

Sustainability Appraisal (SA) of the Fiskerton Neighbourhood Plan

SA Report

April 2019

Quality information

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1. Introduction

Background

- 1.1 AECOM is commissioned to lead on Sustainability Appraisal (SA) in support of the emerging Fiskerton Neighbourhood Plan (FNP).
- 1.2 The FNP is being prepared by Fiskerton Parish Council in the context of the adopted Central Lincolnshire Local Plan (CLLP, 2017). Once the FNP has been 'made' it will have material weight when deciding on planning applications, alongside the CLLP.
- 1.3 SA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, in respect of sustainability issues/objectives, with a view to avoiding and mitigating negative effects and maximising the positives.

SA explained

- 1.4 There is no prescribed methodology for SA, but there is a need for the SA process to integrate Strategic Environmental Assessment (SEA),¹ for which there is a prescribed methodology.²
- 1.5 It is a requirement that SEA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which transposed into national law EU Directive 2001/42/EC on SEA.
- 1.6 In-line with the Regulations, a report (known as the **SA Report** in this case) must be published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'.³ The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 1.7 More specifically, the SA Report must answer the following three questions:
 - 1) What has plan-making / SA involved **up to this point?**
 - including in relation to 'reasonable alternatives'.
 - 2) What are the SA findings **at this stage?**
 - i.e. in relation to the draft plan.
 - 3) What happens **next?**

This SA Report

- 1.8 This report is the SA Report for the FNP. It is published alongside the 'submission' version of the plan, under Regulation 16 of the Neighbourhood Planning Regulations (2012, as amended).
- 1.9 This report essentially **answers questions 1, 2 and 3 in turn**, in order to provide the required information.⁴ Each question is answered within a discrete 'part' of the report. Before answering Q1, two initial questions are answered in order to further set the scene.

¹ SEA of the FNP is a legal requirement, in light of Regulation 15 of the Neighbourhood Planning Regulations (2012, as amended), which requires that each Neighbourhood Plan is submitted to the Local Authority alongside either: A) an SEA ('environmental') report; or, B) a statement of reasons why SEA is not required, prepared following a 'screening' process completed in accordance with Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations ('the SEA Regulations'). The FNP was subject to screening in 2016, at which time it was determined that SEA is required.

² To be clear, whilst there is no prescribed methodology for SA, it is taken to be procedurally identical to SEA. It follows that the only difference between SA and SEA is in respect of substantive focus. Specifically, whilst SEA is undertaken with an assumption that there should be a degree of focus on the environment, SA is undertaken with no such assumption.

³ Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

⁴ See **Appendix I** for further explanation of the regulatory basis for answering certain questions within SA Report, and a 'checklist' explaining more precisely the regulatory basis for presenting certain information.

2. What is the plan seeking to achieve?

Overview

- 2.1 Fiskerton Parish was formally designated as a Neighbourhood Plan Area in 2014 under Section 61G of the Town and Country Planning Act 1990 as amended by the Localism Act with the Parish Council being the qualifying body. The Plan area is set out in **Figure 2.1**.
- 2.2 As discussed above, once the FNP has been 'made' (following a successful referendum) it will form part of the Local Plan for the area, at which time it will have material weight in the determination of planning applications, i.e. applications relating to changes in land use.

Responding to the Central Lincolnshire Local Plan (2017)

- 2.3 The FNP must be in general conformity with the strategic policies of the CLLP, supplementing these with locally specific policies as appropriate. The following policies of the CLLP are of central importance:
- Policy LP2 (The Spatial Strategy and Settlement Hierarchy) - states that, unless otherwise promoted through a neighbourhood plan, medium sized villages, including Fiskerton, should “accommodate a limited amount of development in order to support their function and/or sustainability”, and, more specifically: “Development proposals will be on sites of up to 9... However, in exceptional circumstances proposals may come forward at a larger scale on sites of up to 25 dwellings where proposals can be justified by local circumstances.”
- It is important to be clear that this policy seeks to guide planning applications in the absence of additional guidance through a made neighbourhood plan. Its intention is not to guide neighbourhood plan preparation.
- Policy LP4 (Growth in villages) - gives “a strategic steer as to what level of growth over the plan period is appropriate in... smaller settlements.” For Fiskerton it identifies a growth level of 15%, but also importantly states: “Local communities can, through Neighbourhood Plans or other means, deliver additional growth over the levels proposed by this Policy.”
- 2.4 A range of other policies are also relevant to preparation of the neighbourhood plan, including: Policy LP5 (Delivering prosperity and jobs) as there are two local employment sites on edge of Fiskerton, to the north and east; and Policy LP23 (Local Green Space and other Important Open Space) as the village has several such designated sites.

Aims and objectives of the FNP

- 2.5 Preparation of the FNP has been guided by the following vision:

“Fiskerton will develop, thrive, and provide good access to a range of shops, services and employment opportunities. It will provide around 200 new high quality private and affordable housing for existing and new residents. Local green spaces will be enhanced for the benefit of local residents, wildlife, and biodiversity. The existing green footpaths and cycle ways will be enhanced and new ones will be created. Traffic and sewage problems will be well managed and upgraded. Local people will feel proud to live in Fiskerton and to be part of this welcoming and supportive community.”

- 2.6 More specifically, the plan aims to respond to the following objectives:

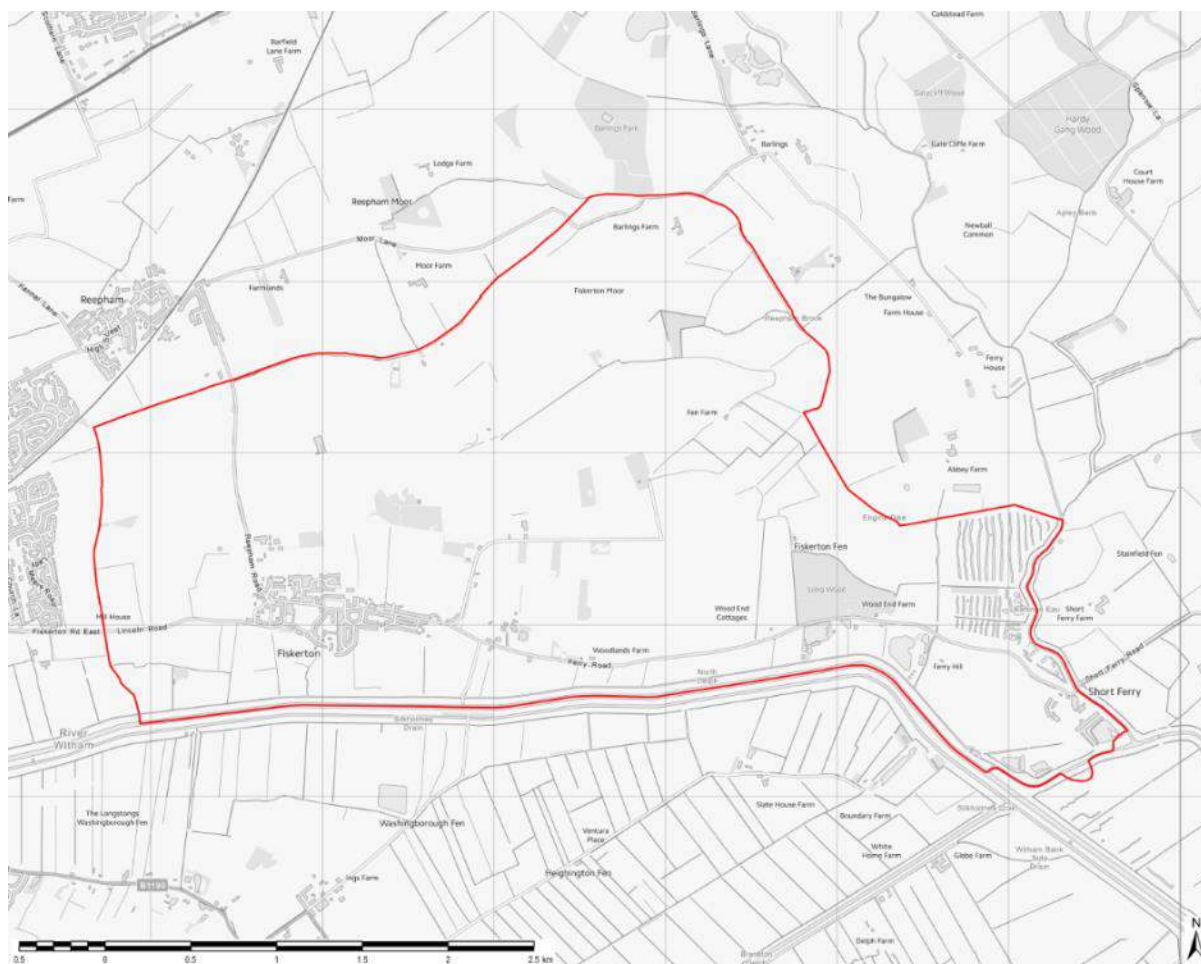
- Provide high quality private and affordable homes over the plan period.
- Minimise the impact of new development on the surrounding countryside, landscape and eco systems.
- Allow planned and controlled development over the life of the plan to ensure the continued sustainability and prosperity of the village, community and amenities.
- Allow existing businesses to grow and encourage new small businesses to come into the village, providing local employment.

