

Penistone Neighbourhood Plan

**Strategic Environmental Assessment and Habitats
Regulations Screening Opinion**

October 2017

Penistone Neighbourhood Plan
Strategic Environmental Assessment Screening Opinion

| Actions | Name | Position | Role | Date |
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1. Introduction

1.1 This screening opinion has been prepared to assist in the determination as to whether or not the Penistone Neighbourhood Plan (PNP) requires a strategic environmental assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. It also considers whether the PNP requires a Habitats Regulations Assessment in line with the Habitats Directive (Directive 92/43/ECC) and Birds Directive (Directive 79/409/EEC), as required as a basic condition by the Neighbourhood Planning Regulations 2012. The designated neighbourhood plan area is set out in Appendix 1.

1.2 A consultation draft Neighbourhood Plan (NP) (pre Regulation 14) has been prepared (October 2017). The draft Neighbourhood Plan sets out a vision for the Penistone Area as follows:

“In 2033 Penistone will be a rural market town surrounded by high quality upland countryside, small villages and isolated farmsteads. The town will act as a hub for these communities, and others further afield, and as a gateway for Barnsley residents to access the high Pennines and Peak National Park.

Penistone offers a range of housing that provides for all sectors of the community, as well as attracting new residents to the area’s unique blend of town and country.

Our well conserved town is a vibrant centre, with shops, businesses and services such as the Penistone Paramount cinema flourishing and meeting the needs of the local population. Our countryside is easily accessed by off-road routes and a magnet to visitors, particularly those using the Trans-Pennine Trail. Our villages are safe and peaceful places that have their own well maintained identity and traditions.”

1.3 Ten key objectives been identified to deliver the vision, and five key themes have been established with corresponding policies.

1. The Built Environment
2. Community Services and Facilities
3. The Local Economy
4. Countryside and Green Infrastructure
5. Housing

1.4 Within these key themes, several policies have been drafted to help achieve the plan objectives.

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1.5 Table 1 below sets out the broad scope of each policy under these themes. This information is important to help determine whether significant effects are likely, and therefore whether an SEA is required or not.

Table 1: Scope of the Neighbourhood Plan

| Theme | Policies | Broad content |
|--------------------------------------|---|---|
| The Built Environment | BE1: Design of the built environment BE2: Protection and enhancement of local heritage assets BE3: Public Rights of Way network BE4: Local Green Spaces | Introduce local design standards; specifically seeking to maintain the character of areas allocated for housing (in the Local Plan). Seek to protect local heritage, green space and important views. |
| Community Services and Facilities | CF1: Schools provision CF2: New sporting and recreational facilities CF3: Improved library services | Development will need to support school capacity, sporting facilities and the library. |
| The Local Economy | LE1: Increase the vitality of Penistone town centre LE2: Encouraging small businesses LE3: Improve additional business and retail land LE4: Increase tourism and the local economy | Support for town centre retail. Support for development to alleviate parking issues. Support for small business development – no specific sites allocated though. Support for retail development on a specific piece of derelict land ('Coal Drops') – though not a formal allocation. |
| Countryside and Green Infrastructure | CGI1: Green wedges CGI2: Green corridors | Protection of green wedges and green infrastructure corridors |
| Housing | H1. Appropriate Housing development | Requirements for affordable housing and the type and mix of homes. |

1.6 The rest of this report is set out as follows:

- Section 2 – sets out the legislative requirements and explains why this screening exercise is being undertaken;

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- Section 3 sets out each of the steps of the screening process, as set out in the National Planning Practice Guidance.;
- Section 4 provides the screening assessment of the likely significant environmental effects of the PNP.
- Section 5 considers the 'basic condition' requirements of the Habitats Directive and whether a Habitats Regulations Screening Report for the NP would be required.
- Section 6 sets out the conclusions of the assessments and the next steps to be taken.

