



**Strategic Environmental Assessment
Screening Determination Statement
for
Toddington 2018 - 2035**

January 2019

Strategic Environmental Assessment Screening Determination Statement for Toddington Neighbourhood Plan

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Executive Summary

This statement sets out the reasons for the Council's determination that the Toddington Neighbourhood Plan proposal is unlikely to result in significant environmental effects and therefore does not require a Strategic Environmental Assessment. In addition, this statement determines that the Toddington Neighbourhood Plan is unlikely to result in significant effects on any European sites and consequently the plan does not require Habitat Regulation Assessment.

This determination statement is intended to support Toddington Parish Council in demonstrating that the Toddington Neighbourhood Plan proposal is compatible with certain European Union obligations as required by the basic conditions, namely:

- Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment; and
- Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

This determination has been made on 14th January 2019. Within 28 days of this determination, the Council will publish a statement, setting out its decision. Central Bedfordshire Council will publicise this determination statement in accordance with its regulatory requirements. A copy of the statement will be available for inspection at the Council website at

<http://www.centralbedfordshire.gov.uk/planning/policy/neighbourhood-planning/consultations.aspx>. It will also be available on request at: Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ.

If you require any further information, then please contact Tom Price by email at tom.price@centralbedfordshire.gov.uk.

Strategic Environmental Assessment Screening Determination Statement for Toddington Neighbourhood Plan

1. Introduction

- 1.1 Toddington Parish Council has requested a Strategic Environmental Assessment (SEA) screening opinion of its Neighbourhood Plan (NP). Central Bedfordshire Council is legally required to determine whether the Toddington NP will require SEA.
- 1.2 This document is a final Screening Determination Statement which is being issued to Toddington Parish Council and the statutory consultation bodies.
- 1.3 The Council undertook a screening exercise to determine whether or not the content of the Toddington NP 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. These require an SEA to be undertaken for:
- i. Plans which are prepared for town and country planning or land use and which set the framework for future development consent of projects listed in the Environmental Impact Assessment (EIA) Directive; or
 - ii. Plans which have been determined to require an assessment under the Habitats Directive.
- 1.4 Following the screening process the Council determined that the Toddington NP is unlikely to result in significant effects on the environment. The Council consulted the findings with the statutory consultation bodies: Historic England, Natural England and Environment Agency.
- 1.5 Section 2 of this report outlines the regulations that set the need for this screening exercise. Process and criteria of the assessment are set out in Section 3.
- 1.6 A brief summary of the Toddington NP is provided in Section 4.
- 1.7 The screening assessment of the likely significant environmental effects of the NP is set out in Section 5 and the justification for the determination that the Toddington NP does not require a full SEA with further recommendations is provided in Section 6.