- Provide existing and future residents and families with the opportunity to live in a home and area appropriate to their needs and enjoyment.
- Reduce the need, where possible, to travel by car within the village and length of journeys to the community facilities.
- Manage road traffic congestion through the village centre and promote road safety in and around the village and parish area.
- Support national and local health and planning policies in promoting health and well-being in our village and local parish area for all residents and for all ages.
- Secure the Manor Paddock for public open space.

What is the FNP WNP not seeking to achieve?

2.7 It is important to emphasise that neighbourhood plan-making is a relatively strategic undertaking, in that consideration of some detailed issues naturally falls outside its scope, in the knowledge that such issues can be sufficiently addressed through subsequent planning applications. The strategic nature of the plan is reflected in the scope of the SEA.

Figure 2.1: The Fiskerton Neighbourhood Plan area



3. What is the scope of the SA?

Introduction

3.1 The aim here is to introduce the reader to the scope of the SA, i.e. the sustainability issues/objectives that should be a focus of (and provide a methodological framework for) SA. Further information on the scope of the SA is presented in **Appendix II**.

Consultation

3.2 The SEA Regulations require that “when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”. In England, the consultation bodies are the Environment Agency, Historic England and Natural England.⁵ As such, these authorities were consulted in 2019.⁶

The SA framework

3.3 Table 3.1 presents the list of topics and objectives that form the core of the SA framework.

Table 3.1: The SA framework

SA topic	SA objective
Biodiversity	Protect and enhance all biodiversity and geological features.
Climate change	Reduce the level of contribution to climate change made by people and activities
	Support resilience to the potential effects of climate change, including flooding
Landscape and historic environment	Protect, conserve and enhance heritage assets within the Neighbourhood Plan area
	Protect and enhance the character and quality of landscapes and villagescapes.
Land, soil and water resources	Ensure the efficient and effective use of land.
	Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste
	Use and manage water resources in a sustainable manner.
Population / community	Cater for existing and future needs of different groups in the community, and improve access to local, high-quality community services and facilities.
	Reduce deprivation and promote a more inclusive and self-contained community.
	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.
Health	Improve the health and wellbeing of residents.
Transport	Promote sustainable transport use and reduce the need to travel.

⁵ In line with Article 6(3) of the SEA Directive, these consultation bodies were selected ‘by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes’.

⁶ The SEA Scoping Report is available on the Neighbourhood Plan website.

Part 1:
What has
plan-making / SA
involved up to this point?

4. Introduction to Part 1

Overview

- 4.1 Work on the Fiskerton Neighbourhood Plan has been underway for several years, with a considerable amount of SA work also having been completed, including the work reported in the SA Reports published for consultation alongside earlier draft versions of the plan.⁷
- 4.2 The aim here is not to provide a comprehensive explanation of plan-making / SA work to date, but rather to explain work undertaken to develop and appraise **reasonable alternatives** in early 2019, building-upon earlier plan-making and SA work.⁸
- 4.3 More specifically, this part of the report presents information on the consideration given to reasonable alternative approaches to addressing a particular issue that is of central importance to the plan (see Chapter 2), namely the allocation of land for housing.

N.B. henceforth, alternative approaches to the allocation of land for housing are referred to simply as '**growth scenarios**'.

Why focus on growth scenarios?

- 4.4 The decision was taken to develop and assess reasonable alternatives in relation to the matter of allocating land for housing ('growth scenarios') on the basis that a choice exists where there is the likelihood of being able to differentiate between the merits of alternative policy approaches in respect of 'significant effects'. National Planning Practice Guidance is clear that SEA should focus on matters likely to give rise to significant effects.
- 4.5 Whilst the FNP is set to establish policy to address a host of other issues/objectives, the initial discussions did not identify any other such issues/objectives where there is a choice of approaches that would be likely to result in distinct alternatives in respect of 'significant effects'.

Who's responsibility?

- 4.6 It is important to be clear that -
- **Establishing reasonable alternatives** - is ultimately the responsibility of the plan-maker, however AECOM, as an experienced SA consultancy, is well placed to advise.
 - **Assessing the reasonable alternatives** - is the responsibility of the SA consultant.
 - **Establishing the preferred option** - is the responsibility of the plan-maker.

Structure of this part of the report

- 4.7 This part of the report is structured as follows -

Chapter 5 - explains the process of **establishing** growth scenarios;

Chapter 6 - presents the outcomes of **appraising** growth scenarios;

Chapter 7 - explains reasons for **establishing** the preferred option, in light of the appraisal.

⁷ An SA Report was prepared and published alongside the draft plan in 2016, and then again in 2018. This earlier SA Report is available at: <http://fiskerton-lincs.org.uk/home/parish-council/neighbourhood-plan/neighbourhood-plan-documents/>

⁸ Presenting this information is in accordance with the regulatory requirement to present an up-to-date appraisal of 'reasonable alternatives' and 'an outline of the reasons for selecting the alternatives dealt with' within the SA Report.

5. Establishing growth scenarios

Introduction

- 5.1 The aim here is to explain a process that led to the establishment of growth scenarios, and thereby present “an outline of the reasons for selecting the alternatives dealt with”.⁹
- 5.2 Specifically, there is a need to: **1)** explain strategic parameters/options with a bearing on the establishment of growth scenarios; **2)** discuss work completed to examine site options (i.e. sites potentially in contention for allocation); and then **3)** explain how the ‘top down’ and ‘bottom up’ understanding generated were married together in order to arrive at growth scenarios.
- 5.3 The figure below explains this stepwise process.

Figure 5.1: Establishing the growth scenarios



Strategic parameters/options

- 5.4 The first step involved exploring strategic factors with a bearing on the establishment of growth scenarios.
- 5.5 Firstly, there is a need to reiterate the context provided by the CLLP, as already discussed above (Section 2.2). In summary, the key messages are that: A) there is a requirement for a 15% increase in housing stock over the plan period, which equates to a requirement for the FNP to allocate sites for 75 homes (given 11 homes already completed since the start of the plan period or with planning permission); and B) *“Local communities can, through Neighbourhood Plans or other means, deliver additional growth over the levels proposed by this Policy.”* There is also a need to bear in mind Policy LP2, which serves to indicate that smaller schemes can be appropriate for villages such as Fiskerton, but to assign this policy limited weight given that it does not seek to apply to neighbourhood plans.
- 5.6 Secondly, there is a need to consider the broader strategic context, including that established on the basis of consultation and past SA work. In particular, there is a need to consider contextual messages in respect of the option of providing for a growth quantum *significantly above* the 15% CLLP figure. Key messages are as follows:
- Early advice from the District Council led to a tentative understanding that Fiskerton should seek to expand to become a medium sized village of c.2,000 residents (current population is c.1,250) with a view to ensuring a critical mass necessary to support local services, facilities and employment. This proposal was then put to the community in 2014, including through a consultation event on 1st December 2014, as part of which a ‘show of hands’ indicated strong in-principle support for housing growth of this scale (see further discussion within the FNP Consultation Statement).
 - The need to deliver a good mix of new housing, in terms of type, size and tenure, was also identified at an early stage as providing a strategic argument in support of a more ambitious growth strategy for Fiskerton. As reported in the 2016 SA Report, a 200 home scheme:

⁹ Schedule 2(8) of the SEA Regulations.

“would provide a mix of housing types in accordance with the neighbourhood Plan that has been identified by a settlement specific up to date Housing Needs Survey of Fiskerton and the analysis of the existing demographics in the settlement” whilst lower growth in-line with the CLLP requirement “may not provide a reflective mix of housing to meet the existing and future resident’s needs.”