2. Legislative Background

Strategic Environmental Assessment

- 2.1 In order to be 'made', Neighbourhood Plans are required to be tested against and meet a number of 'basic conditions'. One of the basic conditions is whether the making of the NP is compatible with European Union obligations, including obligations under the SEA Directive (European Directive 2001/42/EC).
- 2.2 The SEA Directive has been transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or the 'SEA Regulations'. Detailed guidance of these regulations can be found in the government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005). More recent guidance is provided in the National Planning Policy Guidance at paragraphs 27- 47.
- 2.3 To decide whether a proposed Neighbourhood Plan is likely to have significant effects on the environment, and hence requires SEA, it should be screened at as early as stage as possible.
- 2.4 Screening is 'Stage A' in the government's recommended six stage approach to SEA for Neighbourhood Plans outlined in the NPPG. If it is determined that significant environmental effects are unlikely then further SEA is not required.¹

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

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- 2.5 Screening involves considering the anticipated scope of the plan and the scope of environmental issues (to include opportunities) locally, before concluding whether there are any significant effects on the environment.
- 2.6 Annex 2 of the SEA Directive lists a series of criteria that should be taken into account when establishing the potential for the plan to result in significant effects. Annex 1 of the Directive lists a series of broad environmental issues that should be considered². The criteria/issues listed in the Directive are helpful in that they provide a methodological basis for screening.

Habitats Regulations Assessment

- 2.7 One of the basic conditions is whether the making of the NP is compatible with European Union obligations, including obligations under the Habitats Directive (Council Directive 92/43/EEC).
- 2.8 The Habitats Directive has been transposed into English Law by the Conservation (Natural Habitats, &c.) Regulations 1994. The Habitats Directive ensures the conservation of a wide range of rare, threatened or endemic animal and plant species and habitat types. The Directive establishes an ecological network of protected areas across the European Union called Natura 2000 sites.

3. The SEA Screening Process

Who is responsible for screening?

- 3.1 The SEA Regulations state that a screening determination should be reached by 'the responsible authority', which in this case is Barnsley Council. The council will reach a determination in-light of this screening opinion, and also in consultation with the statutory consultation bodies (Natural England, the Environment Agency and Historic England). AECOM has prepared this screening opinion on behalf of

² Also, when identifying 'issues' as part of screening, it is appropriate to give consideration to the presence and condition of 'sensitive areas' as defined by national guidance at: <http://planningguidance.communities.gov.uk/blog/guidance/environmental-impact-assessment/screening-schedule-2-projects/interpretation-of-project-categories/>. These sensitive areas are defined for the purpose of Environmental Impact Assessment (EIA) screening, as opposed to SEA screening, but are nonetheless relevant.

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Penistone Town Council through the Locality Neighborhood Plan Technical Support Programme.

Screening methodology

- 3.2 The ODPM (now DCLG) Practical Guide to the SEA Directive provides a checklist approach based on the SEA Regulations to help determine whether SEA is required. This checklist, alongside consideration of the criteria in Annex 2 and the list of 'issues' in Annex 1 of the SEA Directive have been used to assess the need for SEA in respect of the CMANP as set out in section 3.

- 3.3 The diagram below is taken from the ODPM Practical Guide. It illustrates the process for screening a planning document to ascertain whether a full SEA is required.

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4. Assessment

4.1 Table 1 below sets out the assessment of the PNP. The questions in the table are drawn from the diagram in Section 3 which sets out how the SEA Directive should be applied.

| Table 1: Establishing the Need for SEA | | |
|---|------------|--|
| Stage | Y/N | Reason |
| 1. Is the PNP 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? (Art. 2(a)) | Y | It will be prepared by Penistone Town Council and will be adopted by Barnsley Council under the 2012 Neighbourhood Planning Regulations. |
| 2. Is the PNP required by legislative, regulatory or administrative provisions? (Art. 2(a)) | Y | Although there is no requirement to produce a Neighbourhood Plan, they are subject to formal procedures and regulations laid down by national government. In light of the European Court of Justice ruling in the Case C-567/10 it is considered that this means the NP is 'required'. |
| 3. Is the PNP 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? (Art 3.2(a)) | Y | The NP is prepared for town and country planning purposes and sets a framework for future development. |

