Natural Environment' (Page 40 above). Planning applications will need to take into account and demonstrate that both these policies have been applied.

Pages 87, 89 and 91 - Modified policies 13A, 13B and 13C to include:

Development should demonstrate it has protected biodiversity and geodiversity in accordance with Policy 60 of the CLLP and GSONP Policy 3 and, where applicable, provide at least 10% net biodiversity gain in accordance with national legislation.

I hope the proposed approach as reflected by the above changes to the plan, have your support.

Regards

Nev Brown

Senior Neighbourhood Planning Policy Officer

email 4 November 2025 16:35 Natural England to West Lindsey District Council

From: [REDACTED]
Sent: 04 November 2025 16:35
To: Nev Brown <Nev.Brown@west-lindsey.gov.uk>
Subject: RE: Grasby & Searby cum Owmbly Neighbourhood Plan - SEA/HRA Screening Report Consultation

Hi Nev,

Thank you for sending over our previous response and related emails.

Our response letter of 14th October explains that it is unlikely that the Grasby & Searby cum Owmbly Neighbourhood Plan would be unlikely to result in significant environmental effects. We do however caveat our response with the need for additional safeguards that you have referred to. The additional paragraphs that you propose to include within the Neighbourhood Plan would address this issue and we would be supportive of the wording that you have set out.

I hope this clarifies the situation and that you are able to progress with the Neighbourhood Plan.

Kind regards

[REDACTED]

9 Determination Statement

Grasby and Searby cum Owmbly Neighbourhood Plan
Strategic Environmental Assessment
and/or Habitats Regulations Assessment

Grasby and Searby cum Owmbly Parish Councils undertook a Screening Report to help determine whether the joint Grasby and Searby cum Owmbly Neighbourhood Plan (NP) required:

- a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004, and/or
- a Habitats Regulations Assessment (HRA) to comply with the Habitats Directive (Directive 92/ 43/ECC) and Birds Directive (Directive 2009/147/EC)

These requirements are basic conditions under the Neighbourhood Planning Regulations 2012.

The screening assessments were undertaken by Grasby and Searby cum Owmbly Parish Councils and are covered in sections 1 to 7 of the Report.

As required by regulations and directives, West Lindsey District Council (WLDC) consulted on the Report with the Environment Agency, Historic England, and Natural England in the case of the SEA, and with Natural England on the HRA. Responses to the consultation from the Environment Agency, Historic England, and Natural England are in section 8 of the Report. These confirmed that the NP was unlikely to give rise to any significant environmental effects and/or have significant effects on a European site.

Natural England, in a follow-up consultation, has confirmed its support for the NP's proposed approach to safeguarding the area's local environment assets which it did not hold information for. This consultation is also included in Section 8, see emails dated 15 October 2025, 4 November 12:47, 2025, and 4 November 16.35, 2025.

The proposed approach addresses the comments made by Natural England in its original response dated 14 October 2025, given in Section 8, paragraphs 6, 7, and 8. The approach is detailed in the 4 November 12:47 email and is to be incorporated in the submission version of the NP.

This Determination Statement forms the final section 9 of the Screening Report and was made by West Lindsey District Council, as the responsible authority.

Based on the Screening Report's assessments and those responses from statutory agencies, WLDC determined that a SEA and/or HRA assessment was not required for the NP.