

**Strategic Environmental Assessment Determination Report
Hallaton Neighbourhood Plan**



**Hallaton Neighbourhood Plan
Strategic Environmental Assessment
Determination Report**

**Prepared by
Harborough District Council
on behalf of**

**Hallaton Parish Council –
The Qualifying Body**

December 2019

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1. Introduction

1.1 This determination is issued by Harborough District Council that a full SEA is not required for the Hallaton Neighbourhood Plan.

1.2 Harborough District Council was asked by Hallaton Parish Council to undertake a screening report for Strategic Environmental Assessment in September 2019. Harborough District Council completed the report and contacted the statutory consultees (Historic England, Natural England and the Environment Agency) to consider the outcome of the screening report, that being:

As a result of the assessment in Section 4, it is the consideration of the Council that it is unlikely there will be any significant detrimental environmental effects arising from the Hallaton Neighbourhood Plan Submission Draft as submitted at the date of this assessment, that were not covered in the Sustainability Appraisal of the Local Plan or considered as part of the determination of suitable housing sites during the preparation of the Plan. As such, the Hallaton Neighbourhood Plan does not require a full SEA to be undertaken

1.3 The statutory consultees responded to the consultation and the responses are set out below.

Consultee	Response
Historic England	<p style="text-align: center;">HALLATON NEIGHBOURHOOD PLAN - SEA SCREENING REQUEST</p> <p>Thank you for your consultation of 30 September 2019 and the request for a Screening Opinion in respect of the Hallaton Neighbourhood Plan.</p> <p>For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, “Is it likely to have a significant effect on the environment?” in respect of our area of concern, cultural heritage. Our comments are based on the information supplied with the screening request.</p> <p>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 is of the view that the preparation of a Strategic Environmental Assessment is not likely to be required.</p> <p>The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at:</p>

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<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

Should it be concluded that, overall, a SEA will be required for the Plan, Historic England would be pleased to discuss the scope of the assessment in relation to the historic environment in due course.

I hope that this information is of use to you at this time. Should you have any queries, please do not hesitate to contact me.

Natural
England

Thank you for your consultation- Hallaton Neighbourhood Plan - SEA

Our Ref. 293696

I understand from the screening that there are unlikely there will be any significant detrimental environmental effects.

6. Screening Outcome

6.1 As a result of the assessment in Section 4, it is the consideration of the Council that it is unlikely there will be any significant detrimental environmental effects arising from the Hallaton Neighbourhood Plan Submission Draft as submitted at the date of this assessment, that were not covered in the Sustainability Appraisal of the Local Plan or considered as part of the determination of suitable housing sites during the preparation of the Plan. As such, the Hallaton Neighbourhood Plan does not require a full SEA to be undertaken.

I can confirm that based on the screening report Natural England agree with the outcome that a full SEA is not required.

Habitats Regulations Assessment – screening and appropriate assessment requirements

Where a neighbourhood plan could potentially affect a 'habitats site', it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2017), as amended (the 'Habitats Regulations'). Where likely significant effects are identified, it will be necessary to undertake an appropriate assessment of the neighbourhood plan and, if needed, identify and secure appropriate mitigation measures to ensure the plan does not result in an adverse effect on the integrity of the habitats site.

In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012 (as amended), a neighbourhood plan cannot be made if it breaches the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (as amended).

A screening exercise should be undertaken if there is any doubt about the

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Environment Agency	<p>possible effects of the plan on the habitats site(s). This will be particularly important if a neighbourhood plan is to progress before a local plan and/or the neighbourhood plan proposes development which has not been assessed and/or included in the Habitats Regulations Assessment for the local plan. Where mitigation is necessary to ensure no effects then this will need to be properly assessed via an appropriate assessment.</p> <p>Thank you for sending through this consultation and I apologise for the delay in replying.</p> <p>Having reviewed the submitted information we do not disagree with the contention that a full SEA is not required.</p>
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- 1.4 National Planning Practice Guidance (NPPG) was updated in February 2015 clarifying instances where a SEA may be required for a neighbourhood plan. A neighbourhood plan may require an environmental assessment if it is likely to have a significant effect on the environment. Where this is the case the draft neighbourhood plan may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004. This may be the case, for example, where a neighbourhood plan allocates sites for development.
- 1.5 A qualifying body is strongly encouraged to consider the environmental implications of its proposals at an early stage, and to seek the advice of the local planning authority on whether the Environmental Assessment of Plans and Programmes Regulations 2004 are likely to apply.
- 1.6 In order to demonstrate that a draft neighbourhood plan or Order contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan or Order guides development to sustainable solutions. There is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, qualifying bodies may find this a useful approach for demonstrating how their draft plan or order meets the basic condition. Material produced as part of the Sustainability Appraisal of the Local Plan may be relevant to a neighbourhood plan.
- 1.7 The SEA Directive and NPPG guidance is clear in that a SEA Environmental Report need only be as detailed as appropriate to the content and level of detail of the neighbourhood plan¹. An environmental report must identify, describe and evaluate the likely significant effects on the environment of implementing the neighbourhood plan policies and of the reasonable alternatives taking into account the objectives and geographical scope of the neighbourhood plan². NPPG guidance goes on to state that reasonable alternatives must also be sufficiently distinct, realistic and deliverable³.

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1.8 At no point does the SEA legislation or guidance state that reasonable alternatives are a requirement for each and every policy area in a plan and it is considered that a proportionate approach, taking into account legislation and guidance above, should be satisfactorily undertaken.

1.9 Regulations state that the Environmental Report should consider whether certain matters are more appropriately assessed at different levels of the planning system to avoid duplication⁴.

¹ Para 030 of <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

² Para 039 - http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033

³ Para 038 - http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033

⁴ Regulation 12(3)(d) - http://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi_20041633_en.pdf

1.10 This screening report is used to determine whether or not the Hallaton Neighbourhood Plan (HNP) Submission Version 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.

1.11 Each policy of the Hallaton Plan has been individually assessed for its effects on Habitat Regulations and other environmental effects including the historic environment (see appendix 4). The HRA for the Local Plan 2011 to 2031 has determined that no European sites lie within Harborough District. Outside the district, the nearest European site is Rutland Water SPA and Ramsar site, which is located 7km to the north-east of the district boundary but 22km from the main population centres (Market Harborough and Thurnby/Scraftoft) as the district is largely rural with a fairly sparsely distributed population.

1.12 The HRA for the Local Plan concluded in 2017 that:
'It is possible to conclude that development in the Harborough Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in combination with other plans and projects. These conclusions are based on the findings of this screening which conclude that no Natura 2000 sites are located within the district and no impact pathways have been identified linking Natura 2000 sites outside of the district e.g. Rutland Water SPA/Ramsar to development within Harborough District. Therefore an Appropriate Assessment is not required.'

1.13 The recent CJEU ruling (*People Over Wind and Sweetman v Coillte Teoranta (C-323/17) (April 2018)*) states that:

"In the light of all the foregoing considerations, the answer to the question referred is that Article 6(3) of the Habitats Directive must be interpreted as

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meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site” (paragraph 40).

1.14 The SEA Screening Report of September 2019 for the HNP does not take account of measures intended to avoid or reduce the harmful effects of the Plan. The harmful effects, if any, have been considered in the preparation of the Screening Report and the LPA believes they have been demonstrated to be nil or very minor to the natural and historic environment, Natura 2000 sites and Habitat Regulations.

1.15 The purpose of the HNP is to deliver on the priorities and aspirations of the local community to shape Hallaton in the future by guiding sustainable and controlled development of the community.

1.16 The Hallaton Neighbourhood Plan sets out the vision for 2031 as follows:

‘The Neighbourhood Plan for Hallaton seeks to ensure that in 2031 the village maintains its significant and unique historical heritage and character while providing a safe, vibrant and diverse rural community for all of its residents and many visitors to enjoy for generations to come.

Hallaton is recognised for its thriving village school, church with Norman origins, two pubs, recreation ground, village hall, museum and expansive green spaces - all of which are used extensively by residents and visitors from the local area. Its annual bottle kicking event held on Easter Monday attracts thousands of visitors from across the country. From the quintessential village green with historic Butter Cross, extending to the church, this street scene is a defining feature of its historical integrity and serves to attract many visitors to the village. The historic importance of the village also includes the early Norman Motte and bailey castle, St Morrels chapel remains and of course the Hallaton hoard which was the largest collection of 1st century AD coins together with the Roman helmet.

As such, development will have provided appropriate new housing while enriching the people-focused community.’

1.17 The Plan sets out that the vision will be achieved by the following priorities.

a) Social

- i. To safeguard existing open space for the enjoyment of residents;
- ii. To protect existing community facilities; and
- iii. To deliver a mix of housing types, so that it can meet the needs of present and future generations.

b) Environmental

- i. To ensure that housing development is of the right quantity and type in the right location, so that it does not harm but

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instead positively reflects the existing and historic character of Hallaton;

- ii. To protect important open spaces from development;
- iii. To ensure that the design of development protects the distinctive local character and identity;
- iv. To conserve and, where possible, improve biodiversity and important habitats; and
- v. To make provision for improved pedestrian and cycling facilities.

c) Economic

- i. To protect existing employment uses;
- ii. To support small-scale business development and expansion appropriate to a countryside location; and
- iii. To encourage tourism and home working.

1.18 The HNP addresses the key local issues through the following policies:

POLICY HBE 1: DESIGN STANDARDS - Development proposals will demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the village of Hallaton and the wider Parish.