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| Table 1: Establishing the Need for SEA | | |
|---|------------|--|
| Stage | Y/N | Reason |
| 4. Will the PNP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b)) | N | The Neighbourhood Plan does not allocate land or set a framework for further growth. Consequently, the findings of the HRA for the Local Plan are unlikely to be changed. The HRA concluded that no adverse effects would occur as a result of the level of growth and specific site allocations proposed. |
| 5. Does the PNP determine the use of small areas at the local level, OR is it a minor modification of another Plan or Programme (PP) subject to Art. 3.2? (Art. 3.3) | Y/N | The Plan will not allocate development sites within the Plan Boundary. However, some areas of local greenspace are proposed for protection. |
| 6. Does the PNP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4) | Y | The Neighbourhood Plan will be used (alongside the Local Plan) to determine future planning applications. |
| 7. Is the PNP'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? (Art 3.8, 3.9) | N/A | N/A |
| 8. Is it likely to have a significant effect on the environment? (Art. 3.5) | N | See analysis below from para 4.4 – 4.32. |

4.2 Having established that the 'plan scope' does not enable the plan to be screened-out (i.e. it is not the case that the plan is set to be very limited in its scope), the next question relates to the nature of the issues (constraints and opportunities) that exist.

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Consideration of significant effects on the environment

4.3 Annex 1 of the SEA Directive identifies a number of potential aspects of the environment which may require consideration in relation to significant effects. These aspects or “issues” include (but are not limited to): “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”. The following discussion considers any relevant issues in relation to each of these aspects of the NP environment and how they might be affected as a result of the proposed policies of the NP.

Biodiversity, fauna and flora

4.4 There are pockets of deciduous woodland in the Plan area, which is a priority habitat. These are mostly located along the River Don, though there are pockets elsewhere. There is an ancient replanted woodland and Cubley Wood.

4.5 There are a number of SSSIs immediately adjacent to the neighbourhood plan area. This includes Spring Meadows, Alderman's Head & Cow Croft Meadows SSSI to the south, and Pye Flatts Meadows to the north-east. The Dark Peak SSSI is also within 2km to the south of the Plan area.

4.6 Most of the plan area falls within SSSI Impact Risk Zones; however, in the main, the risks from residential development are considered to be low, as allocated sites (in the emerging Local Plan) are not within sensitive zones.

4.7 A range of site allocations for residential development and employment are set out in the Submission version of the Barnsley Local Plan. These have already been appraised in the Local Plan SA.

4.8 No further sites are proposed for residential development in the Neighbourhood Plan. It is therefore considered that it is unlikely that there would be any significant negative effects on biodiversity, fauna or flora through the proposals in the NP. However, there may be some potential for enhancement of biodiversity through policies that seek to protect and enhance green corridors and local green space.

4.9 Please note that potential significant effects on sites designated for international conservation purposes (sites listed as Natura 2000 sites or RAMSAR sites) are

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considered separately under the consideration of Habitats Regulations obligations in section 5.

Population

- 4.10 The NP is not planning for high levels of growth or development, but will seek to encourage a more balanced population and the promotion of family housing on any allocated development sites.
- 4.11 The Plan is not allocating specific sites for residential development, nor is it likely to be overly restrictive for further potential residential development (i.e. windfall development) beyond those sites identified in the Submitted Local Plan. Significant effects on population and housing are therefore unlikely.

Human health

- 4.12 The Plan area falls mostly into areas with low levels of multiple deprivation. No areas fall within the 20% most deprived LSOAs, with only small parts of the urban area falling within the 20-40% most deprived.
- 4.13 There are two GP surgeries in the Plan area.
- 4.14 The plan does not seek to deliver growth above that in the Local Plan, nor does it set out overly restrictive policies. Therefore, the potential effects of new development are likely to be small in terms of health.

