

# Habitats Regulations Assessment (HRA)

**Purpose:** To determine if the Neighbourhood Plan may affect the protected features of an area before deciding whether to undertake, permit or authorise it.

**Delivered by:** Independent consultants AECOM via Locality who provide technical support to our Neighbourhood Plan.

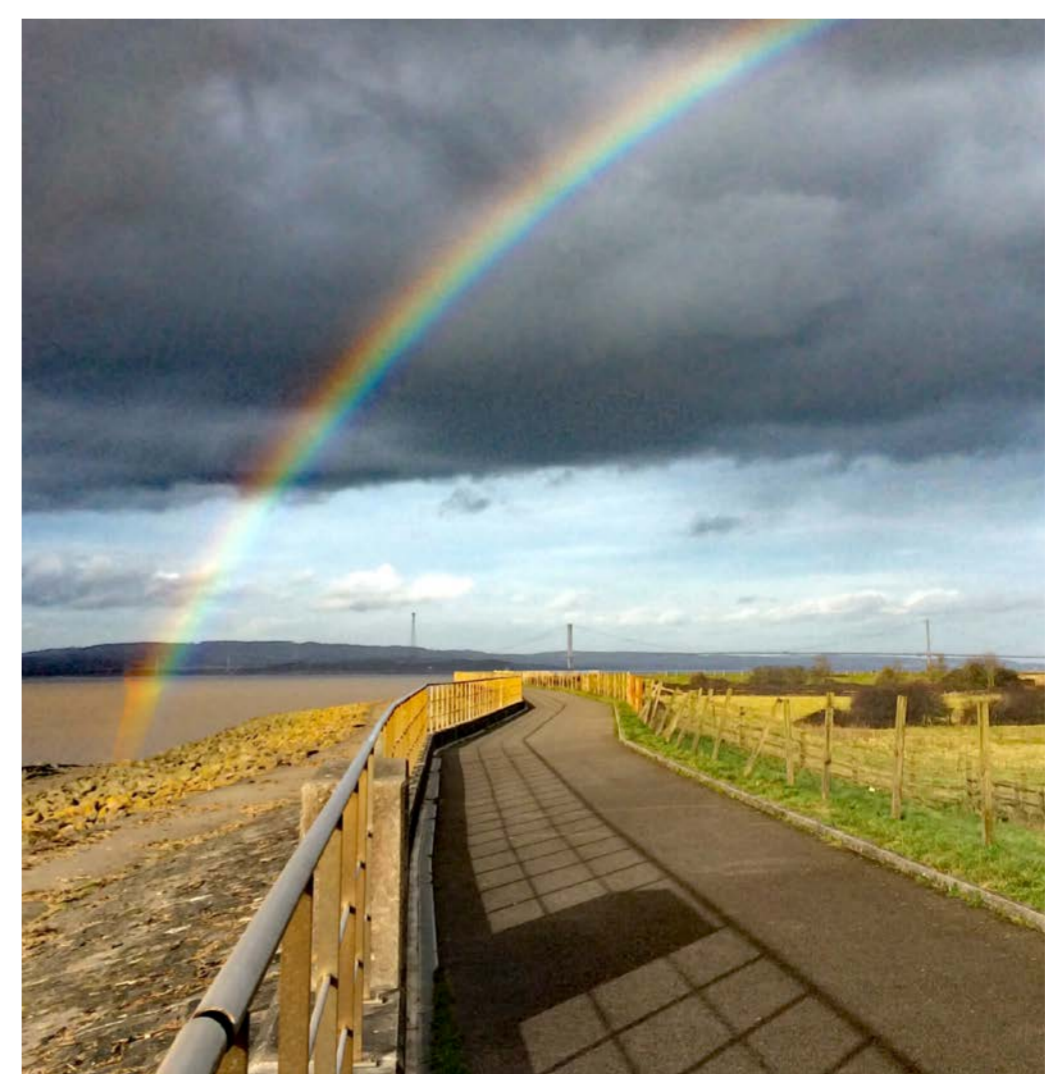
**Status:** Commenced November 2022, initially as a desktop study. The HRA will be completed once the site evaluations have been concluded, which is targeted for April 2023.