Development proposals should have regard to the Hallaton Village Design Guide (See Appendix 5) and are required to have regard to the following design principles:

1. New development will be required to enhance and reinforce the local distinctiveness and character of the area in which it is situated. Proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension, fits in with the aspect of the surrounding area.
2. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;
3. New buildings and extensions will follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment;
4. New buildings and extensions will reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
5. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish will be sensitive to their distinctive character, materials and form;
6. Proposals should minimise the impact on general amenity and give careful

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consideration to noise, odour and light. Light pollution should be minimised wherever possible. Proposals to install street lighting in undeveloped areas of the Parish that are currently dark at night (more than 50 metres from an existing street light) will not be supported. The use of on-street lighting will be appropriate and sympathetic to the context and consistent with the density and output of the lighting used in the surrounding area;

7. Development will include a need to enhance biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible. Provision should be made for wildlife including roof design, bat and bird boxes, hedgehog friendly fencing and the use of hedges;

8. Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall, any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;

9. Housing plots should accommodate discreet storage containers compliant with the refuse collection system;

10. Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology; and

11. Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change.

POLICY HBE 2: LIMITS TO DEVELOPMENT - Development proposals on sites within the LTD, or in terms of new sporting or recreational facilities close to or adjacent to the LTD as identified in figure 2 will be supported where they comply with the policies contained in this Neighbourhood Plan.

Land outside the defined LTD will be treated as open countryside, where development will be carefully controlled in line with Development Plan and national strategic planning policies.

Development outside the defined Limits to Development on the Reserve Site identified in Policy HBE4 will be acceptable subject to complying with the terms of that policy.

POLICY HBE 3: HOUSING ALLOCATIONS - Land is allocated for residential development on the following sites (see map Fig 3a): Rear of 31 High Street (around 2 dwellings – map reference 1, SSA reference 6); Rear of 39-41 North End (around 2 dwellings – map reference 2, SSA reference 13); Adjacent to the Fox inn (around 4 dwellings – map reference 3, SSA reference 12);

Development at site 3 must retain existing trees and be sensitive to the historic setting.

POLICY HBE 4: RESERVE SITE ALLOCATION – A reserve site is allocated on land at

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Cow Close for around 11 units of residential accommodation as shown below (Figure 3b).

Development will be supported subject to the following criteria (all agreed with the landowner and developer):

a) New housing development proposals should provide a mixture of housing types specifically to meet identified local needs based on an up to date assessment of need. Currently the following dwellings are required to meet demographic projections: 2 x 2-bed; 6 x 3-bed; and 3 x 4-bed; and

b) An affordable housing requirement of 40% of the site yield, in line with HDC policy, to be focused around 2-bed bungalows; and

c) Each dwelling will be built to building regulations standard M4(2) Category 2: Accessible and adaptable dwellings; and

d) The scheme will be built out in 'character areas', each of between 5-6 dwellings, reflecting the building style prevalent in Hallaton in accordance with Policy HDE1 Design Standards.

POLICY HBE 5: HOUSING MIX - New development should provide for a mixture of housing types having regard to identified local housing needs. The provision of bungalows suitable for elderly people and dwellings of up to three bedrooms will be supported.

The inclusion of four-bedroom or larger houses in housing developments will be supported where they are subservient in number to one, two and three-bedroom accommodation and where there is a proven housing need.

Policy HBE6: AFFORDABLE HOUSING - Development proposals for new housing should make provision for affordable housing in accordance with Local Plan policies.

The use of planning obligations is supported to ensure that the market and affordable housing is available for people with a local connection to the Plan area.

Developments should be 'tenure blind', where affordable housing is indistinguishable from market dwellings and is spread throughout the development.

Policy HBE 7: ACCESSIBLE HOUSING – Housing development built to building regulations standard M4 (3) – Category 2, accessibility and standard M4(3) – category 3, wheelchair standard will be supported.

POLICY HBE 8: WINDFALL SITES – Residential development proposals for infill and redevelopment sites will be supported where:

a) They are within the Limits to Development of Hallaton;

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b) They help to meet the identified housing requirement for Hallaton in terms of housing mix (Policy HBE 5);

c) They reflect the character and historic context of existing developments within Hallaton;

d) They retain existing important natural boundaries such as trees, hedges and streams;

e) They provide for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken;

f) They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and

g) They do not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling.

POLICY ENV 1: LOCAL GREEN SPACES – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details, Appendix 8; map figure 6) will not be permitted other than in very special circumstances.

- • Hare Pie Bank (inventory reference 160)
- • Lady Close (Hallaton allotments) (131/132)
- • Hacluit's Pond and North End 'village green' (old horsefair) (128/129)
- • Walnut Paddock (130)
- • Hunt's Lane (187)

POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE – The sites listed and mapped (figures 7.1, 7.2) have been identified as being of high significance for their environmental features (natural and/or historical). They are ecologically important in their own right, their historical features are extant and have visible expression (or there is proven buried archaeology on the site), and they are locally valued. The significance and value of the species, habitats or features present must be balanced against the local benefit of any development that would affect or destroy them.

POLICY ENV 3: IMPORTANT OPEN SPACES – The following sites are of high value for sport, recreation, amenity, tranquillity or as green spaces within the built-up area. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or it can be

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demonstrated that the open space is no longer required.

- A. Hallaton cemetery (cemeteries and burial grounds) HDC OSSR
- B. St Michael's and All Saints churchyard (cemeteries and burial grounds) HDC OSSR
- C. Buttercross open space (amenity green space) HDC OSSR
- D. Hall woodland (natural and semi-natural greenspace) HDC OSSR
- E. Land to end of Hazel Grove (amenity green space) HDC OSSR
- F. Common Land, Goadby Lane (common land; amenity green space) HDC OSSR
- G. Hallaton allotments (allotments and community gardens) HDC OSSR (part)
- H. Common Land, North End (registered Common land; amenity greenspace) HDC OSSR
- I. Hacluits pond (amenity greenspace) HDC OSSR
- J. Play Area (facilities for children and young people) HDC OSSR
- K. Recreation Ground (outdoor sports and recreation facilities) HDC OSSR
- L. Charity Cottages open space (inventory 187; facilities for children and young people/amenity greenspace)
- M. School playing field (IOS, this Plan; sports and recreation facilities)
- N. Eastgate field (IOS, this Plan; amenity open space)
- O. Garden of the Fox PH
- P. Garden of the Bewicke Arms PH
- Q. Roadside greens and verges, North End
- R. Roadside verge, south side of Medbourne Road
- S. Lady Close (area not already HDC OSSRs)
- T1. Walnut Paddock
- T2. Walnut Paddock southeast corner
- U. Pump Close

POLICY ENV 4: BUILT ENVIRONMENT: LOCAL HERITAGE ASSETS – The structures and buildings listed below (map, figure 10; details Appendix 10) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings should be protected wherever possible. The benefits of a development proposal, or of a change of land use requiring planning approval, will need to be judged against these features' significance as heritage assets.

[Numbers are map references, figure 10]

1. Cottage and stable, 25 Eastgate
2. Mud wall, outbuildings and granite pavements (setts), Bede Houses, Church Gate
3. Site of old public well, bottom of Eastgate under verge/roadway
4. Georgian stone and brick storm drainage tunnel, Churchgate (beneath road)
5. Old public well, End of Churchgate
6. Hacluits Pond, North End

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7. Old walls, Hallaton Hall, Eastgate
8. Hallaton Station, off Medbourne Rd
9. Site of Morrell's chapel, Hare Pie Bank
10. Cast iron water pump and well, High St, next to Hog Lane
11. Arched brick bridge, formerly on the cart road from Horninghold to Keythorpe, Hollows woodland
13. Old windmill mound, Manor Big Field (441)
12. Old windmill mound(s), Mill Mount
14. Sluice gates, and masonry, part of a sheepwash, near to Station Cottage, Horninghold Rd
- 15 Victorian horse-riding ring, Sand Pit Field (125)
16. Remains of Victorian water pumping station, Sandybrook Field (170)
17. Water tower stump, North End.
18. Water tanks, part of the original Victorian water system, Rats Leas field (431)
19. Old public well, The Cross, opposite Tenters jitty.
20. Mud wall of The Grange, Churchgate
- 21 Mud wall and cottage The Old Bakehouse 36 Eastgate
22. Remains of well originally serving Hallaton railway station
23. Site of village pound (pinfold), on triangle of land North End in front of Stenning cottages/water tower
24. Cobbled footpath, Vine House, 5, High St
25. Conduit on High Street by phone box
26. Graffiti dated 1894, on end wall of corner house
- 27 Pump and well adjacent to 8 Churchgate
- 28 Remains of sluice gates on Hallaton Brook

POLICY ENV 5: RIDGE AND FURROW - The surviving areas of ridge and furrow earthworks (Figure 11.4) are non-designated local heritage assets.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

POLICY ENV 6: NOTABLE TREES – 49 individual trees or coherent groups (see Appendix 11 for list and photographs) have been identified as having high arboricultural, historical, ecological and/or landscape value. They should be protected from felling, uprooting or wilful damage, including by development proposals, unless they are independently judged by a qualified arboriculturalist to present an unmanageable public safety risk.

POLICY ENV 7: LOCAL LANDSCAPE CHARACTER AREA - Development proposals

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that adversely affect the mapped (figure 13) landscape character area of Hallaton will be required to respect and enhance the quality, character, distinctiveness, natural and historical significance and amenity value of that landscape.

POLICY ENV 8: BIODIVERSITY, HEDGES AND HABITAT CONNECTIVITY-

Development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

Development proposals that damage or result in the loss of hedges of historical and ecological significance and amenity value will be resisted. Proposals should be designed to retain and manage such hedges where possible.

Development proposals should not damage or adversely affect the habitat connectivity provided by the wildlife corridors identified on the map below (figure 14)

POLICY ENV 9: PROTECTION OF IMPORTANT VIEWS – The following views (figure 15) are important to the setting and character of the village. To be supported, development proposals must not significantly harm these views and should include the treatment of views in any design statement.