Soil

- 4.15 The National Planning Policy Framework sets out the need for Local Planning Authorities to take into account the economic and other benefits of the best and most versatile agricultural land (classified as grade 1, 2 or 3a).
- 4.16 Though there are areas of arable farmland throughout the Plan area; the majority of agricultural land is classified as Grade 4.
- 4.17 Sites identified in the Submitted Local Plan largely do not involve the loss of best and most versatile agricultural land, and therefore significant effects on soil are unlikely.
- 4.18 The Neighbourhood Plan does not lead to further loss of agricultural land, nor would it be likely to have positive effects (through increased protection of land

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compared to the Local Plan). Significant effects on soil are therefore not anticipated.

Water

- 4.19 The River Don runs through the Plan area. The stretch of water running through the area was recorded as having relatively good chemical and biological water quality in 2009. It is unlikely that these trends would be significantly affected by residential or employment development during construction.
- 4.20 The need for additional waste water treatment is not likely to lead to significant effects on water quality. Set out in the draft Infrastructure Delivery Plan, there are nine waste water treatment plants in 'Penistone and the rural west'. Though these are small scale and some will require upgrades (i.e. Cudworth), Yorkshire Water have confirmed that there are no strategic water supply issues in Barnsley and there is adequate capacity to provide water to the proposed quantum of development (in the draft Local Plan).
- 4.21 There are no Groundwater Source Protection Zones within the Plan area.
- 4.22 The majority of the Plan area falls outside of nitrate vulnerable zones (NVZs) for surface water. However, parts of the Plan area to the north-east around Hoylandswaine do fall within a surface water NVZ.
- 4.23 Overall, the level of development anticipated in the plan area is not likely to have a significant effect on water quality. Furthermore, the Neighbourhood Plan does not specifically aim to deliver higher levels of growth than the Local Plan, and does not allocate sites for development. Significant negative effects are therefore unlikely.
- 4.24 Though some policies in the Plan could have a protective influence on water quality by seeking to maintain green infrastructure and green spaces, the positive effects are unlikely to be significant.

Air quality

- 4.1 There are no air quality management areas identified in the Plan area. The level of development identified in the Submitted Local Plan is not expected to lead to significant effects on air quality.

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- 4.2 The Neighbourhood Plan is not likely to lead to any additional effects on air quality. Though local employment opportunities are supported, this would not lead to a significant increase in traffic or emissions within the Plan area as they would be small scale and not involve HGVs.

Flood Risk

- 4.3 There are areas of Flood Zone 3 and 2 associated with the River Don, which runs through the Plan area. However, the majority of areas at risk of fluvial flooding run alongside the river valley; so are unlikely to be developed as they fall within areas of woodland and / or Green Belt. In fact, the neighbourhood Plan seeks to protect such areas from development.
- 4.4 The Barnsley SFRA (2010) identifies areas at risk of surface water flooding within the Plan area; which correlate mainly with the flood plains of the River Don.
- 4.5 Modelling of areas where surface water (derived from rainfall only) will naturally flow towards and possibly pond have been identified in the SFRA. Land to the east of the Penistone urban area has been identified as where ponding may generate flood depths in excess of 0.5m.
- 4.6 No specific sites are to be identified in the plan for residential development, and so negative effects in terms of flooding are unlikely. There is support for employment / retail development on land adjacent to St Marys Road (Coal Drops), but this is not at risk of flooding.
- 4.7 Given that no growth or allocations will be proposed in the Plan, it is unlikely that there would be significant effects upon flood risk in the plan area or downstream.
- 4.8 Whilst there may be some positive influence on flood risk through measures to enhance green infrastructure, these are not likely to be significantly greater than what would be expected to occur in the absence of the Plan.

Sustainable transport

- 4.9 There is a train station in Penistone with hourly services to Barnsley, Huddersfield and Sheffield. However, concerns about capacity and car parking have been raised by commuters.
- 4.10 There are regular bus services to and from Barnsley town centre, with several bus stops located along the main road routes. There are also some bus routes that

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extend into certain residential areas such as at Chapel Field Lane. However, journey times are relatively long.