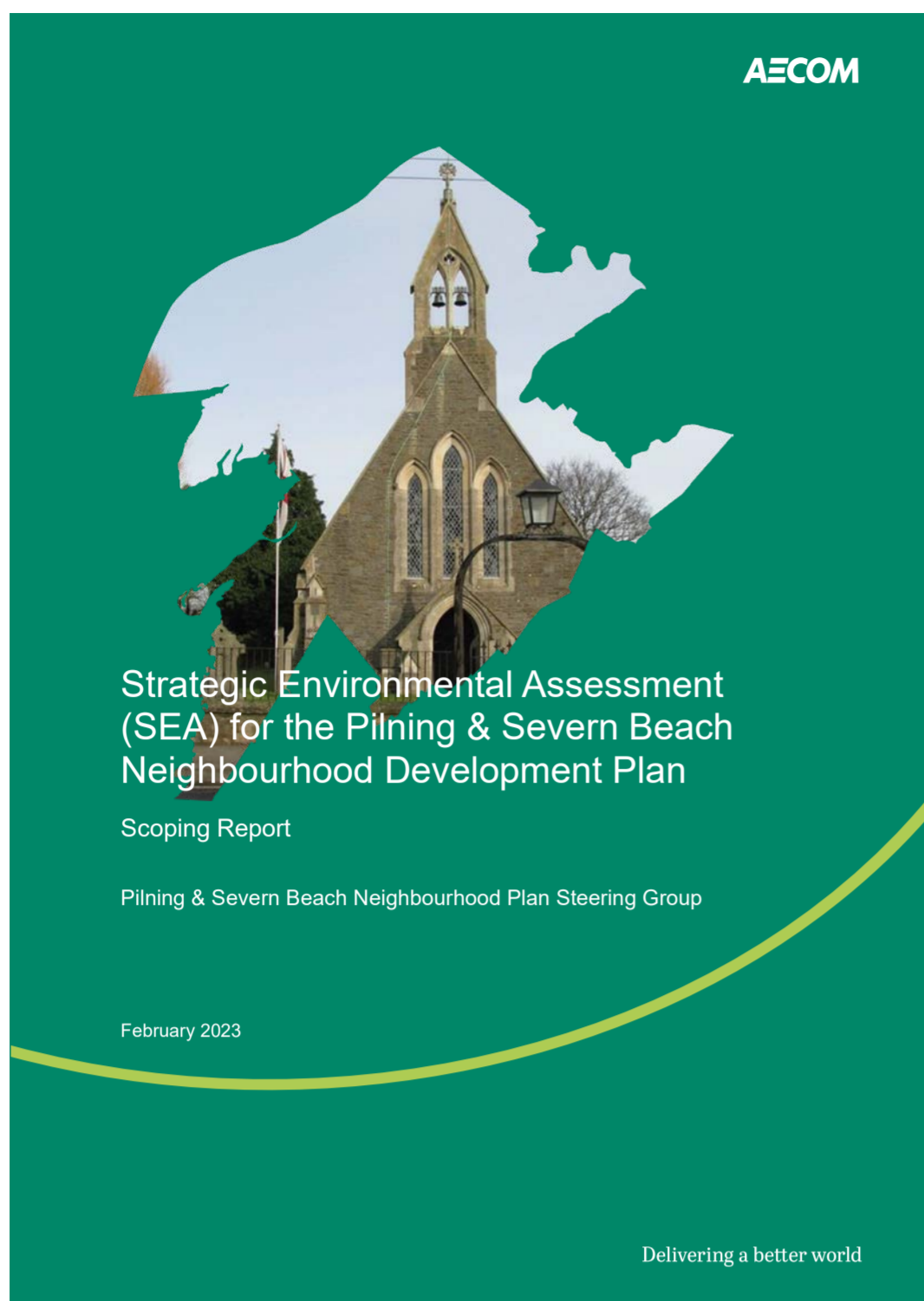
## Key Points:

- Provides clear guidance on how to protect our habitats.
- It will focus on those areas identified within the Site Evaluation Report.
- The report will provide general guidelines for the Parish and specific controls, regulations and processes for potential developers and house builders.
- SGC will make an appropriate assessment of the implications of the plan in view of the Neighbourhood Plan's conservation objectives, and will only agree to it after having ruled out adverse effects on the integrity of the habitats in our Parish.

**Conclusion:** The HRA will be a valuable tool in first helping the NPSG to identify, develop and communicate appropriate policies and guidelines to include in the Neighbourhood Plan and by then helping future developers and house builders create appropriate housing and other buildings that enhance, support and safeguard habitats and wildlife within the Parish.

The completed document will be available on the Neighbourhood Plan website page.