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2. Legislative Background

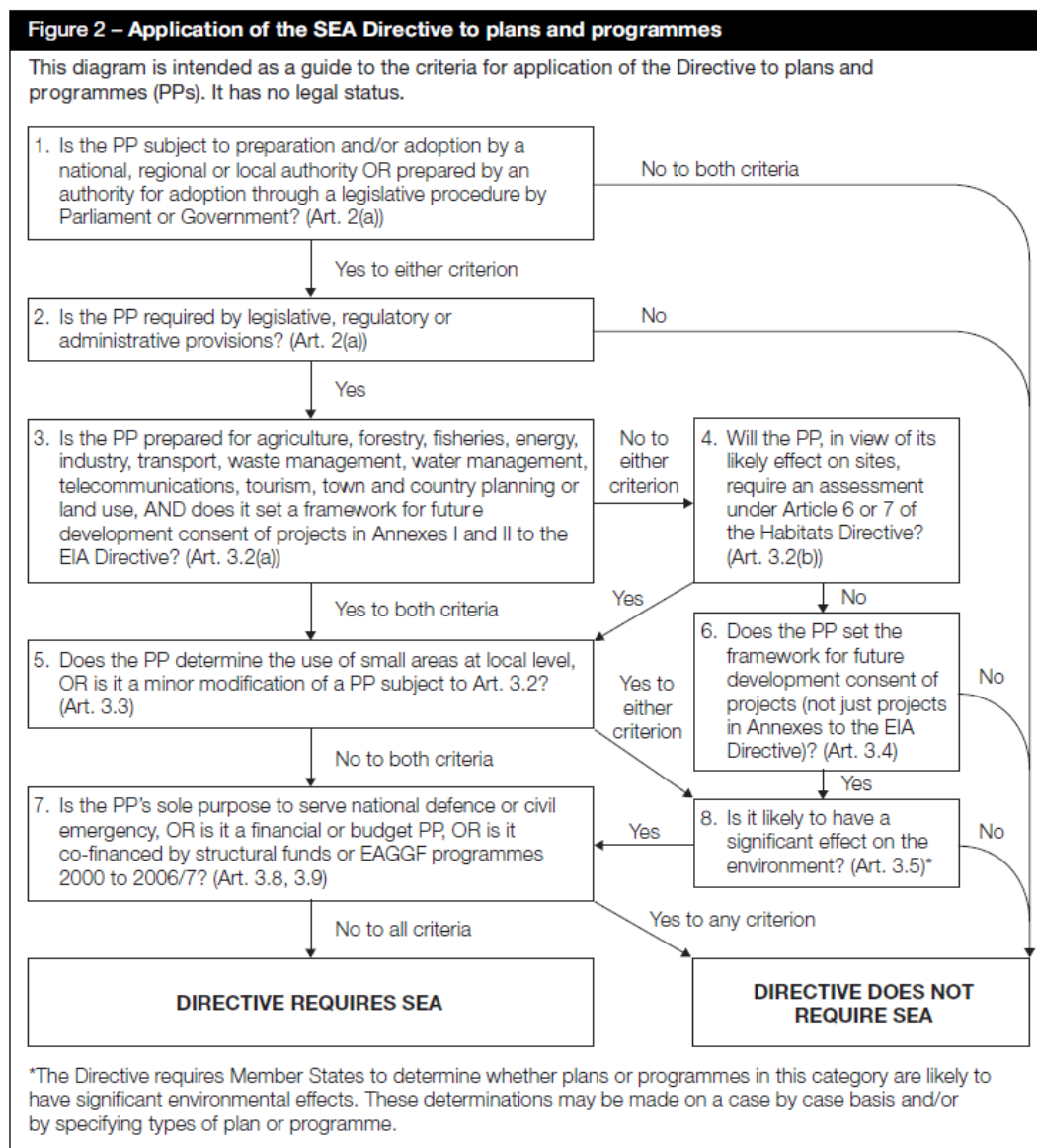
- 2.1 The basis for Strategic Environmental Assessments legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)
- 2.2 The Planning and Compulsory Purchase Act 2004 requires that a Sustainability Appraisal (SA) is prepared for spatial plans. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3 The Government has stated that SAs are not needed for NP's, but it must be demonstrated how the NP contributes to achievement of sustainable development in the area.
- 2.4 The Localism Act 2011 requires NP's to not breach, and be otherwise compatible with EU and Human Rights obligations. Ambitious and complex NP's may trigger the EU Strategic Environmental Assessment Directive and Habitat Directive, and may need to undertake SEA and Appropriate Assessment depending on the scale and the impact of the plan proposals.
- 2.5 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 refers to the Habitat Directive. The Directive requires that any plan or project likely to have a significant effect on European sites must be subject to an appropriate assessment. Paragraphs 2-5 of Schedule 2 amend the Conservation of Habitats and Species Regulations 2010 so that its provisions apply to Neighbourhood Development Orders (NDOs) and NPs. The Regulations state that NPs are not likely to have significant effect on a site designated at European level for its biodiversity, however, this needs to be ascertained through Habitat Regulations Assessment's screening process.
- 2.6 This report focuses on screening for both HRA and SEA and the criteria for establishing whether a full assessment is needed.

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3. Screening assessment process

3.1 The screening opinion assessment is undertaken in two parts: the first part will assess whether the plan falls into a category of plans requiring SEA; and the second part of the assessment will consider whether the NP is likely to have a significant effect on the environment, using criteria drawn from Schedule 1 of the EU SEA Directive and the UK Environmental Assessment of Plans and Programmes Regulations 2004.

3.2 The government guidance 'A practical guide to the Strategic Environmental Assessment Directive sets out the following approach to be taken in determining whether SEA is required, see flowchart below.



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3.4 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the transboundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC

3.5 The three statutory consultation bodies (English Heritage, Environment Agency and Natural England) will be consulted to determine whether they agree with the findings and conclusions of this screening opinion, in establishing whether the Toddington NP requires SEA and whether it may have a significant environmental effect. Following consultation with statutory consultees a final Screening Determination Statement will be issued to Toddington Parish Council and the statutory consultees.