1. From recreation ground (inventory reference 116): panorama looking northeast to southeast over deep valley of the Horningwell brook toward the hills to the east
2. From mill mound (106): extensive sweeping views south over village, east and west to distant hills
- 3 Across Goodmans field (122) into the narrow valley of Horningwell brook
- 4 From the edge of the built-up area across (123) to the hills to the east
5. From the corner on Goadby Lane west down the hillside into the valley of Hallaton Brook
6. From the hilltop down the sweeping curve of Goadby Lane to Hallaton Castle motte and bailey earthworks (ancient monument)
7. From the corner of the cemetery (138) to Hallaton Castle motte and bailey earthworks (ancient monument)
8. From the bridge over Hallaton Brook at the bottom of Hare Pie Bank, west along the brook and drift valley.
9. From the top of Hare Pie Bank (160) over and into the village. This is the key view for describing the village in its setting.
10. From North End, south over (130) open space to Hog Lane and allotments

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11. From the small 'village green' opposite the Fox PH, west along North End
12. At corner of Hog Lane and Hunt's Lane, across (133) to open countryside and up and down the hollow-way (Hunt's Lane)
13. South down Eastgate to the road junction and through the gap between houses into open countryside.
14. View South from Hog Lane toward the Church.
15. The iconic view of Hacluits Pond North end and the Fox Inn when entering Hallaton from the north via East Norton Road
16. The iconic view of the old rectory and St Michaels and All Angels Church when entering from the south via Church Hill

POLICY ENV 10: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT – Provision should be made in new development in the Plan Area to protect and enhance biodiversity, including:

- a) Roof and wall construction to follow technical best-practice recommendations for integral bird nest boxes, and bat breeding and roosting sites
- b) Use of hedges (or fences with ground-level gaps) for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial mammals, and ground-foraging birds
- c) Security lighting to be operated by intruder switching, not on constantly. Site and sports facility lighting to be automatically switched off during 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire & Rutland Environmental Records Centre (Leics. C.C.) Guidelines, 2014.
- d) Maximum light spillage onto bat foraging corridors should be 1 lux.

POLICY ENV 11: RENEWABLE ENERGY INFRASTRUCTURE - Large-scale energy generation development proposals will be not be supported. Wind turbine development proposals must be for no more than one turbine and the facility must be off-grid.

The community will favourably consider proposals for small-scale, local resident, business, amenity or community-initiated, solar and wind generation infrastructure of an appropriate scale for the size, character and level of other facilities, the built environment and services in the village, subject to the following:

- a) they are supported by appropriate and relevant assessments and documentation in respect of, transport, heritage, archaeology, landscape visual impact, environmental impact, flood impact, ecological mitigation, arboriculture (impact and method) and tree reference and protection.
- b) they will not have an adverse impact on the area in relation to views or the character of the surrounding landscape, biodiversity or, in the case of ground mounted solar panels, result in the loss of good quality agricultural land.
- c) they would not, in the case of wind turbines result in an unacceptably adverse

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effect on protected species, including migration routes or sites of biodiversity value;

d) they will not have an adverse effect on statutory or significant historic environment sites, non-designated heritage assets or ridge and furrow e) they provide, in the interests of residential amenity and safety, an appropriate minimum separation between wind turbines over 25m to blade tip and residential properties;

e) they include measures for the removal of structures and the restoration of sites, should sites become non-operational; and

f) they identify the potential positive effects the proposed renewables development would have on the local environment and community.

Proposals must also demonstrate that they will not have an unacceptable adverse impact on the health, wellbeing or amenities of residents and visitors with respect to noise, visual impact, reflections, glare, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions.

Proposals should include details of associated developments including access roads and ancillary buildings.

Transmission lines should be located below ground wherever possible to reduce the impact on views and the character of the open countryside.

POLICY CFA1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES -

Development leading to the loss of existing community facilities will not be supported unless it can be demonstrated that:

a) There is no longer any need or demand for the existing community facility; or

b) The existing community facility is, demonstrably, no longer economically viable or able to be supported by the community – such viability and support includes fundraising and volunteering by parishioners and others; or

c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

POLICY CFA2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

a) Meets the design criteria stated in Policy HBE 1

b) Will not result in unacceptable traffic movements or other disturbance to residential properties

c) Will not generate a need for parking that cannot be adequately catered for

d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle

e) Takes into full account the needs of people with disabilities.

POLICY CFA3: NEW SCHOOL - Proposals for the re-siting of the primary school in the Parish will be supported where it can be demonstrated that:

a) It would be safely accessible by pedestrians and cyclists and there is adequate

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provision for waiting cars and school buses to park;

b) It has appropriate vehicular access and does not have a significant adverse impact upon traffic circulation;

c) It would not result in a significant loss of open space and amenity to local residents or other adjacent uses.

d) Meets the design criteria stated in Policy HBE1.

POLICY TR1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all housing and commercial development must:

a) Be designed to minimise additional traffic generation and movement through the village;

b) Incorporate sufficient off-road parking;

c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;

d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions;

e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

POLICY TR2: ELECTRIC VEHICLES

a) 7KW cabling is to be provided to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point;

b) The provision of communal vehicular charging points within the Parish will be supported as long as there is universal access and they do not impact negatively on the availability of existing parking within the Parish.

POLICY TR3: FOOTPATHS - The maintenance, upgrading and, where appropriate, extension of the pedestrian footpath network in the Parish will be supported in order to:

a) Service new developments and connect them to the existing pedestrian footpath network;

b) Encourage walking and cycling over car use for making journeys within the Parish; and

c) Provide an improved and more extensive footpath network to support exercise and leisure activities for Hallaton Parish residents and visitors.

POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT

OPPORTUNITIES - There will be a strong presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that: a) The commercial premises or land in question has not been in active use for at least 12 months; and b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for

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employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities, new development will be required to:

- a) Fall within the limits of development for the Hallaton Parish, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances;
- b) be located on previously developed land or sites containing existing agricultural buildings or a clear justification is provided as to why the proposed site is more appropriate
- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside;
- d) Not involve the loss of dwellings;
- e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;
- f) Not generate unacceptable levels of traffic movement and on road parking, provide off road parking;
- g) Contribute to the character, the design of the local built environment and the vitality of the local area;
- h) Be well integrated into and complement existing businesses.

POLICY BE3: HOME WORKING - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

POLICY BE4: FARM DIVERSIFICATION - In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological,

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architectural, historic or environmental features;

d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and

e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

POLICY BE5: TOURISM - Support will be given to facilities that enhance and manage tourism which:

a) Are on a scale appropriate to the settlement;

b) Does not have a detrimental effect on the distinctive rural character of the Parish;

c) Does not adversely affect the surrounding infrastructure, particularly local road networks, water supply and sewerage, and provides adequate parking facilities;

d) Benefit the local community through, for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it is located; and

e) Where feasible, involve the re-use of existing buildings or is part of farm diversification

POLICY BE6: BROADBAND AND MOBILE INFRASTRUCTURE

a) Proposals to provide access to superfast broadband for all businesses and households in Hallaton Parish will be supported.

b) Improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported. Where new masts are installed, these should be shared where possible by more than one provider.

c) Any infrastructure improvements, possibly requiring above ground network installations, must be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes.

1.19 The legislation set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the HNP and the need for a full SEA.

2. Legislative Background

2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal 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).

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2.2 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Habitats Directive. The Directive requires that any plan or project, likely to have a significant effect on a European site, must be subject to an appropriate assessment. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine 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. In particular paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site or a European offshore marine site.

2.3 Schedule 3 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Environmental Impact Assessment (EIA) Directive. The Directive requires that EIA development must be subject to a development consent process. To enable this, Schedule 3 prescribes a basic condition that applies where development which is the subject of a proposal for a neighbourhood development order is of a type caught by the EIA Directive, and applies the relevant provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011(3) (“the EIA Regulations”) with appropriate modifications (regulation 33 and paragraphs 1 to 4 and 6 of Schedule 3). Paragraphs 5 and 7 to 13 of Schedule 3 correct errors in the EIA Regulations

2.4 This report focuses on screening for SEA and the criteria for establishing whether a full assessment is needed in light of the Sustainability Appraisal and Strategic Environmental Assessment undertaken for the preparation of the Local Plan up to 2018. A copy of the SA Report can be viewed here; Harborough District Council - Sustainability Appraisal (SA)

3. Criteria for Assessing the Effects of Neighbourhood Plans (the ‘plan’)

3.1 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 neighbourhood plans (“plan”), having regard, in particular, to
 - the degree to which the plan 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 influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan,

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- the relevance of the plan 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 trans boundary 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.