# Strategic Environmental Assessment (SEA)

**Purpose:** to create a systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in the completed Neighbourhood Plan.

**Delivered by:** Independent consultants AECOM via Locality who provide technical support to our Neighbourhood Plan.

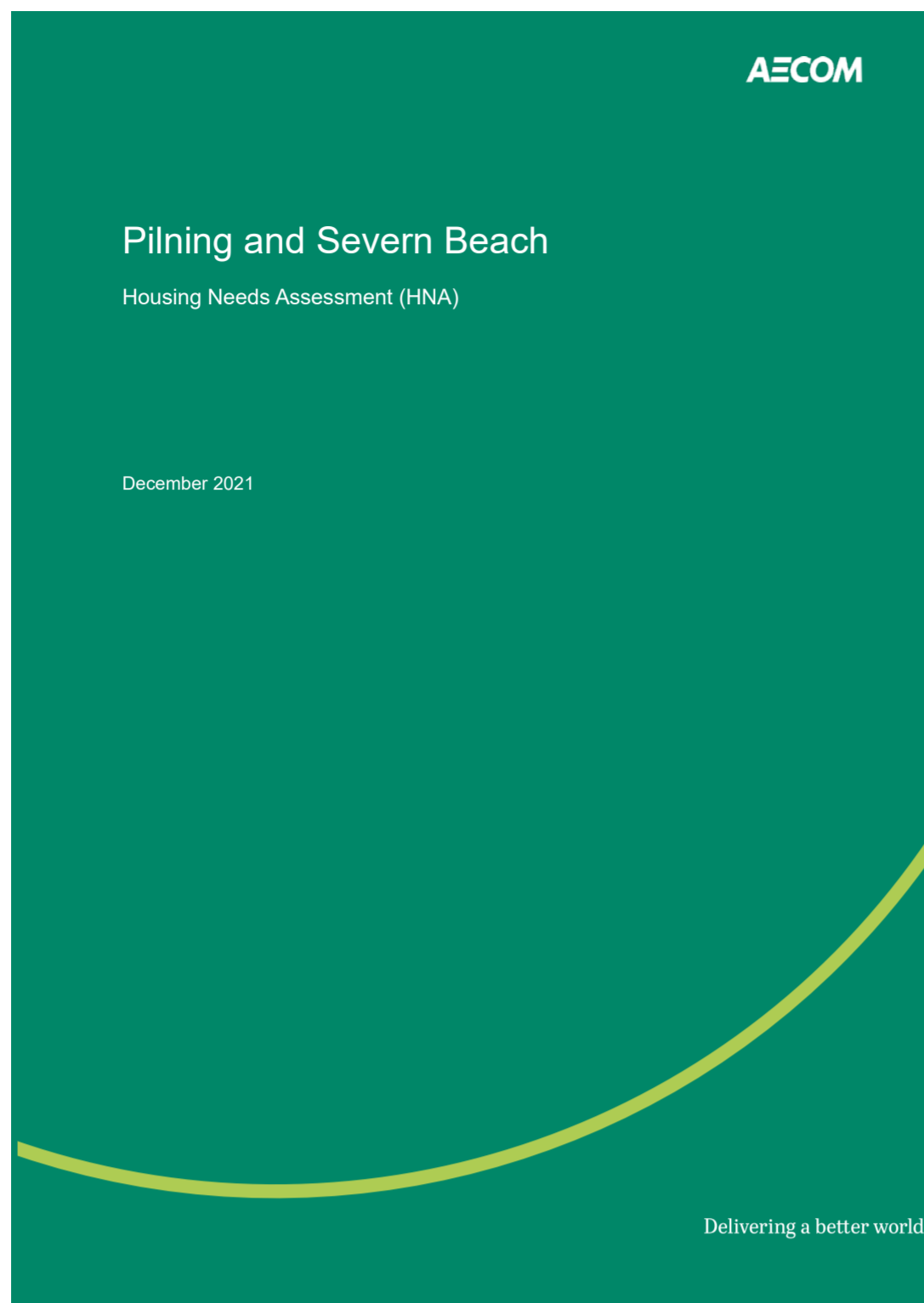
**Status:** Commenced September 2022, initially as a desktop study. A Scoping Report has been produced, which has gone out to consultation with the Environment Agency, Natural England and Historic England. The final report will be completed after the Site Evaluations have been concluded and is targeted for May 2023.