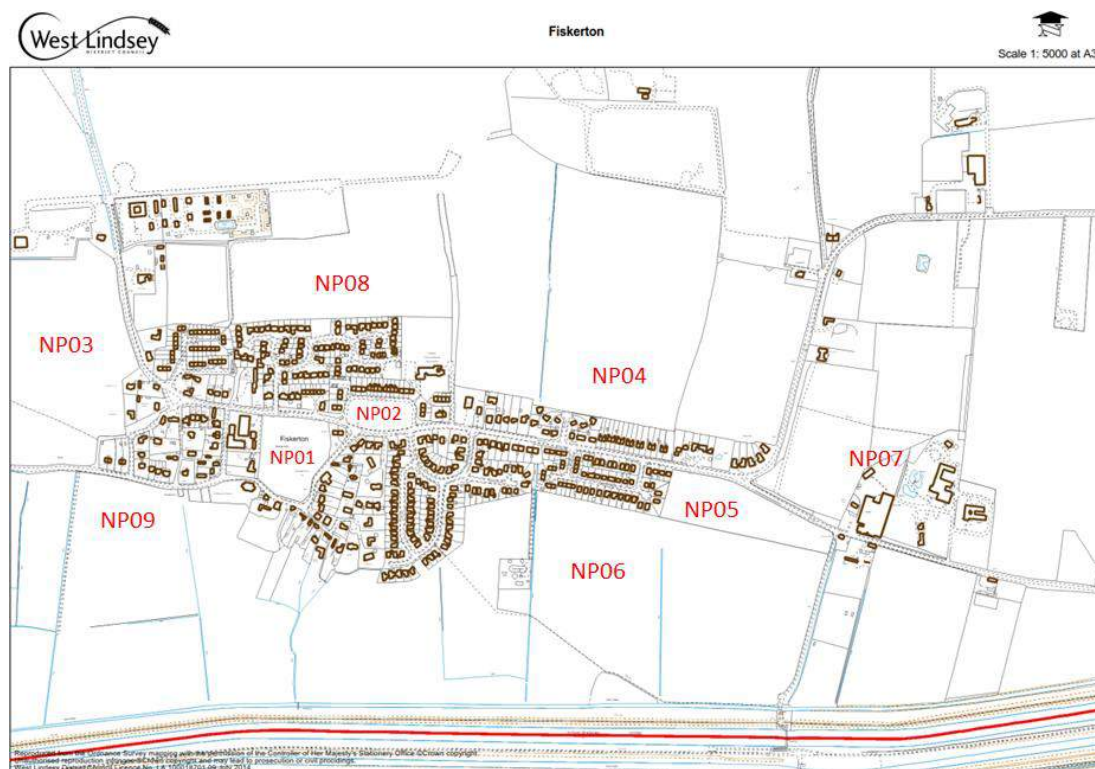
- The group considers that the principle of a higher growth strategy has also had quite wide-spread support through the various formal consultations that have been held. For example, consultation in 2018 on the pre-submission draft plan, which proposed a 200 home extension to the north of the village, did not generate any objections from key agencies, including Anglian Water, the Environment Agency, the Highways Agency, Historic England, Natural England, Sport England and Witham 3rd Internal Drainage Board.
- However, concerns have also been raised through consultation, most notably by West Lindsey District Council. West Lindsey District Council supported a higher growth strategy in 2016;¹⁰ however, West Lindsey’s response to the 2018 pre-submission consultation raises a concern that there is not *“an objectively assessed approach to support this significant level of growth.”* Linked to this, the Council is concerned that a higher growth strategy could hinder delivery of three unbuilt housing allocations in neighbouring Cherry Willingham.

5.7 In conclusion, extensive consultation the proposal to provide for a higher growth strategy (c.200 homes, in contrast to the 75 home minimum requirement) has generated a good degree of support; however, there is a significant outstanding concern regarding objectively assessed needs / implications for housing delivery within the local housing market area. With regards to the distribution of homes, there are limited strategic considerations, i.e. this is primarily a matter of detailed site selection, as discussed below.

Site options

5.8 The FNP Site Assessment Report examines nine site options - see **Figure 5.1**.

Figure 5.1: Broad location of site options examined through the Site Assessment (2016)



¹⁰ West Lindsey’s response to the 2016 Draft FNP consultation (letter 5th Dec 2016) stated: *“Policies 2 and 3 Development to the North and West of the village – West Lindsey welcomes the two options identified within the Neighbourhood Plan. It is evident that both options identify the potential to accommodate the projected ‘200’ new homes within the village.”*

5.9 However, upon closer inspection four can be ruled-out on the grounds of being unavailable or subject to major constraint. Specifically:

- Site NP01 (“the Paddock”) - designated as Local Green Space by the adopted CLLP and contributes strongly to the historic core of the village. The site is not publically accessible, and it is a key objective of the FNP to reinstate access (which existed in the recent past).
- Site NP02 (“the Crescent”) - this is a smaller area of land also designated as Local Green Space. It is located centrally within the village, and is publically accessible. The landowner has also stated that it is unavailable for development.
- Site NP06 (“Land to the South of Fiskerton”) - this site falls almost entirely within flood risk zone 3, and hence is unsuitable for housing.
- Site NP08 (“North of Homefields”) - performs relatively well in built form terms; however, the site intersects a HSE imposed safety zone associated with the uses on the Primetake site. Furthermore, it is understood that Primetake may consider expansion of operations.

5.10 Examining the remaining sites, it is possible to identify two further sites that - whilst having greater merit than the four discussed above - can equally be ruled-out, i.e. need not feature within the growth scenarios:

- Site NP03 (“West of Fiskerton”) - expansion to the west would extend the linear nature of the village, giving rise to a risk of coalescence with Cherry Winton (which is expanding to the east). Furthermore, this is rising land visible from the road on the village approach, and Lincolnshire County Council has highlighted this area as having relatively high potential for archaeology (which could impose a cost on development). Whilst it is recognised that the site would benefit from very good road access, expansion of the village in this direction is sequentially less preferable to expansion in other directions.

N.B. this site was supported by the 2016 Site Assessment report prepared by the Parish Council, in that it was one of two sites (along with site NP04) progressed to appraisal within the subsequently published SA Report (2016, 2018). However, *the current view* is that the site does not warrant progression to the growth scenarios. The site has not been found to perform well through SA work, and has not been found to have any significant support through consultation, including from the landowner, namely the Church Commission - the main landowner in the area.

- Site NP07 (“Employment site”) - to the east of the village is a small cluster of current and former (now under-used or derelict) employment land. The foremost consideration is the former Tanya knitwear factory at the western extent of the cluster, which is known to be available, and was recently the subject of a refused planning application (ref. 136873). The application involved 20 market houses in order to enable delivery of new small scale employment floorspace; however, the proposal did not include any affordable housing (presumably on viability grounds), which was one of the four reasons for refusal. The most fundamental reason for refusal was that the application proposed “major development in a countryside location”, and the Parish Council equally does not support a housing development separated from the village envelope. Whilst there may be the potential to explore a comprehensive larger scale scheme in the future that takes in this site along with agricultural land to the west that links to the village, at the current time the agricultural field adjacent to the west of the ‘Tanya site’ is not available; and, more generally, a comprehensive scheme extending the village in this direction (which might logically also need to take-in site NP04) is beyond the scope of the Neighbourhood Plan.

5.11 The remaining three sites warrant progression to the growth scenarios:

- Site NP04 (“North of Ferry Road”) - this is the Parish Council’s preferred option, which has been published for consultation several times over recent years. As already discussed, the scheme has received quite wide-spread support through consultation, but there is also some opposition. Unlike other sites discussed above, this site does not extend to existing boundaries (rather, the northern boundary would cut across three agricultural fields); however, a scheme of this extent is logical in the sense that it would ‘round off’ the northern edge of the village - see **Figure 5.2**. Furthermore, the extent of the scheme has been agreed in negotiation with the land-owner, namely the Church Commission, who propose to hand ownership of the Paddock (site NP01, discussed above) to the Parish Council in return for supporting a 200 home scheme. The site is not subject to any headline environmental constraints (e.g. it falls outside of the safety risk zone), and also benefits from two road access points (albeit one is to a rural lane, namely Hall Lane to the east) and is in very good proximity to the village centre.
 - Site NP05 (“East of Ferry Road”) - this is a smaller and relatively well contained site at the eastern extent of the village; however, it might nonetheless be perceived as a linear extension to what is already a linear village. Flood risk zone 2 constrains the very southern-most part of the site, such that ~2 ha is potentially suitable for housing.
 - Site NP09 (“Southwest of Fiskerton”) - the majority of this site falls within the flood risk zone; however, the northern-most ~1.5 ha (i.e. land adjoining the Lincoln Road falls) falls outside. Capacity might be in the region of 30 to 40 homes; however, the flood zone could necessitate a smaller linear scheme, as could heritage constraints (the parish church is adjacent). No scheme has been promoted by the landowner (the Church Commission).
- 5.12 Finally, there is a need to consider a further site option that has emerged subsequent to Site Assessment (2016), namely a scheme taking in the western part of site NP04, along with land to the north. The proposed scheme - see **Figure 5.3** - also involves sports / recreation facilities to the west (see further discussion of assumptions, below). The site benefits from making full use of an existing field; however, the corollary is that it does not relate well to the existing west to east linear form of the village. The site is also potentially less preferable in access terms, relative to site NP04, and there is no agreement in place with the Church Commission regarding gifting of the Paddock (see discussion above), and presumably the smaller scheme also involving provision of sports / recreation facilities would make such an agreement unlikely.