4.11 There are no specific proposals in the Plan that would generate significant traffic.

Material assets

4.12 There are various assets of community value within the Plan area including St Johns Community Centre, Penistone Paramount Cinema, Penistone Library, community allotments and the Penistone Market Barn. It is unlikely that the Plan would lead to significant effects upon these community assets.

4.13 No specific employment sites are proposed for allocation, though broad support is outlined in Policy LE3 for business / retail development at land adjacent to St Marys Road / The 'Coal Drops'.

4.14 Though development at this site could help to support some small local business start-ups and the retail offer of the town, it would be very small scale and the effects in terms of material assets would not be significant.

Housing

4.15 The Submitted Local Plan identifies a target of 1,026 homes in total to be developed in Penistone; of which 303 have existing planning permission.

4.16 Six sites are allocated in the Submitted Plan as follows (though one has already been granted planning permission):

| Allocated site | Number of dwellings |
|--|----------------------------|
| Site AC34 Land to north of Barnsley Road | 48 |
| Site H25 Land at Talbot Road, | 30 |
| Site H34 Land east of Saunderson Avenue | 29 |
| Site H81 Land south of Well House Lane, | 132 |
| Site H82 Land south of Halifax Road | 414 |
| Site H47 Land South East of Schole Hill Lane | 139* |
| <i>*Planning permission granted</i> | |

4.17 Through these allocations, the housing target identified for Penistone in the Local Plan would be achieved.

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- 4.18 Further sites have also been identified as safeguarded land in the submitted version of the Local Plan.
- 4.19 In the Neighbourhood Plan there will be supportive policies for the types of housing to be developed, which ought to help meet local needs. However, the Neighbourhood Plan does not seek to allocate additional residential development, nor does it seek to minimise further growth of housing development. Therefore, significant effects on housing are unlikely.

Cultural heritage

- 4.20 The NP area includes a range of statutorily listed buildings and a single Conservation Area. There are concentrations of listed buildings in the urban settlement, as well as assets on the settlement fringes and in the countryside.
- 4.21 There is one Scheduled Monument in the NP area at Wayside cross south of Hartcliff Road.
- 4.22 There are no Registered Parks or Gardens within the NP.
- 4.23 The plan is likely to have positive influences on cultural heritage, as it seeks to identify and protect non-designated local assets. It also sets out design principles aimed at preserving character. Though such policies are likely to be positive, the effects are unlikely to be significant. Heritage would be anticipated to be protected and enhanced anyway to demonstrate compliance with the policies in the Local Plan.
- 4.24 No development is proposed in the Neighbourhood plan, and thus negative effects on the condition or setting of heritage are unlikely in this respect. However, there is support for development nearby to the 'Coal Drops', which includes a Grade II Listed Building.
- 4.25 Though the derelict site where development is supported (through policy LE3) does not contain any listed buildings, it could form part of the setting for the Listed Building further down the lane.
- 4.26 The potential for effects on the setting of a Grade II heritage asset therefore exist. However, these effects should be positive, given that the current condition of the site makes it somewhat of an eyesore.

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4.27 Undertaking an SEA to tackle this detailed issue would be disproportionate. The group could however, ensure that the potential effects on heritage are highlighted as part of Policy LE3, to ensure that any development is mindful of the need for sensitive design. In any event the effects would be indirect, and unlikely to be significant. No allocations are proposed either, so the effects would not be directly attributable to the Neighbourhood Plan.

Landscape

4.28 There are no nationally or locally designated landscapes within the NP area. Small-scale changes to the urban form of Penistone are unlikely to be visually intrusive to the Peak District National Park.

4.29 Though there are large areas of Green Belt, none of this is proposed for release in the Neighbourhood Plan.

4.30 There are locally important landscapes with an elevated position that could be sensitive to development. However, no growth in these areas is likely. Furthermore, the plan actually seeks to protect important views and vistas, and therefore a positive effect is likely rather than negatives.

4.31 On balance no significant effects are considered likely to occur.

Screening analysis

4.32 No growth or specific allocations are proposed in the Neighbourhood Plan, which makes significant effects on sensitive environmental receptors unlikely.