## Key Points:

- Provides a mechanism for considering and communicating the potential impacts of our emerging Neighbourhood Plan, and potential alternatives in terms of key environmental issues.
- The SEA is undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004.
- The aim is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts and maximising the potential for positive effect.
- Our Neighbourhood Plan requires a SEA to be completed to determine how the plan relates to the potential effect on the environment.

**Conclusion:** A SEA is necessary because our Neighbourhood Plan will allocate sites for development and the Parish contains sensitive environmental assets (e.g., a Site of Special Scientific Interest (SSSI) and an Area of Outstanding Natural Beauty (AONB)) that may be affected by the policies and proposals in it. The scoping report is available on the Neighbourhood Plan website page.





# Housing Needs Assessment

**Purpose:** The Housing Needs Assessment is required to identify the quantity (if any) and type of housing needed to both sustain and evolve our Parish.

**Delivered by:** Independent consultants AECOM via Locality who provide technical support to our Neighbourhood Plan.

**Status:** Commenced July 2021 and was completed November 2021 with the issue of the final report.

## Key Points:

- The report concluded that in the period 2024 – 2035 a minimum of 246 new dwellings were needed within the Parish.
- This equates to an average of twenty-two new dwellings per year.
- The responses to the Parish Survey (sent to all residents in November 2021) showed that the majority of people supported this figure and therefore the NPSG aim to incorporate this into the final Neighbourhood Development Plan.
- Affordability of new homes was also addressed and the NSPG's aim from the evidence produced and in accordance with SGC's expectations, is that 35% of new dwellings in larger developments should be 'affordable'.
- Specialist housing for older people was also explored and the study concluded that between 30 - 41 units in addition to the 246 previously identified were required.

**Conclusion:** The Housing Needs Assessment is a valuable tool in determining the need, quantity, and type of dwellings needed within the Parish.

This document is informative and well considered providing a valuable reference for the Parish and can be found on the Neighbourhood Plan website page.