Growth scenarios

- 5.13 The above consideration of strategic parameters and site options led to the establishment of three reasonable alternative growth scenarios for the FNP - see **Table 5.1**.

Table 5.1: The reasonable growth scenarios

	Scenario 1	Scenario 2	Scenario 3
NP04			200 homes
NP05	40 homes		
Part NP09 (outside FZ)	30 homes		
Part NP04 (western field) and extended north		85 homes	
Total	70 homes	85 homes	200 homes
‘Planning gain’ assumed	None	As per Figure 5.3	Gifting of the Paddock to the PC

N.B. precise details of what is deliverable at each site, and equally what might be delivered by way of enhancements to community infrastructure (‘planning gain’) is uncertain at the current time. This matter is discussed further as part of the appraisal below.

Figure 5.2: Indicative conceptual masterplan for Site NP04



Figure 5.3: Indicative conceptual masterplan for “Site NP04 - western field extended north” (also showing the inner and outer safety risk zone associated with the Primetake site)



6. Appraising growth scenarios

Introduction

6.1 The aim of this chapter is to present appraisal findings in relation to the growth scenarios.

Appraisal findings

6.2 Table 6.1 presents appraisal findings in relation to the growth scenarios. With regards to methodology:

Within each row (i.e. for each of the topics that comprise the SA framework) the columns to the right hand side seek to both **categorise** the performance of each option in terms of 'significant effects' on the baseline (using **red** / **green**) and also **rank** the alternatives in order of performance. Also, '=' is used to denote instances where the alternatives perform on a par (i.e. it not possible to differentiate between them), and '?' is used to highlight uncertainty.

Table 6.1: Appraisal findings

Objective	Scenario 1	Scenario 2	Scenario 3
Biodiversity	2	★1	2
Climate change	2	★1	★1
Landscape and historic environment	2	★1	★1
Land, soil and water resources	=	=	=
Population and community	?	?	?
Health	3	2	★1
Transportation	★1	2	★1

Discussion

The appraisal finds Option 3 to perform best in terms of the greatest number of objectives; however, it does not necessarily follow that Option 3 is best overall, as the objectives are not assigned any particular weight. Taking each topic / objective in turn:

- Biodiversity - all of the sites in question would lead to little or no risk of impacts to existing areas of priority habitat (notably the woodland patches to the north of the village); however, Scenario 3 would impact on three existing hedgerows (albeit the proposal is to retain the hedgerows, as shown in Figure 5.2), and lead to increased traffic on Hall Lane, which is an identified 'green lane'. Both Scenarios 2 and 3 would involve delivery of Sustainable Drainage Systems (SuDS), to include new ponds.
- Climate change - the primary consideration here relates to adaptation to climate change, and in particular avoidance of areas likely to be at risk of flooding under a future climate change scenario. On this basis, Scenario 1 performs poorly, and it is appropriate to 'flag' the risk of *significant* negative effects (as indicated by red shading). The capacity of sites NP05 and NP09 has been defined on the basis of the area of land falling outside of the flood risk zone (and with a 20 dwellings per hectare assumption applied); however, detailed examination, at the planning application stage, could potentially highlight a risk of the flood zone stretching further to the north

under a climate change scenario. Flood risk attenuation measures might be delivered to the south of the housing schemes; however, this could prove to be at the expense of grade 2 (i.e. higher quality) agricultural land. Finally, with regards to Scenarios 2 and 3, neither site is at risk of fluvial flood risk, and whilst there are known problems in respect of surface water drainage, there is good potential for mitigation through SuDS, as can be seen in Figures 5.2 and 5.3.

- Landscape and historic environment - Scenario 1 gives rise to a concern primarily on the basis of the need for a relatively high density development scheme at NP09 (if the housing target is to be met), which is adjacent to the village church; and, furthermore, both Scenario 1 sites might be perceived as further extending the already linear built form of the village (and potentially giving rise to a risk of further linear growth in the future, particularly to the east). However, it is not possible to conclude that negative effects will be 'significant', given that the church is screened by mature vegetation (albeit mainly deciduous trees), and the linear expansion would be limited. With regards to Scenarios 2 and 3, neither gives rise to any significant concern (albeit both would impinge on views from public rights of way). Scenario 2 would give rise to a missed opportunity in respect of reinstating public access to the Paddock, which forms an integral part of the village's historic core; however, the matter of the Paddock is more central to discussions below.
- Land, soil and water resources - the low resolution national dataset shows a narrow band of higher quality 'grade 2' agricultural land to the south of the village, which could potentially serve to suggest that growth to the north is preferable; however, the national dataset is low resolution, and hence not suited to differentiating sites at this scale. Furthermore, the dataset shows all other land surrounding the village to be 'grade 3', which could potentially mean that all land is 'best and most versatile' (the NPPF defines best and most versatile as grades 1, 2 and 3a).
- Population & community - several factors pull in different directions, leading to overall uncertainty:
 - Housing - the first point to note is that Scenario 1 likely to fall short of achieving the CLLP target of 15% growth in housing stock, and could potentially fall significantly short if the developable area of each site proves more limited than is currently assumed. Scenario 3 would significantly exceed the target, and a scheme of this scale would deliver a good mix of new housing, presumably to include a full quota and good mix of affordable housing, and potentially to include specialist housing (e.g. older persons housing); however, a concern is that an objectively assessed need for this quantum of homes has not been established, as discussed above (see para 5.6). On this basis, Scenario 2 is preferable from a 'housing' perspective.
 - Community infrastructure and vitality more generally - the Church Commission is the major land-owner under all scenarios, and is willing to 'gift' land for community infrastructure / planning gain in return for support for housing, with the extent of planning gain presumably proportionate to the quantum of housing. There is no certainty regarding planning gain under Scenario 1; however, a further consideration is Policy LP2 of the Local Plan, which serves to suggest that modest housing schemes can be appropriate for villages such as Fiskerton. Scenario 2 would (it is assumed) involve gifting of non-developable (due to the safety risk zone) land to the west for sports and recreation uses; however, Scenario 3 is preferable as the Paddock (site NP01) would be gifted, with public access restored in turn. The Church Commission has previously proposed housing on the Paddock; however, it is now classed as not developable, since being designated as Local Green Space. Finally, in respect of Scenario 3, there is a need to recall the guidance provided by the District Council to the Parish Council in the past, regarding the need for Fiskerton to reach a 'critical mass' population of c.2,000 residents (see para 5.6), in order to retain services, facilities and employment.
- Health - Scenarios 2 and 3 would lead to planning gain that is supportive of outdoor recreation and/or sport, and hence good health; however, there is a question-mark regarding the suitability of sports and recreation facilities within the safety risk zone under Scenario 2, also noting the potential for Primetake to seek expansion of their operations in the future. A return of public access to the Paddock would be a *significant* benefit to the village under Scenario 3, albeit there could be some detriment to Hall Lane, which forms part of the Viking Way long distance path.
- Transportation - With regards to walking and cycling, Scenarios 2 and 3 would focus growth more closely to the village centre; however, all potential development locations are within a walkable distance. With regards to road traffic, there are some concerns regarding the access arrangements under Scenario 2, noting proximity to the village school and play area.

7. Developing the preferred approach

7.1 This section presents the Parish Council's reasons for developing the preferred approach in light of alternatives assessment. The Parish Council has stated -

The Parish Council developed its preferred option due to the need of the future and current community requirements initially based on the results of the Parish plan survey carried out 2012/13.

The initial question was what was needed that could be included in a NDP that would secure a sustainable future for the village whilst retaining its own unique identity. Discussion with the LPA concluded that for a small community to retain all its current services and expand its infrastructure there was a need to increase population. Further discussion during 2014 led to the decision, in agreement with the LPA, that Fiskerton would need to increase population to approx 2,000 residents, this finally led to the decision again in agreement with the LPA that the need equated to approx 200 new dwellings with a mix of affordable/social and market value units to cater for young people to be able to afford to stay in the village, families, by providing affordable and market value family homes and smaller units suitable for elderly residents to be able to downsize thus freeing up more family size homes.

There was also a need in the village for the return of the Manor Farm Paddock to community /recreational use as had been the case for more than a generation before access to the public being removed by the landowners in the near past. In addition to the above requirements the Plan had to contribute to all other social and economic requirements and objectives.

Many sites were considered however most were set aside as not available or they could not deliver the numbers and benefits required.