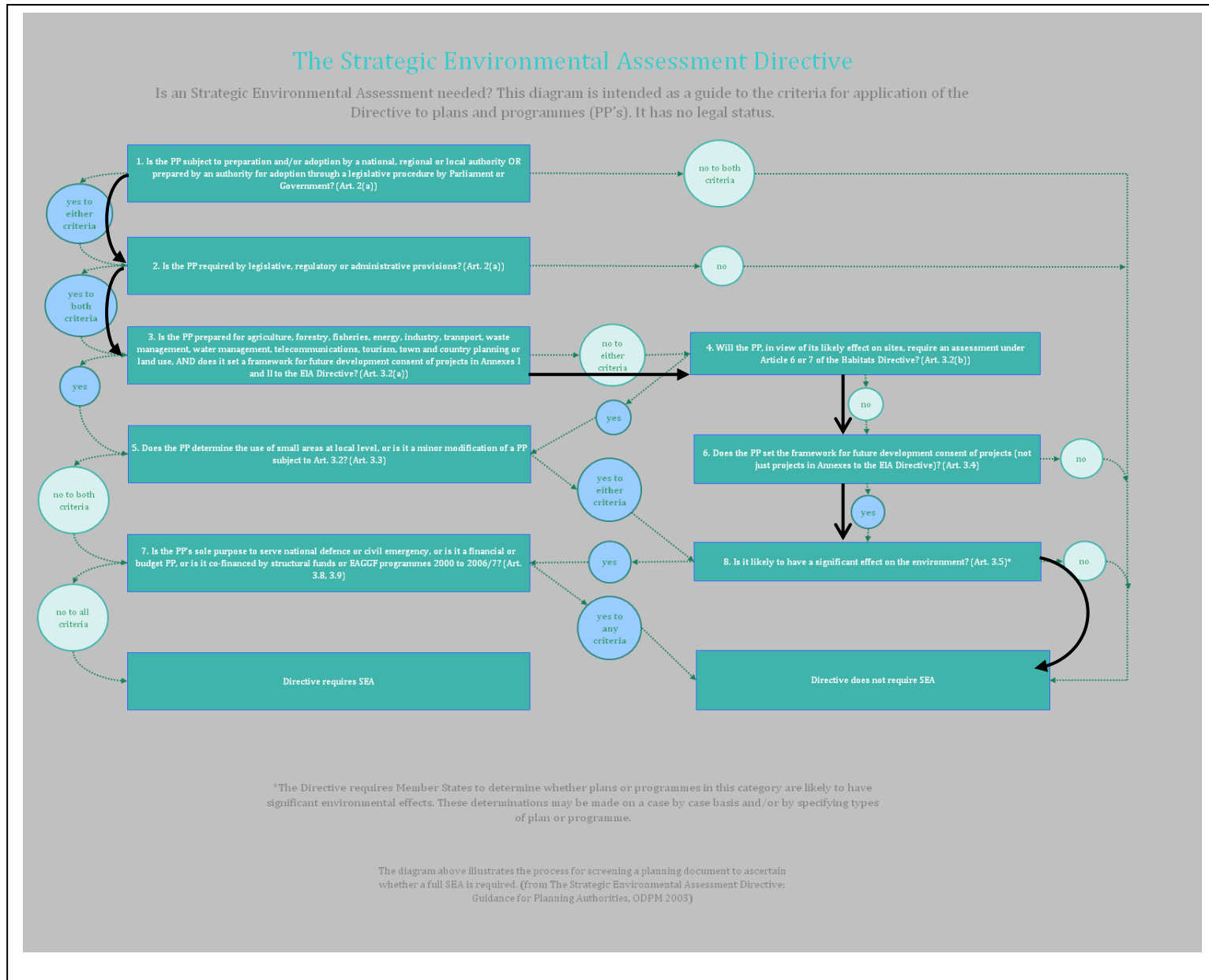
Source: Annex II of SEA Directive 2001/42/EC

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4. Assessment

4.1 Black arrows indicate the process route for Hallaton Neighbourhood Plan SEA Screening Assessment.



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4.2 The table below shows the assessment of whether the Neighbourhood Plan (NP) will require a full SEA. The questions below are drawn from the diagram above which sets out how the SEA Directive should be applied.

Table 1: Establishing the Need for SEA		
Stage	Y/N	Reason
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 a legislative procedure by Parliament or Government? <u>(Art. 2(a))</u>	Y	The preparation of and adoption of the Hallaton Neighbourhood Plan is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP has been prepared by Hallaton Neighbourhood Plan Steering Group and will be submitted by Hallaton Parish Council (as the 'relevant body') and will be 'made' by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012, The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 and The Neighbourhood Planning (referendums) Regulations 2012.
2. Is the NP required by legislative, regulatory or administrative provisions? <u>(Art. 2(a))</u>	Y	The Neighbourhood Plan 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; however, it will if 'made', form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NP 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 (see Appendix 2) to the EIA Directive? <u>(Art 3.2(a))</u>	N	The NP covers a wide range of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? <u>(Art. 3.2 (b))</u>	N	Hallaton NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites. A Habitat Regulations Assessment (HRA) has been undertaken as part of the Local Plan preparation. The assessment concludes that the Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in conjunction with other plans and projects. These conclusions are based on the fact that no such sites are located within the district and no impact pathways were identified linking internationally important wildlife sites outside of the district (e.g. Rutland Water SPA/Ramsar site) to development within Harborough District. The emerging Local Plan HRA considered but dismissed the following sites from the analysis due to a combination of distance and absence of impact pathways linking it to the

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		<p>District:</p> <ul style="list-style-type: none"> • Ensor's Pool SAC; • The Upper Nene Valley Gravel Pits SPA and Ramsar; and • River Mease SAC. <p>The HRA looked into the potential effects of the plan on Rutland Water SPA and Ramsar site in more detail. However it concluded that the Local Plan will not have a likely significant effect on the site as no impact pathways were identified linking it to development within Harborough District. Given that Hallaton lies some 25 km from Rutland Water SPA/Ramsar, it is considered that the NP will not affect any Natura 2000 sites inline with the findings of the HRA. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> <p>The Local Plan Habitat Regulations Assessment is available at: https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment</p>
5. Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to <u>Art. 3.2?</u> (Art. 3.3)	Y	Determination of small sites at local level. The Hallaton Neighbourhood Plan proposes to allocate three small sites for housing development and one reserve site.
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (<u>Art 3.4</u>)	Y	Once 'made' the NP will be part of the development plan and will be used in the determination of future planning applications.
7. Is the NP'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	
8. Is it likely to have a significant effect on the environment? (<u>Art. 3.5</u>)	N	<p>The Hallaton NP is a self contained planning unit and considers sites only at a local level to meet requirements as assessed at neighbourhood level. The level of development proposed is not going to impact on any Natura 2000 site and the Neighbourhood Area does not have any sites of special scientific interest within it.</p> <p>During its preparation the Plan considered 18 individual sites for development. The long list was reduced through a consistent appraisal applied to each site using a RAG scoring system. The assessment considered both the natural and historic environment and those sites considered to have the least or minimal impact on the natural and historic environment were taken forward for allocations in the Plan.</p>

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	<p>The village of Hallaton is not at risk from flooding, although there is some minor risk of surface water flooding on some roads. The most recent flood maps identify possible areas of flooding on fields to the south of the village from the nearby watercourse. The most recent Strategic Flood Risk Assessment does not identify climate change as being a particular threat to Hallaton from flood risk.</p> <p>Local ecological features are identified on the policies map for protection as are important woodlands, hedgerows and notable trees.</p> <p>Listed buildings have been noted in the Plan as have non designated heritage assets for Hallaton. Important views in Hallaton have been identified which further strengthens the protection of the natural environment and historic environment.</p> <p>Design policies and those for protection of important views also afford a level of protection as identified in the Sustainability Appraisal for the Local Plan.</p> <p>A local landscape character area has been identified to the south west of Hallaton for protection.</p> <p>The HNP identifies five Local Green Spaces for protection because of their special significance to the community.</p> <p>It is considered that the policies of the HNP will not have a detrimental affect on Natura 2000, Ramsar sites or other sites of environmental significance.</p>
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These questions are answered using the flow diagram above. The result is given by following the logical steps shown by the black arrows on the flow diagram. Note: some of the questions may not be applicable depending on previous answers.

5. Local Plan Sustainability Appraisal

5.1 A full [Sustainability Appraisal](#) of the Local Plan was undertaken as part of its preparation.

5.2 The findings of the scenarios tested in the SA are set out in detail at Appendix 3 and summarised below:

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Scenarios tested for Hallaton

The table below sets out one distinct growth scenario for Hallaton to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Hallaton. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Moderate growth (43-53 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	Although there is no employment provision in Hallaton, it is possible that an SDA in Kibworth (which is accessible 7 miles away along Langton Road) would provide job opportunities that could be accessed by residents in Hallaton. Scenarios 1a and 1b involve a similar scale of housing growth, but are differentiated in that scenario 1b would involve an SDA at Kibworth and Scenario 1a wouldn't. Differences in employment provision at Lutterworth are not expected to have any effect on Hallaton as there is almost 20 miles between the two settlements. In any event, if residents in Hallaton were willing to seek work in Lutterworth, there are significant opportunities at Magna Park, which render differences in employment provision at Lutterworth insignificant.
		B: Scraftoft SDA		4 ha	-		17 ha	
		D: Lutterworth East SDA		10 ha	-		23 ha	
1b	Moderate growth (44 dwellings)	C: Kibworth SDA	10 ha	4 ha	5 ha	3 ha	22 ha	

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Summary of effects for Hallaton

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	✘	✘
Built and Natural Heritage (SA Objective 3)	✘✘	✘✘
Health and Wellbeing (SA Objectives 4 and 5)	✔	✔
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✔✔	✔✔
Resource Use (SA Objective 9)	✘	✘

5.3 The outcomes of the Sustainability Appraisal indicate that the growth in scenario 1a and 1b for Hallaton will only have moderate negative impacts on the natural and built environment.

5.4 The SA indicates that the detrimental effects of development ‘could be mitigated through application of plan policies on design’.

5.5 The minimum growth allocated to Hallaton in the Local Plan is 30 dwellings. Much of this housing allocation has been provided for by an development site that already has planning permission for 24 dwellings.

5.6 The HNP seeks to provide for some small infill development and to future proof the Plan should the requirement for housing in the district increase.

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6. Screening Outcome

- 6.1 As a result of the assessment for the screening in Section 4 and the responses from the statutory consultees, it is the determination of the Council that it is unlikely there will be any significant detrimental environmental effects arising from the Hallaton Neighbourhood Plan Submission Draft as submitted, that were not covered in the Sustainability Appraisal of the Local Plan or considered as part of the determination of suitable housing sites during the preparation of the Plan. As such, the Hallaton Neighbourhood Plan does not require a full SEA to be undertaken.
- 6.2 If the issues addressed in the Neighbourhood Plan should change then a new screening process will need to be undertaken determine whether an SEA will be required. Please contact Harborough District Council for advice in this circumstance.

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Appendix 1

DESIGNATED HERITAGE ASSETS WITHIN THE PARISH OF HUSBANDS BOSWORTH

Hallaton Conservation Area Statement

The Conservation Area covers the whole of the built up area of the village together with its open spaces and some contiguous open countryside. The village lies on a south facing slope in rolling countryside. It was in mediaeval times a significant place with a market, having six roads converging on it. Today five minor roads converge from the surrounding countryside and villages. Consequently the village does not consist of one principal street, but a network of irregular roads and lanes, some with open spaces between them. There is no one focal point in the village but there are three significant nodes: by the church, by the Butter Cross and at North End. The many village roads result in several significant vistas, at road junctions, (Eastgate with Medbourne Road) at the nodes (by the Church of St. Michael) and where roads bend to form closing vistas (High Street).