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4. Summary of Toddington Neighbourhood Plan

4.1 Toddington NP covers the administrative boundary of Toddington Parish Council. The parish lies 4.5 miles north of Dunstable, 6 miles north-east of Leighton Buzzard, and 6 miles south of Ampthill on the old London to Bedford road. It is a hilltop settlement at the point of convergence of five historic roads. The total area of Toddington is approximately 1,640 hectares, of which the majority is still in agricultural use. The village of Toddington is 'inset' within the Green Belt, and therefore the settlement is effectively defined by its surrounding Green Belt boundary.

4.2 Toddington draft NP covers a range of land use and environmental issues that relate to the Parish. These are addressed through a number of policies to guide development in the Parish. The policies cover the following areas:

- Built Environment
- Heritage & Village Centre
- Facilities & Amenities
- Business
- Housing
- Transport & Movement
- Landscape
- Green Infrastructure
- Local Green Spaces

4.3 Built Environment policies aim to; ensure new development is of a high quality design which respects local character and views, contributing to a compact village form which does not lead to a loss of off-street parking, green spaces or townscape gaps.

4.4 Heritage & Village Centre policies aim to; ensure new development in the Conservation Area preserves and enhances the historic character of the settlement through appropriate use of design, materials, boundary treatments and landscaping.

4.5 Facilities & Amenities policies aim to; support development proposals which positively enhance the level, range and quality of amenities available to the village through good design, protect existing premises used for retail, public houses or other local services unless there is clear evidence that another use is more suitable, and resist the loss of existing parking spaces for amenities.

4.6 Business policies aim to; support new employment development which brings long-term employment to the village, is designed with sufficient parking and is

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complementary to the character and amenity of the area and which does not negatively impact existing businesses.

- 4.7 Housing policies aim to; secure managed and sustainable growth in Toddington which provides at least the level of affordable housing in the Local Plan, delivers a suitable mix of housing identified through a Housing Needs Survey, is designed with a suitable landscaped edge and contributes to new green infrastructure, recreational facilities and community facilities. In addition, development within the settlement boundary will be supported when on previously developed land, where the proposal respects the character and amenity of the village and where there is suitable parking provision.
- 4.8 Transport & Movement policies aim to; support development proposals where they do not impact on existing parking provision and where new parking facilities are sensitively designed in relation to their location, where it can be demonstrated that school expansions are supported by appropriate parking provision and a Travel Plan promoting sustainable travel choices, where impact on highway capacity and safety can be demonstrated as acceptable, and where they can address deficiencies in existing access networks, connections to greenspaces and provide safe and attractive pedestrian access routes into, out of and around the village.
- 4.9 Landscape policies aim to; ensure new development contributes towards improvements to the rural/urban edge where appropriate, including the retention and reinforcement of hedgerows and trees, and to retain the rural appearance from the south and conserve the appearance of the landscape ridges.
- 4.10 Green Infrastructure policies aim to; ensure new development contributes towards the creation of new green spaces, improves existing green assets and the access to Toddington's green infrastructure network. This is expected to happen through; the protection and improvement of areas of biodiversity value and their access, the provision and improvement of safe, attractive and accessible public footpath links to the wider network, and the creation of circular routes in the footpath, bridleway and cycling networks.
- 4.11 Local Green Spaces policies aim to; retain and protect the identified areas of Local Green Space, resisting any development which affects their designation unless very special circumstances can be demonstrated.

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5 Assessment

5.1 The first part of the assessment is to establish the need for the SEA. The table below shows the assessment determining whether the Toddington NP falls into a category of plans requiring SEA.

Stage	Y/N	Reasons
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation and adoption of the NP is allowed under Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan will be prepared by Toddington Parish Council (as the 'relevant body') and will be 'made' by the Central Bedfordshire Council as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (Referendums) Regulations 2012. GO TO STAGE 2
2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Whilst the NP is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will, if 'made', form part of Local Plan for the unitary area. It is therefore important that the screening process considers whether it is likely to have a significant effect on environment and hence whether SEA is required under the Directive. GO TO STAGE 3
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set framework for future development consent		The NP is being prepared for town and country planning and land use. The plan supports small-scale development within the settlement envelope of Toddington on sites identified by the CBC Local Plan, but does not allocate any sites and does not set a framework for future development consent for projects in Annexes I and II to the EIA Directive.