The Site to the North was assessed against other sites in 2016 and was found to be the most sustainable in planning terms at that time. Also the landowners considered it their preferred site to cater for appx 200 dwellings. The landowners also were open to negotiating the Manor Farm Paddock ownership as part planning gain. We were therefore able to achieve two important requirements for the community in one action.

The selection was put to the residents in 2014 and was received by large majority. Therefore the PC started to develop the preferred choice to its inclusion in the second Regulation 14 consultation carried out December 2018.

We feel that Scenarios 1 and 2, as appraised above, both have some merits, but fail to fulfil the requirement of our community for sustainable growth over the life of our NDP. In contrast, Scenario 3 (200 homes at Site NP04: North of Ferry Road) ticks all our boxes as below:

- 1) Central location - inclusive to village community.*
- 2) Site access - easy readymade access form Ferry Road and Hall Lane.*
- 3) Health and wellbeing - public access to open space as landowners agree to include Manor Farm Paddock ownership as part planning gain for a development of appx 200 dwellings.*
- 4) Transport - promotes walking and cycling, reducing use of cars, also easy access to established public transport.*
- 5) Flood risk - not in flood risk zone.*
- 6) Housing needs - the site is immediately available and large enough to accommodate the needed mix of dwellings to cater for current and any fluctuation in future housing needs.*
- 7) Streetscene - the site does not detract from streetscene on approach to the village from any of the three entry points.*
- 8) Historic core - the site does not compromise the historic core of the village but is close enough to be inclusive to newcomers.*

Part 2:
What are
SA findings
at this stage?

8. Introduction to Part 2

8.1 This part of the report presents an appraisal of the Fiskerton Neighbourhood Plan as a whole.

Methodology

8.2 The assessment identifies and evaluates 'likely significant effects' on the baseline, drawing on the sustainability objectives identified through scoping (see Table 3.1) as a methodological framework.

8.3 Every effort is made to predict effects accurately; however, this is inherently challenging given the strategic nature of the policies under consideration and understanding of the baseline (now and in the future under a 'no plan' scenario) that is inevitably limited. Given uncertainties there is a need to make assumptions, e.g. in relation to plan implementation and aspects of the baseline that might be impacted. Assumptions are made cautiously, and explained within the text (with the aim of striking a balance between comprehensiveness and conciseness). In many instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.

8.4 Finally, it is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are also considered, i.e. the potential for the FNP to impact an aspect of the baseline when implemented alongside other plans, programmes and projects. These effect 'characteristics' are described within the assessment as appropriate.

9. Appraisal of the plan

Introduction

9.1 The appraisal is presented below under seven topic headings, one for each of the SA objectives identified through the scoping exercise as discussed in Chapter 3.

Biodiversity

9.2 Focusing on **Policy 1** (Development to the North of Fiskerton), there several considerations: the site contains three existing hedgerows; however, it is noted that the indicative scheme layout (Figure 5.2) shows hedgerows retained; there would be an increase to traffic movements along Hall Lane to the east, which is identified as a 'green lane' by the neighbourhood plan; there might be the potential to deliver habitat enhancements on the Paddock, once its ownership is passed to the Parish Council; and there would be a need to deliver Sustainable Drainage Systems (SuDS), to include new ponds. It is noted that the policy requires: *"appropriate boundary treatments and screening through the creation of a "green buffer" adjoining properties along Ferry Road and follow through to Hall Lane"*.

9.3 With regards to other policies, **Policy 6** (Non-Vehicular Routes) refers to the need to improve, extend or create new non-vehicular routes, and the supporting text explains that: *"Hall Lane to the east of the village is considered an important "green lane" that is frequently used by the community and wildlife. It is the intention of this Plan to reduce any negative impact to the accessibility of Hall Lane and the associated environment."* As such, it can be seen that there is a tension between the proposed 200 home housing scheme and the achievement of biodiversity objectives; however, it is anticipated that there will be the potential to address through the development management process.

- 9.4 Also, **Policy 9** (Green Infrastructure), states that: *“All new proposals should seek to preserve, and where possible, enhance the existing local green infrastructure network, as identified on Map 7. Where opportunities exist, proposals should seek to restore underused, or poorly maintained, networks, whilst retaining their amenity value and exploring opportunities to create new connections.”* It is **recommended** that consideration be given to whether Hall Lane should feature in Map 7 (it currently does not).
- 9.5 Finally, **Policy 10** (Designated Local Green Spaces) designates six areas as Local Green Space (two of which are already designated by the CLLP), including one small pond at the eastern extent of the village, with the supporting text noting that: *“The pond is managed as a new habitat and attracts a large range of aquatic species, insects birds etc.”*
- 9.6 In **conclusion**, there is a tension between the proposed 200 home housing scheme and the achievement of biodiversity objectives; however, concerns cannot be described as significant, and there will be good potential for mitigation and enhancement measures to be implemented through the development management process.

Climate change

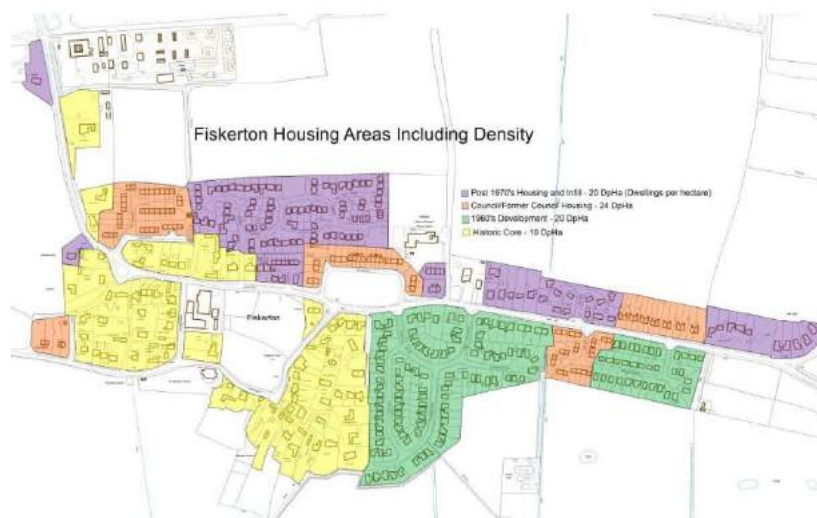
- 9.7 Focusing on **Policy 1** (Development to the North of Fiskerton), the primary consideration here relates to adaptation to climate change, and in particular avoidance of areas likely to be at risk of flooding under a future climate change scenario. On this basis, the proposed scheme is supported, in that it is not subject to fluvial flood risk. There are known problems in respect of surface water drainage; however, there is good potential for mitigation through SuDS, as can be seen in Figure 5.2, and the policy states: *“sustainable urban drainage systems are the preferred method of surface water disposal on the above allocation site and that it should form part of the design of the sites.”*
- 9.8 With regards to other policies, **Policy 7** (Flood Risk) sets a number of locally specific requirements, thereby supplementing national and local policy, including: *“Where appropriate, the use of sustainable urban drainage systems should be the preferred method of surface water disposal for major development sites proposed within the Parish”.*
- 9.9 Finally, Policy 12 (Expansion and development of Short Ferry Caravan Park) supports the expansion or the redevelopment of Short Ferry, as a residential caravan park, provided that: *“The development is not proposed within Flood Zones 2 or 3.”* The flood risk zone covers the southern half of the current site, such that any expansion would naturally be to the northwest. It is **recommended** that the policy might require that a site specific flood risk assessment accompanies any planning application.
- 9.10 In **conclusion**, no major concerns are raised, despite the extent of flood risk in the Parish. A recommendation is made to ensure due consideration is given to flood risk as part of any proposed expansion of Short Ferry Caravan Park.

Landscape and historic environment

- 9.11 Focusing on **Policy 1** (Development to the North of Fiskerton), the proposed scheme does not give rise to any significant concern, although it would be highly visible from public rights of way, including Hall Lane, which forms part of the Viking Way long distance path. A return of public access to the Paddock is supported, as it forms an integral part of the village’s historic core.
- 9.12 With regards to other policies, **Policy 2** (Design of New Development) requires that applicants submit a Design and Access Statement that, amongst other things, reflects *“the range of existing densities in the settlement as shown on Map 2”*, and creates *“a place with a locally inspired or distinctive character in relation to the local density, as identified on Map 2”*. Figure 9.1 reproduces Map 2 from the plan.
- 9.13 Also, the Design and Access Statement must show *“how the proposal respects the views referred to in appendix C and not result in any significant visual intrusion.”* Appendix C defines five views of the church and historic core from key viewpoints, including High Street and the village hall.