The essential quality of Hallaton is the many traditional stone buildings and others set amongst its network of roads, junctions and open spaces. The predominant building material is ironstone with limestone; the roofs are of thatch, slate and collywestons. Interspersed within this is much brick. Some of this is of the 18th century, for example in Churchgate, where stone cottages have been extended upwards in brick or have replaced earlier stone buildings. The traditional orangered brick is used considerably for 19th century buildings and walls. Walls of stone, brick and mud are found throughout; many of the roads have granite kerbs. River cobbles for pavements and roads remain in a few places. There are also some granite setts. The variety of road angles and curves is reflected by the line of the buildings which front the curving streets. This is noticeable at several points along Churchgate.

The greens and open spaces of Hallaton are of close cut grass, or are meadows and paddocks, gardens and allotments. These are protected by oak posts and rails. These are in Churchgate, around the Cross Green which has the Butter Cross and War Memorial, and at North End and where several roads irregularly meet and where the edge of the village and Conservation Area is marked by a duck pond.

The meadow paddock areas include areas behind houses and streets as between North End and The High Street, south of the High Street and off Hunt's Lane. They indicate the evolution of the settlement pattern being garden/agricultural land for the use of the dwellings lining the streets of a rural village, rather than urban style compact development. The principal meadow area of the Conservation Area lies below the village to the south. It provides a setting for the village. The Conservation Area rises from the brook (of local importance in the annual bottle kicking

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contest between Medbourne & Hallaton) through meadows with long ponds to the village streets. The long yards and outbuildings of the High Street extend down this slope. This area of open meadow space extends in the west upwards and across the road to include the open space of the Churchyard and paddock in front of a former Vicarage. The Church and former Vicarage on the higher land are prominent in the village view. The garden area of the Grange, a fine large stone house in Churchgate, bounded by high walls merges into both these open spaces.

Another open space garden area of significance is alongside Eastgate, being the grounds of the former Hallaton Hall. The enclosed grounds are subject to a Tree Preservation Order.

Listed buildings:

HALLATON GRANGE

- **List Entry Number: 1115399**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: HALLATON GRANGE, CHURCHGATE, Hallaton, Harborough, Leicestershire**

HALLATON MANOR

- **List Entry Number: 1061670**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: HALLATON MANOR, CRANOE ROAD, Hallaton, Harborough, Leicestershire**

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Boundary wall to Hallaton Grange

- **List Entry Number: 1139038**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: Boundary wall to Hallaton Grange, Churchgate, Hallaton, Harborough, Leicestershire**

COACH HOUSE TO HALLATON GRANGE

- **List Entry Number: 1061707**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: COACH HOUSE TO HALLATON GRANGE, CHURCHGATE, Hallaton, Harborough, Leicestershire**

HALLATON MANOR, HA HA WALL

- **List Entry Number: 1061671**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: HALLATON MANOR, HA HA WALL, CRANOE ROAD, Hallaton, Harborough, Leicestershire**

OUTBUILDINGS AND GATE PIERS AT HALLATON GRANGE

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- **List Entry Number: 1061711**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: OUTBUILDINGS AND GATE PIERS AT HALLATON GRANGE, CHURCHGATE, Hallaton, Harborough, Leicestershire**

[STABLES AT HALLATON MANOR AND GATE PIERS TO STABLE YARD](#)

- **List Entry Number: 1360643**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: STABLES AT HALLATON MANOR AND GATE PIERS TO STABLE YARD, CRANOE ROAD, Hallaton, Harborough, Leicestershire**

[HALLATON HALL \(AKA TORCH HOUSE\)](#)

- **List Entry Number: 1360800**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: HALLATON HALL (AKA TORCH HOUSE), NORTH END, Hallaton, Harborough, Leicestershire**

[Hallaton motte and bailey castle](#)

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- **List Entry Number: 1010487**
- **Heritage Category: Scheduling**
- **Location: Hallaton, Harborough, Leicestershire**

THE OLD TANNERY INCLUDING REAR WING, TANNERY LOFT AND WAREHOUSE

- **List Entry Number: 1391988**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: THE OLD TANNERY INCLUDING REAR WING, TANNERY LOFT AND WAREHOUSE, 18, EASTGATE, Hallaton, HALLATON, Harborough, Leicestershire**

THE CONDUIT

- **List Entry Number: 1186770**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: THE CONDUIT, HIGH STREET, Hallaton, Harborough, Leicestershire**

STONE COTTAGE

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- **List Entry Number: 1360646**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: STONE COTTAGE, NORTHGATE, Hallaton, Harborough, Leicestershire**

CRAVEN HOUSE

- **List Entry Number: 1061676**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: CRAVEN HOUSE, EASTGATE, Hallaton, Harborough, Leicestershire**

7, HIGH STREET

- **List Entry Number: 1061678**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 7, HIGH STREET, Hallaton, Harborough, Leicestershire**

1, CHURCHGATE

- **List Entry Number: 1087056**

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- **Heritage Category: Listing**
- **Grade: II**
- **Location: 1, CHURCHGATE, Hallaton, Harborough, Leicestershire**

IVY COTTAGE

- **List Entry Number: 1061674**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: IVY COTTAGE, NORTHGATE, Hallaton, Harborough, Leicestershire**

ROSE COTTAGE

- **List Entry Number: 1061675**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: ROSE COTTAGE, NORTHGATE, Hallaton, Harborough, Leicestershire**

5. THE CROSS

- **List Entry Number: 1360650**
- **Heritage Category: Listing**

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- **Grade: II**
- **Location: 5, THE CROSS, Hallaton, Harborough, Leicestershire**

5. HIGH STREET

- **List Entry Number: 1299059**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 5, HIGH STREET, Hallaton, Harborough, Leicestershire**

PUMP

- **List Entry Number: 1061680**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: PUMP, HIGH STREET, Hallaton, Harborough, Leicestershire**

BUTTER CROSS

- **List Entry Number: 1061688**
- **Heritage Category: Listing**
- **Grade: II**

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- **Location: BUTTER CROSS, THE CROSS, Hallaton, Harborough, Leicestershire**

MUD WALL

- **List Entry Number: 1360625**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: MUD WALL, CRANOE ROAD, Hallaton, Harborough, Leicestershire**

26-32, HIGH STREET

- **List Entry Number: 1360648**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 26-32, HIGH STREET, Hallaton, Harborough, Leicestershire**

K6 TELEPHONE KIOSK

- **List Entry Number: 1252038**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: K6 TELEPHONE KIOSK, HIGH STREET, Hallaton, Harborough, Leicestershire**

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OUTBUILDING BEHIND NO 43

- List Entry Number: 1061683
- Heritage Category: Listing
- Grade: II
- Location: OUTBUILDING BEHIND NO 43, HIGH STREET, Hallaton, Harborough, Leicestershire

OUTBUILDING AND PUMP AT NO 8

- List Entry Number: 1061708
- Heritage Category: Listing
- Grade: II
- Location: OUTBUILDING AND PUMP AT NO 8, CHURCHGATE, Hallaton, Harborough, Leicestershire

CHURCHYARD WALL AND GATES

- List Entry Number: 1329923
- Heritage Category: Listing
- Grade: II
- Location: CHURCHYARD WALL AND GATES, CHURCHGATE, Hallaton, Harborough, Leicestershire

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36, CHURCHGATE

- List Entry Number: 1360623
- Heritage Category: Listing
- Grade: II
- Location: 36, CHURCHGATE, Hallaton, Harborough, Leicestershire

2, THE CROSS

- List Entry Number: 1087092
- Heritage Category: Listing
- Grade: II
- Location: 2, THE CROSS, Hallaton, Harborough, Leicestershire

6, CHURCHGATE

- List Entry Number: 1115478
- Heritage Category: Listing
- Grade: II
- Location: 6, CHURCHGATE, Hallaton, Harborough, Leicestershire

POST OFFICE

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- **List Entry Number: 1186737**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: POST OFFICE, HIGH STREET, Hallaton, Harborough, Leicestershire**

CROSS COTTAGE

- **List Entry Number: 1061687**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: CROSS COTTAGE, 3, THE CROSS, Hallaton, Harborough, Leicestershire**

37. EASTGATE

- **List Entry Number: 1360644**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 37, EASTGATE, Hallaton, Harborough, Leicestershire**

6, HIGH STREET

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- **List Entry Number: 1186774**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 6, HIGH STREET, Hallaton, Harborough, Leicestershire**

10,12 AND 14, CHURCHGATE

- **List Entry Number: 1115431**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 10,12 AND 14, CHURCHGATE, Hallaton, Harborough, Leicestershire**

THE BEWICKE ARMS PUBLIC HOUSE

- **List Entry Number: 1061672**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: THE BEWICKE ARMS PUBLIC HOUSE, EASTGATE, Hallaton, Harborough, Leicestershire**

39-45, EASTGATE

- **List Entry Number: 1061673**

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- **Heritage Category: Listing**
- **Grade: II**
- **Location: 39-45, EASTGATE, Hallaton, Harborough, Leicestershire**

2, HIGH STREET

- **List Entry Number: 1061684**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 2, HIGH STREET, Hallaton, Harborough, Leicestershire**

23, HIGH STREET

- **List Entry Number: 1186755**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 23, HIGH STREET, Hallaton, Harborough, Leicestershire**

8, CHURCHGATE

- **List Entry Number: 1115458**
- **Heritage Category: Listing**

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- **Grade: II**
- **Location: 8, CHURCHGATE, Hallaton, Harborough, Leicestershire**

THE OLD ROYAL OAK PUBLIC HOUSE

- **List Entry Number: 1061681**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: THE OLD ROYAL OAK PUBLIC HOUSE, HIGH STREET, Hallaton, Harborough, Leicestershire**