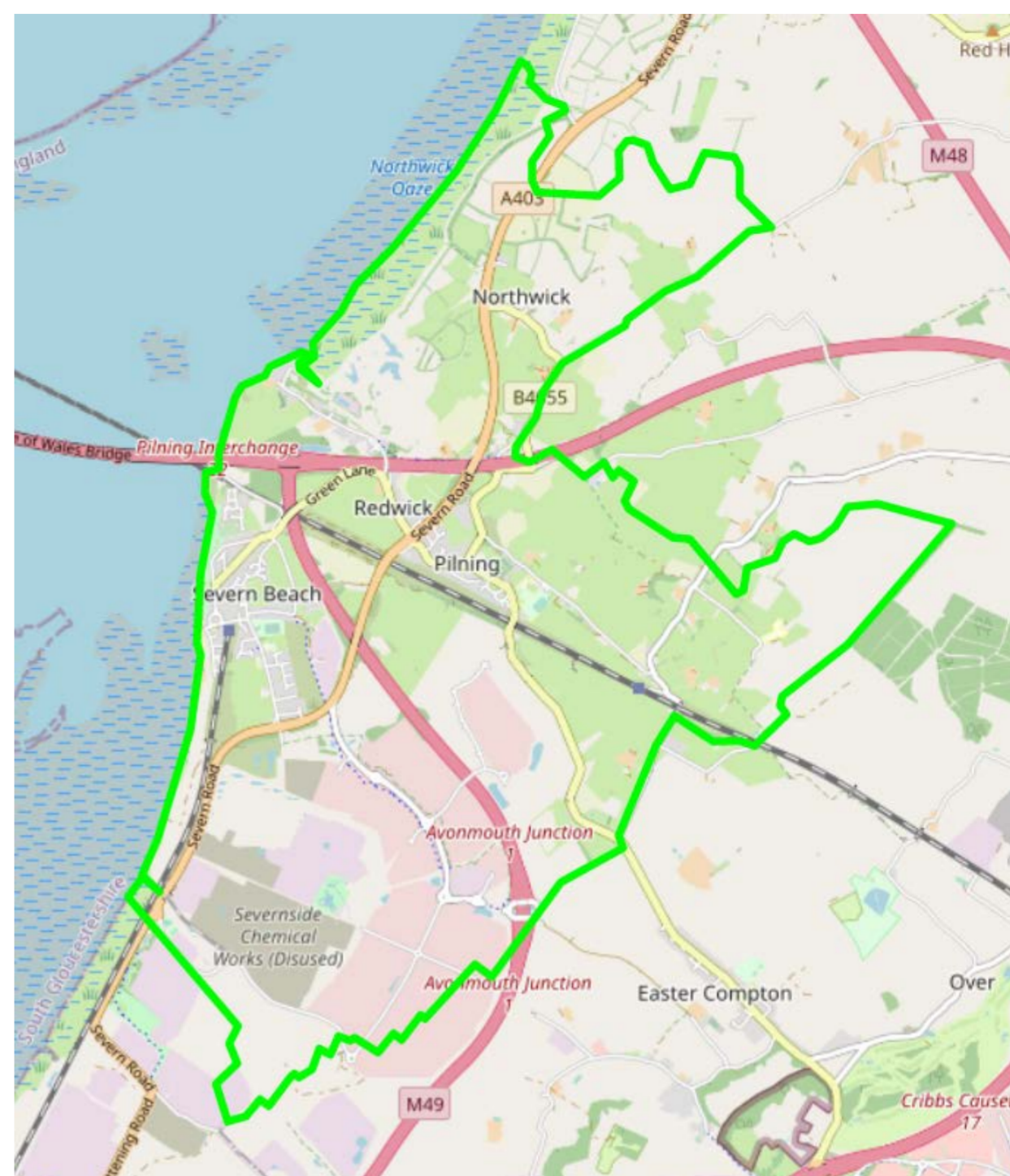


# Character Assessments

**Purpose:** To identify the 'character' of the Parish, including its layout, dwelling styles, views, context, and unique identity.

**Delivered by:** The Neighbourhood Plan Steering Group over a four month period.

**Status:** Character Assessments were completed in October 2022 and input into the Design Codes and Guidelines study.



## Key Points:

- The Parish was divided into 30 distinct sub-character areas.
- Each was visited by a minimum of 2 researchers, photographs taken, and information gathered, compared and refined into a report.
- Each assessment was reviewed by the Steering Group and the Parish Council prior to its completion.
- They identify what is special and distinctive in each of the sub-character areas such as topography, layout, natural features, streetscape and buildings.
- The Character Assessments have been a key part of the Design Codes and Guidelines study.
- Each of the sub-character areas and their reports are now mapped onto Parish Online.



**Conclusion:** The Character Assessments and photographs were provided to AECOM to input into the Design Codes and Guidelines study which is available on the Neighbourhood Plan website.

It was concluded that the Parish has an eclectic character and it is this mix of dwellings, buildings, open spaces, walks, facilities and points of interest that help make it a special place to live and work.

# Site Evaluations

**Purpose:** To evaluate identified sites within the Parish to determine which are most suited to development, or a number of other uses.