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Stage	Y/N	Reasons
of projects in Annexes I and II to the EIA Directive? (Art. 3.2(b))		GO TO STAGE 4
4. Will the NP, in view of its likely effect on sites, require assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	There are no Natura 2000 sites within a close proximity of the plan's boundary, closest is Chiltern Beechwoods, 14 km away. The plan supports a small scale development within the settlement envelope of Toddington, but does not allocate any sites. The HRA assessment for CBC submission Local Plan concluded that the Local Plan will not have negative effects on Natura 2000 sites and therefore it is considered that the NP is unlikely to result in significant effects on Natura 2000 sites and there is no need for screening these sites. GO TO STAGE 6
5. Does the NP determine the use of small areas at local level OR is it a minor modification of a PP subject to Art. 3.2? (Art.3.3)	N/A	NOT APPLICABLE
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art. 3.4)	Y	The NP will set the framework for future development of projects not included in Annexes I and II to the EIA Directive. GO TO STAGE 8
7. Is the NP's sole purpose to serve national defence or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8 & Art. 3.9)	N/A	NOT APPLICABLE
8. Is the NP likely to have a significant effect on the environment? (Art. 3.5)	N	See assessment 2: Likely significant effects on the environment. DIRECTIVE DOES NOT REQUIRE SEA

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The next step in the screening assessment is to establish whether the Toddington NP is likely to have a significant effect on the environment. The criteria for determining the likely significance of effects are drawn from the Annex II of SEA Directive 2001/42/EC.

Criteria for determining the likely significant effects (Annex II SEA Directive)	Summary of significant effects	Likely to have significant environmental effects Y/N
1a The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The NP will contribute to the framework for considering future development consents of projects: it sets out policies to guide future development and supports sites identified for development by the CBC submission Local Plan, but it does not allocate sites itself. The Plan and its policies sit within a wider framework of the National Planning Policy Framework (2018) and the CBC submission Local Plan (2018) and saved policies from the South Bedfordshire Local Plan Review (2004). The Plans policies must be compliant with policies within the above documents. This NP sets a framework for development that is localised in nature and have limited resource implications.	N
1b The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The NP will be in conformity with the National Planning Policy Framework. The policies within the NP are in general conformity with the Council's strategic policies and complement the Local Plan's policies. The NP is unlikely to significantly influence other plans and programmes.	N
1c The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting	The Plan includes design policies to protect the character, rural and historic setting of Toddington, protect enhance local wildlife, the designated Local Green Spaces, green infrastructure and landscape. In addition, it sets policies to ensure delivery of right houses for the local need, improvements to transport	N

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Criteria for determining the likely significant effects (Annex II SEA Directive)	Summary of significant effects	Likely to have significant environmental effects Y/N
sustainable development	and business. All potential development will need to comply with Central Bedfordshire Council planning policies and be in conformity with NPPF. Given the scope of the NP, it is considered that the Plan integrates environmental considerations and promotes sustainable development.	
1d Environmental problems relevant to the plan.	The NP includes policies on protection and enhancement of natural environment; protection of the historic character, the Conger Hill Mott and Bailey Castle scheduled ancient monument and listed buildings; promoting sustainable transport and providing right housing for the local needs. The Plan is not allocating sites for residential or commercial development, and therefore the Plan is unlikely to result in significant environmental effects.	N
1e The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection or renewable energy generation)	The NP sits within the wider framework of the National Planning Policy Framework (2018), the submission Local Plan (2018) and saved policies from the South Bedfordshire Local Plan Review (2004). The NP is not directly relevant to the implementation of European legislation.	N
2a Probability, duration, frequency and reversibility of the effects	The NP is likely to have short-term effects resulting from activity associated with improvements to local infrastructure, but they are likely to be localised in their nature	N

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Criteria for determining the likely significant effects (Annex II SEA Directive)	Summary of significant effects	Likely to have significant environmental effects Y/N
	and not significantly negative for environmental factors.	
2b The cumulative nature of the effects	The impacts of the NP are likely to be very localised and unlikely to contribute significantly to impacts of other Plans in the hierarchy.	N
2c The trans boundary nature of the effects	Given the localised nature of the NP there are not expected to be any significant trans-boundary effects.	N
2d The risk to human health or environment (e.g. due to accidents)	The NP is unlikely to pose significant risks to human health or the environment.	N
2e The effects on areas or landscapes which have a recognised national, community or international protection status.	Toddington is set up on a hill with panoramic views into countryside and the Chilterns Area of Outstanding Natural Beauty. The Plan recognises the special landscape value and is looking to protect them.	N
2f The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected)	The NP covers the area of Toddington Parish and it is unlikely to have impacts beyond its boundaries.	N
2g The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> • Special natural characteristics or cultural heritage • Exceeded environmental 	Within the Parish there are several natural and cultural heritage designations and the NP's policies are looking to protect and enhanced them. However, impacts of the Plan are unlikely to have significant effects.	N