4.33 The Plan is likely to make a positive contribution to a range of factors including better recognition of locally important heritage and landscapes, protection and enhancement of green spaces, and securing improvements to social infrastructure through development. Though beneficial, none of these are likely to be significant effects.

4.34 Though not an allocation as such, Policy LE3 supports development on derelict land at the 'Coal Drops'. This could potentially affect the setting of a heritage asset. Therefore, it would be beneficial for the Plan to make reference to the need for sensitive design that retains the setting of this specific heritage asset. It is not considered proportionate or necessary to undertake an SEA to explore this potential effect. The policies in the local plan and neighbourhood plan would help to manage potential effects and ensure that they are not significant.

5. Consideration of obligations of the NP under the Habitats Directive

Legislative Background

- 5.1 Schedule 2 of the Neighbourhood Planning Regulations makes provision in relation to the Habitats Directive (Council Directive 92/43/EEC). The Habitats Directive requires that any plan or project likely to have a significant effect on a European Designated Site for Nature Conservation must be subject to an Appropriate Assessment.
- 5.2 To achieve this, paragraph 1 of Schedule 2 of the Neighbourhood Planning Regulations prescribes a basic condition that the making of a Neighbourhood Plan is not likely to have a significant effect on a European site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and Neighbourhood Plans.

Consideration of Significant Effects

- 5.3 The South Pennines Moor SAC and Peak District Moors SPA are both located within close proximity to the NP area (approximately 2km).
- 5.4 The HRA submitted with the Local Plan (2016) concludes that the policies and proposed sites within the Local Plan would have no adverse effect on European sites, subject to proposed mitigation.
- 5.5 The Assessment explored the effects of allocating sites in Penistone and concluded that recreational pressure would be a low risk, and that none of the sites proposed for development were of significant ecological value.
- 5.6 No further development is being proposed in the Plan area and so adverse effects are unlikely to occur through the Neighbourhood Plan. If anything, the Plan ought to be beneficial by seeking to protect and enhance local green space and green corridors. This will help to ensure that local residents have access to recreation locally.
- 5.7 Though tourism is supported in the Plan, this alone is unlikely to generate significant effects (due to increased visitors to the Peak District).
- 5.8 It is thus considered that A HRA process is not required to be undertaken to accompany the Neighbourhood Plan.

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6. Screening outcome and next steps

Conclusion (Screening opinion)

- 6.1 After having given consideration to the anticipated content of the Penistone Neighbourhood Plan, and the relevant environmental issues locally, it is concluded that the potential for significant effects to arise as a result of the NP is likely to be limited and as such a SEA or HRA is not required. However the plan should still be prepared with due care and attention to avoiding/mitigating any potential adverse effects that could arise (and realising opportunities).
- 6.2 The Plan is expected to have mostly positive effects on environmental factors. The only potential negative effects could be related to the support for development on the 'Coal Drops' derelict site. However, this site ought to be enhanced through development, and any effects could be addressed through the development management process. The issues are not of a strategic or significant nature such that an SEA or HRA is required.
- 6.3 Should the scope or nature of the NP change substantially through further revisions of the draft plan then this opinion should be revisited, but at present it is considered (to our best available knowledge, and on the basis of the evidence and draft document provided to us) that SEA and HRA is not necessary.

Next Steps

- 6.4 Barnsley Council, as the responsible authority, should give consideration to this screening opinion ahead of reaching a screening determination. The Council, should they agree with the findings, ought to consult with the consultation bodies (Natural England, Historic England and the Environment Agency in the case of SEA and Natural England in the case of HRA).
- 6.5 If the Council and/or Statutory Bodies disagree with this opinion, and the plan is ultimately 'screened-in', then the Town Council should commence SEA/HRA (as appropriate) at the earliest opportunity. AECOM can provide support with this process through the Locality technical support programme.
- 6.6 At the time this draft Screening Opinion was established, the Town Council had already consulted with the three statutory consultees to gain their opinions on whether an SEA would be required. This consultation was based upon a draft version of the Neighbourhood Plan.