**Delivered by:** Independent consultants AECOM via Locality who provide technical support to our Neighbourhood Plan.

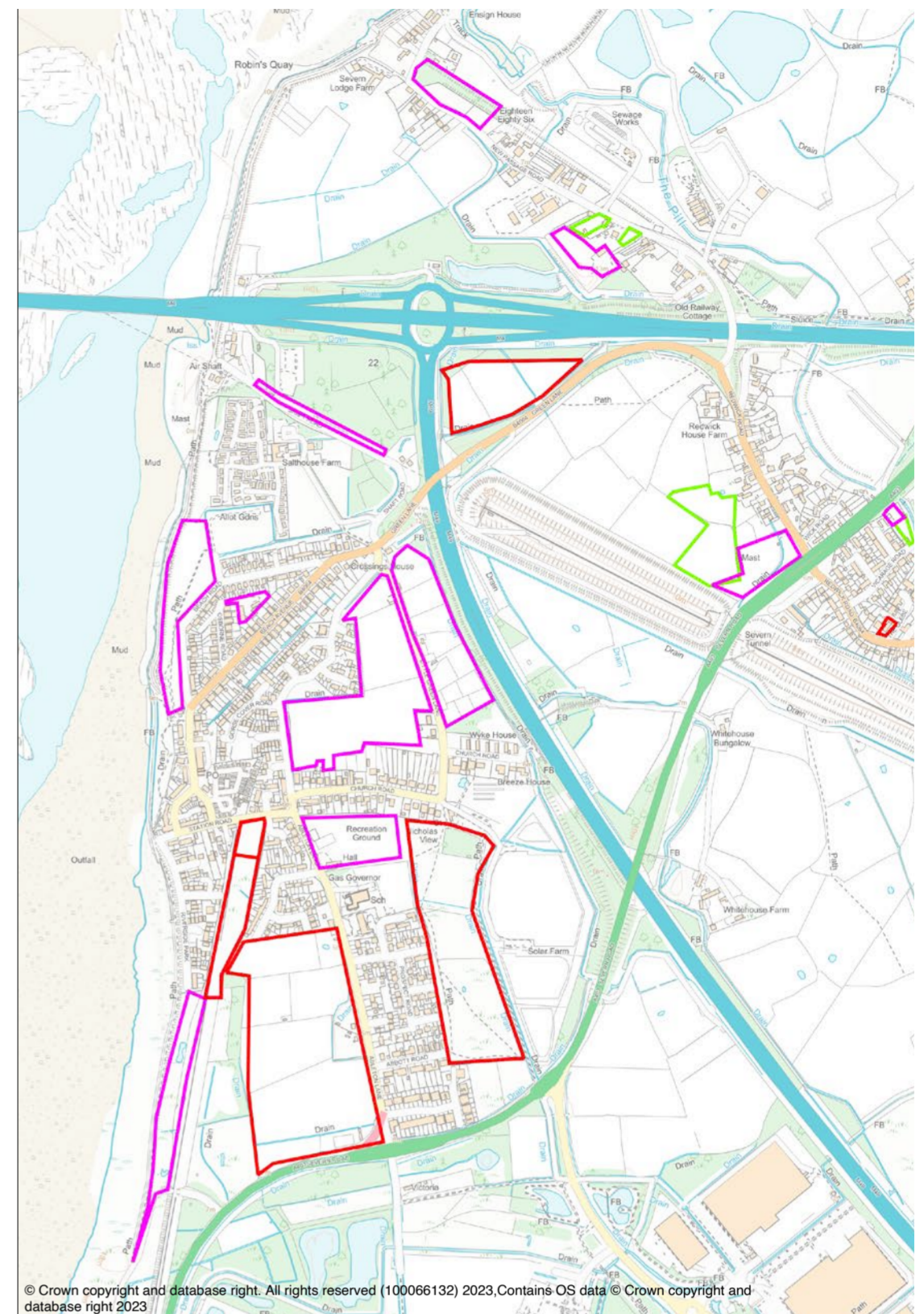
**Status:** Commenced September 2022. The Parish has been visited and the final report is targeted for completion in April 2023.

## Key Points:

- Potential sites for development have been identified through the Parish Survey (sent to Parish residents in November 2021), formal 'Call for Sites' conducted separately by SGC and the NPSG, and from local knowledge.
- The NPSG commissioned AECOM via Locality to independently evaluate the sites for suitability, agreeing with SGC that flood risk and Green Belt should not be included in the initial evaluation.
- An initial filter was applied considering potential new housing proximity to existing developed areas.
- AECOM's evaluations will produce a list of potential constraints for each site and therefore indicate those most likely to be taken forward.
- As well as new housing, additional uses of potential sites include car parking, retail, leisure and community.

**Conclusion:** An initial Site Evaluation Report has been received and will be further developed before delivery of a final report.

The map identifies the sites remaining after the application of AECOM's first filter, which were included in their Initial Site Evaluation.



# Design Codes and Guidelines

**Purpose:** To establish principles to ensure new residential development is designed and planned according to existing character and the context of the Parish.



**Delivered by:** Independent consultants AECOM via Locality who provide technical support to our Neighbourhood Plan.

**Status:** Commenced May 2022 with a visit of the Parish. Completed February 2023 with issue of the final report.

## Key Points:

- Provides context of the Parish including historical development, land usage and flood risk.
- The Character Assessments made by the NPSG of the Parish, together with photographs taken, were a main input to the study.
- The report character assesses six developed areas of the Parish identified as: 'Pilning, Redwick, New Passage, Northwick, Ableton and Severn Beach.
- It identifies what is special and distinctive in these character areas.
- The report provides general design guidelines for the Parish and specific design codes including; pattern and layout, access and green infrastructure, architecture and details, materials, sustainability and building performance.

**Conclusion:** The Design Codes and Guidelines will be a valuable tool for securing appropriately designed, high quality development in the Parish. It will be used by different parties in the planning and development process including applicants, developers and landowners; SGC as a reference point against which to assess planning applications; the Parish Council and community organisations as a guide when commenting on future planning applications.

This document is informative and well-illustrated, providing a valuable reference for the Parish. It can be found on the Neighbourhood Plan website page.