16, CHURCHGATE

- **List Entry Number: 1061709**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 16, CHURCHGATE, Hallaton, Harborough, Leicestershire**

Congregational Chapel

- **List Entry Number: 1061677**
- **Heritage Category: Listing**
- **Grade: II**

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- **Location: Congregational Chapel, High Street, Hallaton, Harborough, Leicestershire**

11-21, HOG LANE

- **List Entry Number: 1061685**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 11-21, HOG LANE, Hallaton, Harborough, Leicestershire**

NO 32 AND GARDEN WALL

- **List Entry Number: 1061710**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: NO 32 AND GARDEN WALL, CHURCHGATE, Hallaton, Harborough, Leicestershire**

18, CHURCHGATE

- **List Entry Number: 1360622**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 18, CHURCHGATE, Hallaton, Harborough, Leicestershire**

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43, HIGH STREET

- List Entry Number: 1186760
- Heritage Category: Listing
- Grade: II
- Location: 43, HIGH STREET, Hallaton, Harborough, Leicestershire

4, THE CROSS

- List Entry Number: 1087093
- Heritage Category: Listing
- Grade: II
- Location: 4, THE CROSS, Hallaton, Harborough, Leicestershire

OLD STONE COTTAGE

- List Entry Number: 1299063
- Heritage Category: Listing
- Grade: II
- Location: OLD STONE COTTAGE, HIGH STREET, Hallaton, Harborough, Leicestershire

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VINE COTTAGE

- List Entry Number: 1320427
- Heritage Category: Listing
- Grade: II
- Location: VINE COTTAGE, 34, CHURCHGATE, Hallaton, Harborough, Leicestershire

11, HIGH STREET

- List Entry Number: 1061679
- Heritage Category: Listing
- Grade: II
- Location: 11, HIGH STREET, Hallaton, Harborough, Leicestershire

29, HIGH STREET

- List Entry Number: 1061682
- Heritage Category: Listing
- Grade: II
- Location: 29, HIGH STREET, Hallaton, Harborough, Leicestershire

WAR MEMORIAL

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- **List Entry Number: 1087039**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: WAR MEMORIAL, THE CROSS, Hallaton, Harborough, Leicestershire**

1, THE CROSS

- **List Entry Number: 1061686**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 1, THE CROSS, Hallaton, Harborough, Leicestershire**

OLD BAKEHOUSE

- **List Entry Number: 1360645**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 36, EASTGATE, Hallaton, Harborough, Leicestershire**

THE OLD THATCH

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- **List Entry Number: 1335827**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: THE OLD THATCH, HUNTS LANE, Hallaton, Harborough, Leicestershire**

OLD RECTORY

- **List Entry Number: 1061712**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: OLD RECTORY, CHURCHGATE, Hallaton, Harborough, Leicestershire**

31, HIGH STREET

- **List Entry Number: 1360647**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: 31, HIGH STREET, Hallaton, Harborough, Leicestershire**

11, HUNTS LANE

- **List Entry Number: 1360649**

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- **Heritage Category: Listing**
- **Grade: II**
- **Location: 11, HUNTS LANE, Hallaton, Harborough, Leicestershire**

OUTBUILDINGS ADJACENT TO NO 8

- **List Entry Number: 1360621**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: OUTBUILDINGS ADJACENT TO NO 8, CHURCHGATE, Hallaton, Harborough, Leicestershire**

THE COTTAGE

- **List Entry Number: 1186746**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: THE COTTAGE, 19, HIGH STREET, Hallaton, Harborough, Leicestershire**

20-24, CHURCHGATE

- **List Entry Number: 1115447**
- **Heritage Category: Listing**

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- **Grade: II**
- **Location: 20-24, CHURCHGATE, Hallaton, Harborough, Leicestershire**

NO 38 AND GARDEN WALL

- **List Entry Number: 1335835**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: NO 38 AND GARDEN WALL, 38, HIGH STREET, Hallaton, Harborough, Leicestershire**

GLEBE COTTAGE

- **List Entry Number: 1061713**
- **Heritage Category: Listing**
- **Grade: II**
- **Location: GLEBE COTTAGE, CHURCHGATE, Hallaton, Harborough, Leicestershire**

SCHOOL

- **List Entry Number: 1139014**
- **Heritage Category: Listing**
- **Grade: II**

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- **Location:** SCHOOL, CHURCHGATE, Hallaton, Harborough, Leicestershire

CHURCH OF ST MICHAEL AND ALL ANGELS

- **List Entry Number:** 1360624
- **Heritage Category:** Listing
- **Grade:** I
- **Location:** CHURCH OF ST MICHAEL AND ALL ANGELS, CHURCHGATE, Hallaton, Harborough, Leicestershire

Butter Cross 150m east of the church

- **List Entry Number:** 1017498
- **Heritage Category:** Scheduling
- **Location:** Hallaton, Harborough, Leicestershire

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Appendix 2

Annex I

1. Crude-oil refineries (excluding undertakings manufacturing only lubricants from crude oil) and installations for the gasification and liquefaction of 500 tonnes or more of coal or bituminous shale per day.
2. Thermal power stations and other combustion installations with a heat output of 300 megawatts or more and nuclear power stations and other nuclear reactors (except research installations for the production and conversion of fissionable and fertile materials, whose maximum power does not exceed 1 kilowatt continuous thermal load).
3. Installations solely designed for the permanent storage or final disposal of radioactive waste.
4. Integrated works for the initial melting of cast-iron and steel.
5. Installations for the extraction of asbestos and for the processing and transformation of asbestos and products containing asbestos: for asbestos-cement products, with an annual production of more than 20 000 tonnes of finished products, for friction material, with an annual production of more than 50 tonnes of finished products, and for other uses of asbestos, utilization of more than 200 tonnes per year.
6. Integrated chemical installations.
7. Construction of motorways, express roads (1) and lines for long-distance railway traffic and of airports (2) with a basic runway length of 2 100 m or more.
8. Trading ports and also inland waterways and ports for inland-waterway traffic which permit the passage of vessels of over 1 350 tonnes.
9. Waste-disposal installations for the incineration, chemical treatment or land fill of toxic and dangerous wastes.

(1) For the purposes of the Directive, 'express road' means a road which complies with the definition in the European Agreement on main international traffic arteries of 15 November 1975.

(2) For the purposes of this Directive, 'airport' means airports which comply with the definition in the 1944 Chicago Convention setting up the International Civil Aviation Organization (Annex 14).

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Annex II

1. Agriculture

- (a) Projects for the restructuring of rural land holdings.
- (b) Projects for the use of uncultivated land or semi-natural areas for intensive agricultural purposes.
- (c) Water-management projects for agriculture.
- (d) Initial afforestation where this may lead to adverse ecological changes and land reclamation for the purposes of conversion to another type of land use.
- (e) Poultry-rearing installations.
- (f) Pig-rearing installations.
- (g) Salmon breeding.
- (h) Reclamation of land from the sea.

2. Extractive industry

- (a) Extraction of peat.
- (b) Deep drillings with the exception of drillings for investigating the stability of the soil and in particular:
 - geothermal drilling,
 - drilling for the storage of nuclear waste material,
 - drilling for water supplies.
- (c) Extraction of minerals other than metalliferous and energy-producing minerals, such as marble, sand, gravel, shale, salt, phosphates and potash.
- (d) Extraction of coal and lignite by underground mining. (e) Extraction of coal and lignite by open-cast mining. (f) Extraction of petroleum.
- (g) Extraction of natural gas.
- (h) Extraction of ores.
- (i) Extraction of bituminous shale.
- (j) Extraction of minerals other than metalliferous and energy-producing minerals by open-cast mining.

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- (k) Surface industrial installations for the extraction of coal, petroleum, natural gas and ores, as well as bituminous shale.
- (l) Coke ovens (dry coal distillation).
- (m) Installations for the manufacture of cement.

3. Energy industry

- (a) Industrial installations for the production of electricity, steam and hot water (unless included in Annex I).
- (b) Industrial installations for carrying gas, steam and hot water; transmission of electrical energy by overhead cables.
- (c) Surface storage of natural gas.
- (d) Underground storage of combustible gases.
- (e) Surface storage of fossil fuels.
- (f) Industrial briquetting of coal and lignite.
- (g) Installations for the production or enrichment of nuclear fuels.
- (h) Installations for the reprocessing of irradiated nuclear fuels.
- (i) Installations for the collection and processing of radioactive waste (unless included in Annex I).
- (j) Installations for hydroelectric energy production.

4. Processing of metals

- (a) Iron and steelworks, including foundries, forges, drawing plants and rolling mills (unless included in Annex I).
- (b) Installations for the production, including smelting, refining, drawing and rolling, of nonferrous metals, excluding precious metals.
- (c) Pressing, drawing and stamping of large castings.
- (d) Surface treatment and coating of metals.
- (e) Boilermaking, manufacture of reservoirs, tanks and other sheet-metal containers.
- (f) Manufacture and assembly of motor vehicles and manufacture of motor-vehicle engines.
- (g) Shipyards.
- (h) Installations for the construction and repair of aircraft.
- (i) Manufacture of railway equipment.
- (j) Swaging by explosives.
- (k) Installations for the roasting and sintering of metallic ores.

5. Manufacture of glass

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7. Chemical industry

- (a) Treatment of intermediate products and production of chemicals (unless included in Annex I).
- (b) Production of pesticides and pharmaceutical products, paint and varnishes, elastomers and peroxides.
- (c) Storage facilities for petroleum, petrochemical and chemical products.

8. Food industry

- (a) Manufacture of vegetable and animal oils and fats.
- (b) Packing and canning of animal and vegetable products.
- (c) Manufacture of dairy products.
- (d) Brewing and malting.
- (e) Confectionery and syrup manufacture.
- (f) Installations for the slaughter of animals.
- (g) Industrial starch manufacturing installations.
- (h) Fish-meal and fish-oil factories.
- (i) Sugar factories.