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Criteria for determining the likely significant effects (Annex II SEA Directive)	Summary of significant effects	Likely to have significant environmental effects Y/N
<p>quality standards</p> <ul style="list-style-type: none"> • Intensive land use 	<p>The NP is not expected to exceed environmental quality standards or limit values.</p> <p>The NP does not propose development likely to result in intensive land use.</p>	

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6 Screening Outcome

- 6.1 The screening assessment undertaken in Section 5 concludes that, it is unlikely there will be any significant environmental effects arising from the Toddington NP. **As such, Toddington NP does not require a full SEA to be undertaken.**
- 6.2 The Council consulted on its findings with three statutory consultation bodies: Historic England, Natural England and Environment Agency. The consultation period was from 26th November to 24th December 2018. To consultation email stated that if a response was not received it would be assumed that the consultee agrees with the Council's findings and conclusions.
- 6.3 The Council received three responses, one from each of the statutory consultees, that agreed with the Council findings that Toddington NP does not require a full SEA to be undertaken. The received consultation responses can be found in Appendix 1.
- 6.4 Following the screening process and consultation, the Council determines the that **Toddington NP does not require a full SEA to be undertaken.**
- 6.5 As part of this screening, Habitat Regulations screening was undertaken because plans that are likely to have significant impact on European Sites require a Strategic Environmental Assessment in addition to an Appropriate Assessment (Habitat regulation Assessment). This screening concluded that the Toddington NP is unlikely to have significant impact on European Sites and there **Toddington NP does not require a full HRA to be undertaken.**
- 6.6 Although SEA is not required, Toddington Parish Council may wish to consider voluntarily undertaking a Sustainability Appraisal (SA) that covers all three aspects of sustainable development: environmental, social and economic. The advantage of undertaken an SA is that it can assess the impact of the NP on environmental, social and economic factors and therefore demonstrate to an examiner how sustainable development has been considered in the preparation of the Plan and that the Plan as prepared is the most sustainable compared with any reasonable alternatives.

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Appendix: Consultation Responses

Date: 28 November 2018
Our ref: 265948



Tom Price
Central Bedfordshire Council

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Price

Toddington Neighbourhood Plan - Strategic Environmental Assessment (SEA) screening opinion

Thank you for your consultation on the above dated 26 November 2018 which was received by Natural England on 26 November 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

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Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

David Allinton
Consultations Team

Strategic Environmental Assessment Screening Determination Statement for Toddington Neighbourhood Plan



Historic England

EAST OF ENGLAND OFFICE

Mr Tom Price
Central Bedfordshire Council
Priory House, Monks Walk
Chicksands
Shefford
Bedfordshire
SG17 5TQ

Direct Dial: 01223 582746

Our ref: PL00518382

18 December 2018

Dear Mr Price

RE: Toddington Neighbourhood Plan SEA Screening

Thank you for your email of 26 November 2018 regarding the above consultation. As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore we welcome this opportunity to review the Screening Report for this plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Toddington Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied with the Screening Opinion.

The Screening Report indicates that the Council considers that the Toddington Neighbourhood Plan will not have any significant effects on the historic environment. We note that the draft neighbourhood plan does not allocate sites for development within its area boundary (Toddington Parish).

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

We should like to stress that this opinion is based on the information provided by you with your correspondence dated 26 November 2018. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SA/SEA process and, potentially, object to specific proposals which may subsequently arise



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

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Historic England

EAST OF ENGLAND OFFICE

(either as a result of this consultation or in later versions of the plan/guidance) where we consider that, despite the SA/SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Yours sincerely,

Edward James
Historic Places Advisor, East of England
Edward.James@HistoricEngland.org.uk

cc:




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Telephone 01223 582749
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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

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Mon 10/12/2018 11:57
Benn, Neville A <neville.benn@environment-agency.gov.uk>
RE: Toddington Neighbourhood Plan

To: Tom Price


 Follow up. Completed on 14 January 2019.
You replied to this message on 10/12/2018 12:03.


Dear Tom


We agree with the conclusions that have been reached.


Kind regards


Neville Benn
Senior Planning Advisor
Sustainable Places
East Anglia Area (West)

 Environment Agency, Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE

 Internal: 51906

 External: 0203 0251906

 neville.benn@environment-agency.gov.uk



Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!

If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who be a single point of contact for you at the EA, giving you detailed specialist advice within guaranteed delivery dates. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#).