- 9.14 In **conclusion**, Policy 1 (Development to the North of Fiskerton) is supported on balance, and Policy 2 (Design of New Development) is strongly supported. Despite the positive aspects of the plan it is not possible to conclude *significant* positive effects, given the high growth strategy.

Figure 9.1: Map 2 from the Fiskerton Neighbourhood Plan



Land, soil and water resources

- 9.15 Focusing on **Policy 1** (Development to the North of Fiskerton), the low resolution national dataset shows the land in question to be of 'grade 3' quality, which could potentially mean that it is 'best and most versatile' (the NPPF defines best and most versatile as grades 1, 2 and 3a).
- 9.16 With regards to **other policies**, Policy 12 (Expansion and development of Short Ferry Caravan Park) supports the expansion or the redevelopment of Short Ferry, as a residential caravan park, provided that certain criteria are met. The flood risk zone covers the southern half of the current site, such that any expansion would naturally be to the northwest. The land in question is highly likely to comprise 'grade 2' quality agricultural land.
- 9.17 In **conclusion**, both Policy 1 (Development to the North of Fiskerton) and Policy 12 (Expansion and development of Short Ferry Caravan Park) may lead to significant loss of best and most versatile agricultural land; however, there is no certainty.

Population and community

- 9.18 Focusing on **Policy 1** (Development to the North of Fiskerton), several factors pull in different directions, leading to overall uncertainty:
- Housing - the number of new homes would significantly exceed the CLLP target, and a scheme of this scale would deliver a good mix of new housing, presumably to include a full quota and good mix of affordable housing, and potentially to include specialist housing (e.g. older persons housing); however, West Lindsey District Council's response to the 2018 pre-submission consultation raised a concern that there is not "*an objectively assessed approach to support this significant level of growth.*" Linked to this, the Council is concerned that a higher growth strategy could hinder delivery of three unbuilt housing allocations in neighbouring Cherry Willingham.
 - Community infrastructure and vitality more generally - the Church Commission is the land-owner, and is willing to 'gift' ownership of the Paddock (site NP01) to the Parish Council in return for the 200 home housing scheme. The Church Commission has previously proposed housing on the Paddock; however, it is now classed as not developable, since being designated as Local Green Space.

Also, there is a need to recall the guidance provided by the District Council to the Parish Council in the past, regarding the need for Fiskerton to reach a 'critical mass' population of c.2,000 residents (see para 5.6), in order to retain services, facilities and employment.

- 9.19 With regards to other policies, **Policy 3** (Housing Type and Mix) requires that account is taken of work latest available evidence of needs, and in this respect it is noted that the supporting text reports the findings of the Fiskerton Housing Needs Report (2016). The policy also states: *“Proposals to deliver self-build, starter homes and smaller 1 and 2 bedroom properties will be particularly welcomed to support both the younger and older populations.”*
- 9.20 Also, **Policy 8** (Employment Development) requires that *“new, or the expansion/ redevelopment of existing businesses, including B1, B2 and B8 uses”* must involve *“redevelopment of previously developed land either within or adjoining the existing developed footprint of Fiskerton”*. This is considered to be a restrictive policy, potentially at odds with the proposal to grow the population of Fiskerton through Policy 1, and noting the relationship of the former Tanya Knitwear site to the east of the village. It is **recommended** that this policy be revisited, with a view to making it more permissive.
- 9.21 Finally, **Policy 11** (Community Facilities) lists five facilities in the village that should not be redeveloped or subject to a change of use, unless clearly justified, with the supporting text explaining that this is necessary on the basis that: *“If the population of Fiskerton is to increase in the next 20 years, it is vital that the local community facilities are protected and, where possible, expanded to meet the future needs of residents.”*
- 9.22 In **conclusion**, Policy 1 (Development to the North of Fiskerton) is supported on balance, particularly as it will result in the return of public access to the Paddock; however, there is a concern regarding the lack of an objectively assessed approach to support 200 homes growth. Other policies are mainly supported, although it is recommended that Policy 9 (Employment Development) might be more permissive.

Health

- 9.23 Focusing on **Policy 1** (Development to the North of Fiskerton), the scheme would lead to planning gain, the form of gifting of the Paddock to the Parish Council, that is supportive of outdoor recreation, and hence good health. Also, the proposed policy requires *“an appropriate level of onsite “usable” public open space that should take opportunities to connect to existing spaces, footpath networks and local facilities”*.
- 9.24 With regards to **other policies**, see discussion above, under ‘Population and communities’, and below under ‘Transport’.
- 9.25 In **conclusion**, the plan performs very well, as a result of the planning gain set to result from housing growth, and **significant positive effects** are predicted.

Transportation

- 9.26 Focusing on **Policy 1** (Development to the North of Fiskerton), the site is in very good proximity to the village centre, and should therefore support walking and cycling, and also benefits from two road access points (albeit one is onto a rural lane, namely Hall Lane).
- 9.27 With regards to other policies, **Policy 5** (Roads and Transport) requires that applicants submit a Transport Assessment setting out *“details of any transport issues relating to the development - including measures taken to deal with the anticipated transport impacts of the scheme - and to take any opportunities as appropriate for improving the pedestrian and cycle connectivity to other parts of the village.”* The supporting text explains that there are particular traffic issues *“around the Church and the paddock.”*
- 9.28 In **conclusion**, the plan performs very well, as the proposed location of housing growth is supportive of modal shift (walking, cycling, buses), but significant effects are not predicted.

10. Conclusions

- 10.1 In conclusion, the draft plan appraisal presented in Chapter 9 finds the Fiskerton Neighbourhood Plan to perform 'significantly' well in terms of health objectives, on the basis that it will result in the return of public access to the Paddock, which is a large open space in the centre of the village. The plan also performs well in terms of 'population and community', although there is a concern regarding the lack of an objectively assessed approach to support 200 homes growth. No significant negative effects are predicted; however, a number of issues/tensions are highlighted, notably in respect of biodiversity and loss of higher quality agricultural land. Recommendations are made to potentially improve the performance of the plan in respect of biodiversity, flood risk and employment; however, it is recognised that there will be a need consider wider implications before any of these are actioned.
- 10.2 Chapter 7 presents an appraisal of 'reasonable alternatives', and specifically alternative housing growth scenarios. The appraisal shows the preferred strategy, as reflected in Policy 1, to broadly perform well, although alternatives do have merit in certain respects.
- 10.3 Finally, for completeness, it is appropriate to give consideration to performance of the plan and alternatives in respect of the effect characteristics listed within Schedule 1 of the SEA Regs:
- Probability of effects - a notable uncertainty is discussed in respect of loss of agricultural land, in that quality of land to the north of Fiskerton is not known with any certainty, and there is no certainty regarding expansion of North Ferry Caravan Site.
 - Duration of effects - effects discussed will generally be permanent, e.g. it is fair to assume that the Paddock would be retained as publically accessible open space in perpetuity. Increased flood risk in the long term is an important consideration in respect of 'Option 1' discussed in Chapter 7, and also in respect of North Ferry Caravan Site.
 - Frequency of effects - many of the effects discussed will be broadly continuous. The appraisal has not focused on the matter of construction impacts, but it goes without saying that construction of a 200 homes scheme will affect the amenity of local residents.
 - Reversibility of effects - most of the effects discussed will be irreversible, or at least will not be reversible in the foreseeable future.
 - Cumulative nature of the effects - there is an important 'larger than local' consideration in respect of meeting housing needs, in that there is a concern that allocation of a 200 home scheme through the FNP could hinder delivery of the three allocated sites at Cherry Winton.
 - Transboundary nature of the effects - the aim of the Regulations is to ensure that explicit consideration is given to international effects, which are not relevant to the FNP.
 - Risks to human health or the environment (for example, due to accidents) - a key consideration relates to the established safety risk zone to the north of the village. This is a matter with a bearing on the consideration of growth scenarios in Chapter 7.
 - The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) - the appraisal has involved discussion of wide-ranging impact receptors, and there has also been a focus on 'larger than local' impacts.
 - The value and vulnerability of the area likely to be affected due to special natural characteristics or cultural heritage - the appraisal includes a focus on valued aspects of the baseline, including the historic core of the village, which includes the grade 1 listed church.
 - The value and vulnerability of the area likely to be affected due to exceeded environmental quality standards or limit values - no aspect of the baseline has been identified whereby there is a breach of environmental quality standards or limit values.
 - The value and vulnerability of the area likely to be affected due to intensive land-use - the FNP will not have a bearing on the intensity of land use, e.g. agricultural practices.
 - The value and vulnerability of the area likely to be affected due to the effects on areas or landscapes which have a recognised protection status - none in the vicinity of Fiskerton.

Part 3: What are next steps?