9. Textile, leather, wood and paper industries

- (a) Wool scouring, degreasing and bleaching factories.
- (b) Manufacture of fibre board, particle board and plywood.
- (c) Manufacture of pulp, paper and board.
- (d) Fibre-dyeing factories.
- (e) Cellulose-processing and production installations.
- (f) Tannery and leather-dressing factories.

10. Rubber industry

Manufacture and treatment of elastomer-based products.

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11. Infrastructure projects

- (a) Industrial-estate development projects.
- (b) Urban-development projects.
- (c) Ski-lifts and cable-cars.
- (d) Construction of roads, harbours, including fishing harbours, and airfields (projects not listed in Annex I).
- (e) Canalization and flood-relief works.
- (f) Dams and other installations designed to hold water or store it on a long-term basis.
- (g) Tramways, elevated and underground railways, suspended lines or similar lines of a particular type, used exclusively or mainly for passenger transport.
- (h) Oil and gas pipeline installations.
- (i) Installation of long-distance aqueducts.
- (j) Yacht marinas.

12. Other projects

- (a) Holiday villages, hotel complexes.
- (b) Permanent racing and test tracks for cars and motor cycles.
- (c) Installations for the disposal of industrial and domestic waste (unless included in Annex I).
- (d) Waste water treatment plants.
- (e) Sludge-deposition sites.
- (f) Storage of scrap iron.
- (g) Test benches for engines, turbines or reactors.
- (h) Manufacture of artificial mineral fibres.
- (i) Manufacture, packing, loading or placing in cartridges of gunpowder and explosives.
- (j) Knackers' yards.

13. Modifications to development projects included in Annex I and projects in Annex II undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than one year

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Appendix 3

The effects of each Scenario are presented against the six SA Topics listed below, which encapsulate the SA Framework.

SA Topic	SA Objectives covered
1. Natural Environment	<i>Biodiversity, agricultural land, soil, water geodiversity</i>
2. Built and Natural Heritage	<i>Landscape & settlement character, heritage</i>
3. Health and Wellbeing	<i>Health, recreation, open space access to services, air quality, community cohesion</i>
4. Resilience to Climate Change	<i>Flooding, green infrastructure</i>
5. Housing and Economy	<i>Housing delivery, rural economy, investment</i>
6. Resource Use	<i>Energy efficiency, water efficiency, carbon emissions, minerals</i>

To determine the effects on each SA Topic, consideration has been given to the factors listed in the SEA Regulations to determine whether the effects are significant or not, for example: the nature of effects (including magnitude and duration); the sensitivity of receptors; the Likelihood of effects occurring; and the significance of effects

These factors have been considered to predict effects against each SA Topic using the following scoring system.

- Major positive ✓✓✓
- Moderate positive ✓✓
- Minor positive ✓
- Insignificant impacts -
- Minor negative ×
- Moderate negative ××
- Major negative ×××
- Uncertain effect ?

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Detailed analysis from SA for Hallaton

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	Scenario 1b
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat of local importance such as hedgerows and trees. Effects would be small scale, but cumulatively could be significant for Hallaton.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3. The scale of development involved would not have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>There are two Local Wildlife Sites, one to west of village adjacent to the brook at Glebe Farm Castle and Marsh (wet grassland) and one to the north of village close to a dismantled railway which is a mature ash tree. There are also a number of TPOs in Hallaton.</p> <p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Hallaton is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures could be secured as part of developments on affected sites. This could also include the potential for enhancement. Although enhancement is possible, this only tends to be a feasible option on larger sites with potential for substantial incorporation of green infrastructure.</p>		
Significance	<p>Development presents the possibility of disturbance and loss of habitats, though mitigation ought to be able to limit the effects on local wildlife. Nevertheless, Scenario 1 is recorded as an uncertain minor negative effect. Some site options present more of an issue than others, so it is unclear at this stage what the precise effects would be. However, it is considered unlikely that effects would be more than minor given the choice of sites available and potential for mitigation.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case. It may also be more difficult to achieve enhancement on small sites.</p> <p>There would be a loss of agricultural land, which would be unavoidable. On its own, this would not be significant.</p>		

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Built and Natural Heritage (SA Objective 3)		Scenario 1a	Scenario 1b
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options</i></p> <p>Development could affect the character of the built and natural environment, by altering the scale and form of the settlement.</p>		
Sensitivity of receptors	<p>Hallaton is in a Conservation Area and contains 64 listed buildings and a Grade I Listed Church of St Michael and All Angels.</p> <p>There are also two Scheduled Monuments, the Hallaton motte and bailey castle (outside village) and the Butler Cross, 150m east of the Church.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p> <p>An aim of the Parish Plan is maintenance of the distinctive character of the village in regard to all future development propositions.</p>		
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character.</p> <p>It would be likely that development would need to take place on more than one site under this growth scenario. Therefore, the effects on the character of the settlement would be more pronounced.</p> <p>All but one of the sites identified in the SHLAA fall within the Conservation Area, it is therefore possible that the character of the town could be significantly altered.</p>		
Significance	<p>Housing is low density in Hallaton and if substantial development occurred it could alter the character in this location. The scale of growth proposed would require development within the Conservation Area, or at an urban edge site that could have negative effects upon landscape character. Overall, a moderate negative effect is predicted.</p> <p>Recommendation – Development in Hallaton ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), Scheduled Monuments and number of listed buildings would need to be respected.</p> <p>Reducing the scale of growth by 5-10 dwellings would allow for lower density development on certain sites and/or reduce the need to develop on multiple sites. This could potentially lower any adverse effects on character.</p>		

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Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓
		Scenario 1b	✓
Nature of effects	<p>Development will improve the choice of housing, allowing existing residents to move to new homes, as either children move out or families expand. This ought to have a positive effect on health and wellbeing and help to maintain community identity.</p> <p>The growth scenarios tested would lead to increased pressure on the primary school, and would generate car trips to access employment and services leading to a minor increase in greenhouse gas emissions. Conversely, development could help to support the viability of village services by increasing housing to the area, but the numbers involved are small.</p> <p>Higher levels of development could detract from the open, low density, historic setting in Hallaton which could affect community identity.</p> <p>The scale of development involved would not have an effect on levels of air quality. The Kibworth SDA would be accessible to residents in Hallaton, but unlikely to lead to significantly increased trips through the settlement itself from elsewhere.</p>		
Sensitivity of receptors	<p>The population in Hallaton aged 0–15 is considerably higher than the District average, with over 25% of people aged 0-15. There are over 30% of people between 35-54.</p> <p>The primary school in Hallaton is close to capacity and it is noted that the site is constrained with limited space to extend existing school.</p> <p>There are a number of different facilities in the village, although do currently cater adequately for the current population. Public transport links are poor, so it is not surprising that, 74% of people use a car or van to get to work, which is higher than the district average of 71%. Just over 13% work from home at present too (Census 2011).</p>		
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of village amenities, it is unclear whether this would occur, or if the scale of growth would be adequate to make a difference.</p> <p>Contributions to education and health facilities would be secured, but it is likely this would not be within Hallaton.</p> <p>Although new homes could benefit local communities, it is not possible to predict who would buy these homes.</p>		
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, this scenario also supports residents to remain in the area by providing new affordable housing, which could be positive for community identity. For Scenario 1b, there would also be employment growth in Kibworth which could possibly support improved access to jobs. However, the need to tackle unemployment is not critical in Hallaton and so the effect on unemployment/deprivation is not anticipated to be significant.</p>		

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Resilience (to climate change) (SA Objective 6)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options</i></p> <p>New development could increase surface water run-off through the development of greenfield land.</p>		
Sensitivity of receptors	<p>There are Flood Zones 2 and 3 in Hallaton, largely to the south east and east of the main settlement boundary.</p>		
Likelihood of effects	<p>It is unlikely that new development would be at risk of river flooding based on the site identified in the SHLAA (2015).</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	<p>Flood risk would be unlikely to be an issue at the proposed scale of growth; hence a neutral effect is predicted.</p>		

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Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓✓
		Scenario 1b	✓✓
Nature of effects	<p>Development will improve the choice of housing, allowing existing residents to move to new homes, as either children move out or families expand.</p> <p>Growth would also help to support the local village centre through increased local spending, though the effects would be negligible.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help support home working.</p> <p>For Scenario 1b, there would be significant housing and employment development in nearby Kibworth, which could be accessed by residents in Hallaton.</p>		
Sensitivity of receptors	<p>There has been an increase of 20.2% dwellings since 2001 in Hallaton.</p> <p>There is a need for affordable housing in rural areas.</p> <p>There are only 1% of economically active people in Hallaton who are unemployed (Census 2011).</p>		
Likelihood of effects	<p>There is sufficient land identified in the SHLAA 2015 to deliver the housing targets under this growth scenario.</p>		
Significance	<p>A higher growth Scenario ought to have a positive effect by improving housing choice and affordability, and is predicted to have a moderate positive effect for scenario 1a and 1b.</p> <p>In terms of the economy and employment, a significant effect is unlikely.</p> <p>Scenario 1b would also improve access to jobs and homes at Kibworth SDA. Though this could be beneficial to residents, unemployment is not a particular issue in Hallaton, and so the effects are not predicted to be substantially different to Scenario 1a.</p>		

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Resource Use (SA Objective 9)		Scenario 1a	Scenario 1b
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will also be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions, albeit only a minor amount.</p>		
Sensitivity of receptors	<p>Access to public transport is poor in Hallaton, which does not have established public transport links. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity would be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Hallaton and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth proposed would lead to increased numbers of people living in Hallaton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth proposed would therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor). Consequently a minor negative effect is predicted.</p>		

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Summary of effects for Hallaton

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	✗	✗
Built and Natural Heritage (SA Objective 3)	✗✗	✗✗
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓✓	✓✓
Resource Use (SA Objective 9)	✗	✗

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Appendix 4

LPA assessment of the requirement for a SEA for Hallaton Neighbourhood Plan

All the policies of the Hallaton Neighbourhood Plan has been screened and assessed at regulation 14 and submission stage.