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6.7 Though this consultation was not accompanied by a Screening Opinion, all three bodies concluded that significant effects were unlikely to occur on the basis of the draft Plan content (and thus SEA was unnecessary).

6.8 It is likely that the consultees will maintain this position now as;

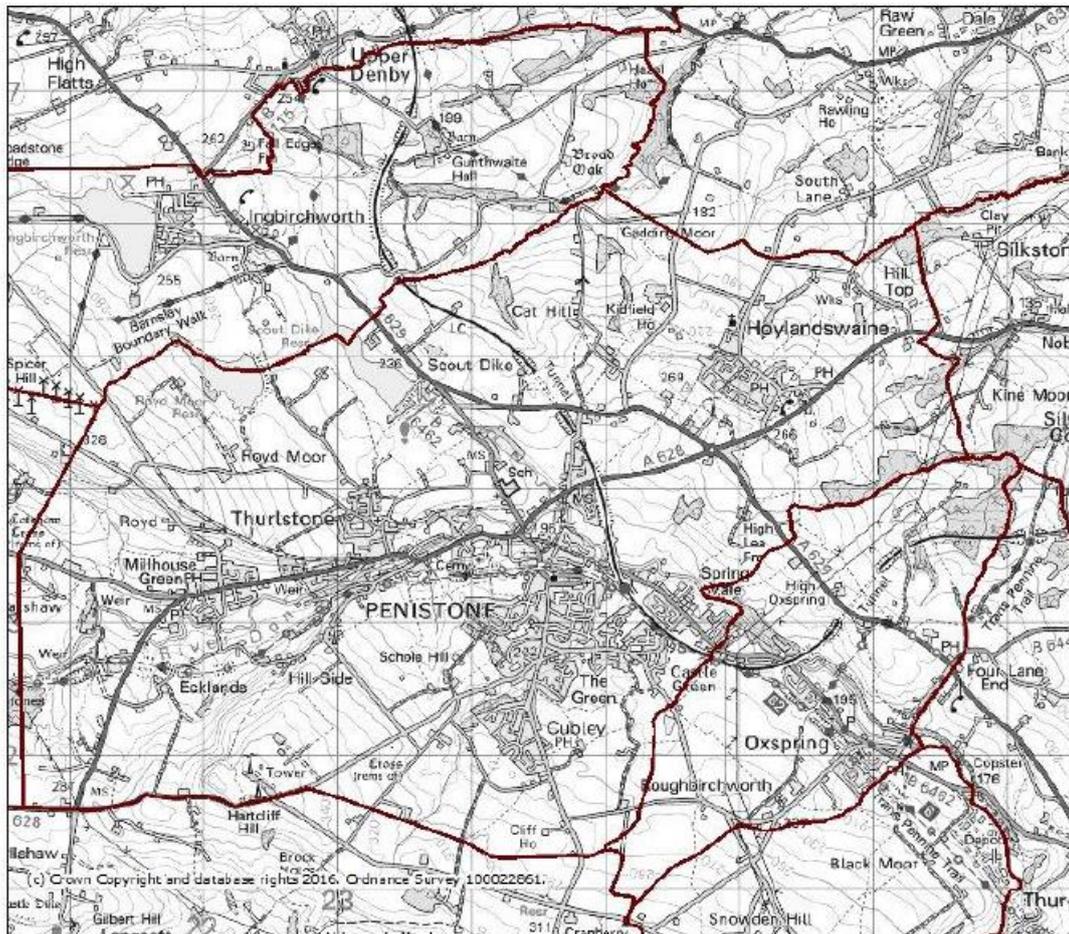
- The draft Plan remains unchanged; and
- The conclusion of this additional SEA screening exercise is that no SEA is required.

6.9 It should therefore be possible to finalise a screening opinion relatively quickly.

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Appendix 1

The Neighbourhood Plan Area



Projection = OSGB36
xmin = 416100
ymin = 400000
xmax = 432900
ymax = 408300
Map produced by MAGIC on 1 September, 2016
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