11. Introduction to Part 3

11.1 This part of the report explains next steps that will be taken as part of plan-making and SA.

12. Plan finalisation

12.1 This SA Report accompanies the Submission version of the Fiskerton Neighbourhood Plan.

12.2 Following submission to West Lindsey District Council, the plan and supporting evidence will be published for consultation, and then subjected to Independent Examination.

12.3 At Independent Examination, the FNP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Central Lincolnshire Local Plan.

12.4 If the subsequent Independent Examination is favourable, the FNP will be subject to a referendum, organised by West Lindsey District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'.

12.5 Once made, the FNP will become part of the Development Plan for West Lindsey District. At the time that the plan is made an SA Adoption Statement will be published that presents, amongst other things, 'measures decided concerning monitoring'.

13. Monitoring

13.1 This SA Report must present 'measures envisaged concerning monitoring' (Schedule 2(9) of the SEA Regulations).

13.2 The FNP commits the Parish Council to monitoring "the effectiveness of the policies on an annual basis", and also states: *"The impact of the Neighbourhood Plan Policies on influencing the shape and direction of development across the Plan area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. Any amendments to the Plan will only be made following consultation with the District Council, local residents and other statutory stake holders as required by legislation."*

13.3 Given the appraisal findings presented above, within Chapter 9, it is recommended that monitoring efforts might focus on: biodiversity / green infrastructure (particularly in respect of the series of proposed SuDS features, and links to Hall Lane); employment activities (particularly at the former Tanya Knitwear site, and adjacent sites); and flood risk, i.e. the extent of the latest Environment Agency defined flood risk zones should be monitored.

Appendices

Appendix I: Regulatory requirements

As discussed in Chapter 1 above, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 (the Regulations) explains the information that must be contained in the SA Report; however, interpretation of Schedule 2 is not straightforward. Table A links the structure of this report to an interpretation of Schedule 2 requirements, whilst Table B explains this interpretation. Table C then explains more fully where requirements are met in this report.

Table A: Questions answered by this SA Report, in-line with an interpretation of requirements

		Questions answered	As per regulations... the SA Report must include...
Introduction	What's the plan seeking to achieve?		<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
	What's the SA scope?	What's the sustainability 'context'?	<ul style="list-style-type: none"> Relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
		What's the sustainability 'baseline'?	<ul style="list-style-type: none"> Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
		What are the key issues and objectives that should be a focus?	<ul style="list-style-type: none"> Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment
Part 1	What has plan-making / SA involved up to this point?		<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the draft plan
Part 2	What are the SA findings at this current stage?		<ul style="list-style-type: none"> The likely significant effects associated with the draft plan The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the draft plan
Part 3	What happens next?		<ul style="list-style-type: none"> A description of the monitoring measures envisaged

Table B: Questions answered by this SA Report, in-line with regulatory requirements

<u>Schedule 2</u>	<u>Interpretation of Schedule 2</u>	
<i>The report must include...</i>	<i>The report must include...</i>	
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the plan seeking to achieve?</i>
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance The relevant environmental protection objectives, established at international or national level	i.e. answer - <i>What's the 'context'?</i>
(c) the environmental characteristics of areas likely to be significantly affected;		
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'	i.e. answer - <i>What's the 'baseline'?</i>
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The environmental characteristics of areas likely to be significantly affected	
(f) the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Key environmental problems / issues and objectives that should be a focus of appraisal	i.e. answer - <i>What are the key issues & objectives?</i>
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach')	i.e. answer - <i>What has Plan-making / SA involved up to this point?</i> [Part 1 of the Report]
(i) a description of the measures envisaged concerning monitoring.	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.	
	The likely significant effects associated with the draft plan	i.e. answer - <i>What are the assessment findings at this current stage?</i> [Part 2 of the Report]
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan	
	A description of the measures envisaged concerning monitoring	i.e. answer - <i>What happens next?</i> [Part 3 of the Report]

Table C: 'Checklist' of how and where (within this report) requirements are / are being met.

Regulatory requirement	Discussion of how requirement is met
Schedule 2 of the regulations lists the information to be provided within the SA Report	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 2 ('What's the plan seeking to achieve') presents this information.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters have been considered in detail through dedicated scoping work, which has involved dedicated consultation on a Scoping Report. The 'SA framework' – the outcome of scoping - is presented within Chapter 3 ('What's the SA scope?'). Also, more detailed messages - i.e. messages established through context and baseline review - are presented in Appendix II.
c) The environmental characteristics of areas likely to be significantly affected;	
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The SA framework is presented within Chapter 3 ('What's the scope of the SEA'). Also, Appendix II presents messages from the context review. With regards to explaining "how... considerations have been taken into account", Chapter 7 explains the Parish Council's 'reasons for supporting the preferred approach', i.e. explains how/why the preferred approach is justified in-light of alternatives appraisal.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	<ul style="list-style-type: none"> • Chapter 6 presents alternatives appraisal findings (in relation to housing growth, which is a 'stand-out' plan policy area). • Chapters 9 presents an appraisal of the draft plan. <p>With regards to assessment methodology, Chapters 8 explains the role of the SA framework/scope, and the need to consider the potential for various effect characteristics/ dimensions, e.g. timescale.</p>
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The assessment highlights certain tensions between competing objectives, which might potentially be actioned by the Examiner, when finalising the plan. Also, a number of specific recommendations are made.

Regulatory requirement	Discussion of how requirement is met
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	<p>Chapters 4 and 5 deal with 'Reasons for selecting the alternatives dealt with', in that there is an explanation of the reasons for focusing on particular issues and options.</p> <p>Also, Chapter 7 explains the Parish Council's 'reasons for selecting the preferred option' (in-light of alternatives assessment).</p>
i) description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 13 presents measures envisaged concerning monitoring.
j) a non-technical summary of the information provided under the above headings	The NTS is a separate document.
The Environmental Report must be published alongside the draft plan, in-line with the following regulations	
<p>authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)</p>	<p>At the current time, this SA Report is published alongside the 'submission' version of the FNP, with a view to informing the consultation.</p> <p>N.B. an earlier SA document was published alongside earlier consultation versions of the FNP. This report builds upon and supersedes that earlier report.</p>
The Environmental Report must be taken into account, alongside consultation responses, when finalising the plan.	
<p>The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.</p>	<p>Assessment findings presented within this SA, and consultation responses received, will inform plan finalisation.</p> <p>N.B. an earlier SA document was published alongside earlier consultation versions of the FNP. That report was taken into account when updating the FNP over the period 2016 to 2018.</p>

Appendix II: The SA Scope

Introduction

The aim of this appendix is to supplement Table 3.1 by presenting key issues under each of the SA topic headings, and also to present the SA framework in full, i.e. with appraisal questions shown alongside the headline SA objectives. This section essentially summarises the information contained within the Scoping Report, which is a separate report available on the Parish Council's website.

Biodiversity

- There are four Local Wildlife Sites (LWS) located either within or adjacent to the Neighbourhood Plan area, including the River Witham, Fiskerton Fen Nature Reserve, Long Wood ancient and semi-natural woodland, and Willow Lodge Nature Reserve.
- There are also three Sites of Importance for Nature Conservation (SINCs) within the Neighbourhood Plan area.
- Biodiversity Action Plan (BAP) Priority Habitats include areas of deciduous woodland and areas of coastal and floodplain grazing marsh.

Climate change

- In relation to GHG emissions, West Lindsey has observed a 15.2% reduction in the percentage of total emissions per capita between 2005 and 2012, which is higher than the reduction for Lincolnshire (15.0%) but lower than the reductions for the East Midlands (17.5%) and England (16.7%).
- Source data from the Department of Energy and Climate Change suggests that the district of West Lindsey has had consistently higher per capita emissions total in comparison to the national averages.
- Land in the southern section of the Neighbourhood Plan area is located within Flood Zone 3, and is therefore at high risk of flooding. The local community has experienced historic flooding issues during 2007, 2009, 2012 and 2014.
- The existing settlement of Fiskerton is particularly susceptible to surface water flooding issues, particularly during prolonged rainfall events and during heavy storms.

Landscape and historic environment

- The Neighbourhood Plan area is predominately located within the 'Central Lincolnshire Vale' National Character Area (NCA), with land towards the southern boundary of the Neighbourhood Plan area within 'The Fens' NCA.
- The East Midlands Landscape Character Assessment (LCA) confirms that the Neighbourhood Plan is located within two distinctive regional landscape character types (LCT), namely: 'LCT3a: River Valley Floodplains' and 'LCT4a: unwooded vales'.
- Five locally important viewpoints which contribute to the sense of place and visual amenity of the Neighbourhood Plan area have been identified in the draft Neighbourhood Plan.
- Completed in 2011, the Historic Landscape Character (HLC) assessment for the county of Lincolnshire classifies the region into distinctive HLC zones: FEN1 'The Witham Fens' and NCL1 'The Lincoln Satellite Settlements'.
- The draft Neighbourhood Plan classifies the village of Fiskerton into two distinctive historic character areas, namely: the 'village core' and 'post WWII developments'.
- There are three nationally designated listed buildings within the boundaries of the Neighbourhood Plan area, including the Church of St Clement (Grade I), Jessamine Cottage (Grade II) and Manor House (Grade II).
- It is currently not possible to determine whether the two Grade II listed buildings within the Neighbourhood Plan are at risk.

- The diversity of locally important heritage assets and features in the Neighbourhood Plan area include artefacts from various periods (Bronze age, Iron Age, Medieval, post-Medieval, and Roman) as listed on the Historic Environment Record (HER) for Lincolnshire, along with waterlogged remains from the River Witham, Fiskerton Memorial and Fiskerton Airfield.

Land, soil and water resources

- Although a detailed agricultural land classification assessment has not been undertaken within the Neighbourhood Plan area, it is underlain by Grade 2 and Grade 3 land.
- Based on the most recently completed water quality assessments undertaken in 2016, the overall classifications for the 'Witham 1st and 3rd Internal Drainage Boards draining to the River Witham' watercourse was 'moderate', with the reasons for not achieving good status (RNAGs) predominantly linked to the agriculture and rural land management sector.
- The south western section of the Neighbourhood Plan area overlaps with a Zone II (Outer Protection) Groundwater Source Protection Zone.
- The entire Neighbourhood Plan area is within a Surface Water Nitrate Vulnerable Zone (NVZ), with the south western section of the Neighbourhood Plan area also within a Groundwater NVZ.

Population and community

- The population of the Neighbourhood Plan area increased at a higher percentage between 2001 and 2011 in comparison to observed increases for West Lindsey, the East Midlands and England.
- A higher proportion of residents in the Neighbourhood Plan area are within the 60+ age category in comparison to the percentages for West Lindsey, the East Midlands, and England.
- The Neighbourhood Plan area is located within Lower Super Output Area (LSOA) 'West Lindsey 011E', which is in the top 10% most deprived decile for the 'barriers to housing and services' domain.
- Fiskerton has a range of local community facilities which serve the needs of the local community and play a vital role in supporting the Parish's sense of identity, including a village hall, scout hut, primary school, church, public house and play area.
- There are six locally important green spaces (LGS) within Fiskerton which are demonstrably special to the community due to their beauty, historic significance, recreational value and/or biodiversity value.

Health and wellbeing

- The Joint Health and Wellbeing Strategy (JHWS) for Lincolnshire states that mental health and emotional wellbeing (children and young people), mental health (adults), carers, physical activity, housing and health, obesity, and dementia, are key issues facing the local population.
- The 2018 public health profile for West Lindsey states that number of people who are killed or seriously injured on roads is worse than average.
- 78.2% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', which is lower than the totals for West Lindsey (80.0%), the East of England (80.4%) and England 81.4%).
- Based on 2011 Census data, the total number of residents within the Neighbourhood Plan area who report that their activities are limited 'a lot' is higher than the regional and national trends.

Transportation

- The Neighbourhood Plan area is not connected to the strategic road network. The nearest 'A' roads are accessible via the city of Lincoln, approximately 7km to the west of Fiskerton, and includes the A158, A46 and the A15.
- In regards to congestion issues, in the older part of the village - around the Church and the paddock - the existing road network is hazardous due to the width of the roads.
- Roads in the centre of Fiskerton become very congested at peak times. Additionally, excessive on-street parking in residential areas is inherently hazardous.

- The Neighbourhood Plan area is not connected to the national rail network. The nearest station is located within the City of Lincoln.
- The most popular method of travelling to work in the Neighbourhood Plan area is via driving a car or van (47.4%) which is higher than the totals for West Lindsey (45.6%), the East Midlands (42.2%) and England (37.0%).
- The draft Neighbourhood Plan states that residents in Fiskerton travel out of the village to their place of work in Lincoln, Gainsborough or to larger conurbations such as Nottingham and Leicester.

SA framework in full

Biodiversity

Protect and enhance all biodiversity features.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the status of the locally designated sites of significance within and/or adjacent to the Neighbourhood Plan area boundary, including Fiskerton Fen Nature Reserve, the River Witham, Long Wood, and Willow Lodge Nature Reserve? • Protect and enhance semi-natural habitats? • Protect and enhance priority habitats, and the habitat of priority species? • Achieve a net gain in biodiversity? • Support enhancements to multifunctional green infrastructure networks? • Support access to, interpretation and understanding of biodiversity?
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Climate change

Reduce the level of contribution to climate change made by activities within the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Reduce the number of journeys made and reduce the need to travel? • Promote the use of sustainable modes of transport, including walking, cycling and public transport? • Increase the number of new developments meeting or exceeding sustainable design criteria? • Generate energy from low or zero carbon sources? • Reduce energy consumption from non-renewable resources?
Support the resilience of the Neighbourhood Plan area to the potential effects of climate change, including flooding	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Ensure that inappropriate development does not takes place in areas at higher risk of flooding, taking into account the likely future effects of climate change? • Improve and extend green infrastructure networks in the plan area to support adaptation to the potential effects of climate change? • Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)? • Ensure the potential risks associated with climate change are considered through new development in the Neighbourhood Plan area? • Increase the resilience of biodiversity to the effects of climate change, including through enhancements to ecological networks?

Landscape and historic environment

Protect and enhance the character and quality of landscapes and villagescapes.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and enhance the natural beauty and special qualities of the Central Lincolnshire Vales NCA? • Support the opportunities for shaping the future landscape of the LCTs which overlap with the Neighbourhood Plan area, in accordance with the East Midlands Landscape Character Assessment? • Conserve and enhance locally important landscape and villagescape features within the Neighbourhood Plan area? • Conserve and enhance local diversity and character? • Protect locally important viewpoints contributing to the sense of place and visual amenity of the Neighbourhood Plan area?
Protect, conserve and enhance heritage assets within the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and enhance the significance of buildings and structures of architectural or historic interest, both designated and non-designated, and their setting? • Conserve and enhance the special interest, character and appearance of locally important features and their settings, including Fiskerton Memorial and Fiskerton Airfield? • Support the integrity of the historic setting of key buildings of cultural heritage interest as listed on the Lincolnshire HER? • Support access to, interpretation and understanding of the historic evolution and character of the environment? • Conserve and enhance archaeological remains, including historic landscapes? • Support the undertaking of archaeological investigations and, where appropriate, recommend mitigation strategies.
<h3>Land, soil and water resources</h3>	
Ensure the efficient and effective use of land.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the use of previously developed land? • Avoid the development of the best and most versatile agricultural land, which in the parish may comprise Grade 2 and 3a agricultural land?
Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Reduce the amount of waste produced? • Support the minimisation, reuse and recycling of waste? • Maximise opportunities for local management of waste in order to minimise export of waste to areas outside? • Encourage recycling of materials and minimise consumption of resources during construction?
Use and manage water resources in a sustainable manner.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support improvements to water quality? • Minimise water consumption? • Protect groundwater resources

Population and community

Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Encourage and promote social cohesion and encourage active involvement of local people in community activities? • Minimise fuel poverty? • Maintain or enhance the quality of life of existing local residents? • Improve the availability and accessibility of key local facilities?
Reduce deprivation and promote a more inclusive and self-contained community.	
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the provision of a range of house types and sizes? • Support enhancements to the current housing stock? • Meet the needs of all sectors of the community? • Provide quality and flexible homes that meet people's needs? • Promote the use of sustainable building techniques, including use of sustainable building materials in construction? • Provide housing in sustainable locations that allow easy access to a range of local services and facilities?

Health and wellbeing

Improve the health and wellbeing residents within the Neighbourhood Plan area.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote accessibility to a range of leisure, health and community facilities, for all age groups? • Address the key challenges identified in the JSNA for Lincolnshire, including mental health and obesity? • Provide and enhance the provision of community access to green infrastructure in accordance with Accessible Natural Greenspace Standards? • Promote the use of healthier modes of travel? • Improve access to the countryside for recreational use? • Avoiding any negative impacts to the quality and extent of existing recreational assets, such as formal or informal footpaths?
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Transportation

Promote sustainable transport use and reduce the need to travel.	<p>Will the option/proposal help to...</p> <ul style="list-style-type: none"> • Support the key objectives within the Local Transport Plan 4 for Lincolnshire? • Reduce the need to travel through sustainable patterns of land use and development? • Enable sustainable transport infrastructure enhancements? • Facilitate working from home and remote working? • Improve road safety? • Reduce the impact on residents from the road network?
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