The table below has demonstrated that in the opinion on the Local Planning Authority the policies of the Hallaton Neighbourhood Plan do not give potential for significant detrimental effects on local historic or environmental sites, Natura 2000 sites, or Habitat Regulations.

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Hallaton Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF/	Relationship between Hallaton Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Rutland Water approx. 15km away)	Conclusion relating to Habitat Regulations (HRA)
Policy HBE1: DESIGN STANDARDS	NPPF – Requiring good design (paras 56-68). LP Policy GD8 deals with good design in new housing developments	HBE1 sets out a series of criteria that should be considered in new development within Hallaton. It should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.	The policy is unlikely to result in significant effects as it promotes design of new development which reflects the character and historic context of its surroundings.	No significant effects identified.	None.	No negative effect arising from this policy.
POLICY HBE2: LIMITS TO DEVELOPMENT	NPPF para. 55 – Promoting sustainable development in rural areas.. Policy GD2 Settlement Development	HBE2 should be considered to be in general conformity as it allows for development proposals within the area identified GD2 specifies where development should and should not take place, but does not retain development limits The NPPF supports sustainable development in rural areas	There may be some potential limited impacts but the policy is unlikely to result in significant detrimental effects	No significant effects identified. Detailed mitigation will be considered through the Development Management process	None	No negative effect. Development of this scale will not adversely impact Natura 2000 sites.

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POLICY HBE3: HOUSING ALLOCATIONS	<p>LP Policy H1 considers housing allocations. The Local Plan allocates a minimum of 30 dwellings to Hallaton.</p> <p>GD2 allows for settlement development within or adjacent to settlements</p> <p>NPPF: Delivering sustainable development / delivering a wide choice of high quality homes (para 55 promotes sustainable development in rural areas).</p>	HBE3 should be considered to be in general conformity with LP policy. NDPs can allocate housing as set out in the Local Plan.	The policy is unlikely to result in significant effects. As part of identifying allocations, potential housing sites the QB undertook site assessments and considered the sites against criteria. The most suitable sites have been chosen. 24 dwellings are already permitted, the allocations total about 10 dwellings. The quantum of development is considered appropriate for Hallaton	No significant effects are identified. Constraints relating to heritage and environmental assets have been considered as part of the proposal.	None	No negative effect. Development of this limited scale will not adversely impact on identified HRA sites.
POLICY HBE4: RESERVE SITE	LP Policy H1 considers housing allocations.	HBE3 should be considered to be in general conformity	The policy is unlikely to result in significant	No significant effects are	None	No negative effect.

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ALLOCATION	<p>The Local Plan allocates a minimum of 30 dwellings to Hallaton.</p> <p>GD2 allows for settlement development within or adjacent to settlements</p> <p>NPPF: Delivering sustainable development / delivering a wide choice of high quality homes (para 55 promotes sustainable development in rural areas).</p>	with LP policy. NDPs can allocate housing as set out in the Local Plan. The reserve site is allocated and should only come forward for development if certain criteria are met.	effects. As part of identifying allocations, potential housing sites the QB undertook site assessments and considered the sites against criteria. The most suitable sites have been chosen. The reserve site is to come forward for development if the housing requirement increases	identified. Constraints relating to heritage and environmental assets have been considered as part of the proposal.		Development of this limited scale will not adversely impact on identified HRA sites.
POLICY HBE5: HOUSING MIX	NPPF – Delivering a wide choice of high quality homes – para. 50	HBE5 is considered to be in general conformity with the LP and NPPF in seeking to deliver an appropriate mix of	The policy is unlikely to result in significant effects as it only relates to mix of homes.	No significant effects identified.	None	No negative effect arising from this policy.

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	LP has policy H5 which requires developments to deliver a suitable mix of housing.	housing types to reflect local needs based on local and District evidence..				
POLICY HBE6: AFFORDABLE HOUSING	LP policy H2 deals with affordable housing	HBE6 specifies that proposal for new housing should be in accordance with the Local Plan. Additionally the AH provision should be tenure blind	The policy is unlikely to result in significant effects as it only relates to delivery of affordable homes on housing sites	No significant effects identified.	None.	No negative effect arising from this policy.
Policy HBE7: ACCESSIBLE HOUSING	LP Policy H5 deals with housing standards	HBE7 can be considered to be in general conformity with the LP policy H5	No adverse effects	No significant effects identified.	None.	No negative effect arising from this policy.
POLICY HBE8: WINDFALL SITES	NPPF: Delivering sustainable development and delivering a wide choice of high quality homes (para 55). LP Policy GD2 allows	HBE8 recognises that throughout the NP period small scale housing sites may come forward that are not allocated in the Plan. Limits to development have been defined to enable application of the policy.	There may be some limited impacts but the policy is unlikely to result in significant effects. Only a limited number of dwellings are likely to come forward under the policy and	Limited impact. No significant effects are identified. The policy includes the necessary safeguards to ensure that	None.	No negative effect arising from this policy.

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	for unallocated settlement development within or adjacent to settlements	The policy sets out the considerations that should be taken into account in the determination of such applications. It provides safeguards to ensure that the distinctive character of the village is respected	any planning application will be determined in line with the criteria set out in the policy, other NP policies and the DM process.	development (within limits to development) takes into account the character of the village, its size and form		
POLICY ENV 1: LOCAL GREEN SPACES	NPPF – Promoting healthy communities (para 76 and para 77). LP Policy GI4 considers Local Green Space and its inclusion in NDPs	ENV1 is considered to be in general conformity with the LP and NPPF in identifying LGS and setting out policy for their protection.	Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community and of outstanding significance for their natural and historical or environmental features.	Possible positive impacts. No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect local green space.

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POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE	NPPF: 11 Conserving and enhancing the natural environment. LP Policy GI5 relates to biodiversity and protection and improvement of Green Infrastructure	ENV2 is considered to be in general conformity with NPPF and LP policy in seeking to protect species and habitats.	ENV2 is considered to be in general conformity with NPPF and LP policy in seeking to protect, non-designated sites which are of significance locally.	Possible limited positive impact. No significant effects identified.	None.	No negative effect arising from this policy as it promotes biodiversity.
POLICY ENV3: IMPORTANT OPEN SPACES	NPPF para 96 and 97 – access to open spaces Local Plan policy GI2 deals with open space sport and recreation sites	ENV3 is considered to be in conformity with Local Plan policies as it seeks to protect locally significant open space, and ensures spaces of equal or better quality and value are provided should development be permitted	Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community and of outstanding significance for their natural and historical or environmental features.	Possible positive impact. No significant effects identified.	None	No negative effect arising from this policy which seeks to protect locally significant open space

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POLICY ENV4: BUILT ENVIRONMENT – LOCAL HERITAGE ASSETS	Local Plan policy HC1 deals with built heritage NPPF chapter 16 deals with heritage	ENV4 can be considered to be in general conformity with the Local Plan policy HC1 in that it allows changes to the setting of non designated heritage assets to be considered against the significance of the asset	Potential for limited positive impact as the policy identifies and protects heritage assets that are of demonstrable value to the community and of outstanding significance for their historical features	Possible positive impact. No significant effects identified.	None	No negative effect arising from this policy which seeks to protect locally significant heritage assets
POLICY ENV 5: RIDGE AND FURROW	NPPF: 12 . Conserving and enhancing the historic environment. LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.	ENV5 is considered to be in general conformity with the NPPF and LP as it seeks to protect ridge and furrow, part of the historic landscape.	The policy is unlikely to result in significant effects as it aims to protect ridge and furrow as part of the historic landscape.	No significant effects identified.	None.	No negative effect arising from this policy which gives protection to historic landscape feature.

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POLICY ENV 6: NOTABLE TREES	NPPF: Conserving and enhancing the natural environment. LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.	ENV6 is considered to be in general conformity with the NPPF and LP as it seeks to protect Biodiversity, trees, woodland and hedgerows of value.	The policy is unlikely to result in significant effects as it gives protection to trees and hedgerows of value.	Limited impact. No significant effects identified.	None.	No negative effect arising from this policy which gives protection to trees and hedgerows.
POLICY ENV 7: LOCAL LANDSCAPE CHARACTER AREA	LP policy GD5 considers Landscape Character NPPF para 170 considers protecting valued landscapes	ENV7 can be considered to be in general conformity with LP policy in that it seeks to protect the distinctive character of landscape character areas that are locally significant	The policy is unlikely to result in significant effects as it aims to protect landscape character as part of the historic landscape.	No significant effects identified.	None.	No negative effect arising from this policy which gives protection to historic landscape character

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POLICY ENV 8: BIODIVERSITY , HEDGES AND HABITAT CONNECTIVITY	NPPF: Conserving and enhancing the natural environment. LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.	ENV8 is considered to be in general conformity with the NPPF and LP as it seeks to protect Biodiversity, trees, woodland and hedgerows of value.	The policy is unlikely to result in significant effects as it gives protection to hedgerows and other natural assets of local value.	Limited impact. No significant effects identified.	None.	No negative effect arising from this policy which gives protection to trees and hedgerows.

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POLICY ENV 9: PROTECTION OF IMPORTANT VIEWS	<p>NPPF: Conserving and enhancing the natural environment/ Conserving and enhancing the historic environment.</p> <p>LP policy GD5 refers to safeguarding public views, skylines and landmarks.</p>	ENV9 is considered to be in general conformity with LP and NPPF in seeking to safeguard important views and vistas as identified by the community. These vistas are identified on the Map Figure 15 and defined in the policy.	The policy is unlikely to result in significant effects as it is affording important views protection.	No significant effects identified.	None.	No negative effect arising from this policy as it seeks to protect defined views/ vistas.

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POLICY ENV 10: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT	NPPF: 11 Conserving and enhancing the natural environment. LP policy GI relates to biodiversity and geodiversity protection and improvement.	ENV10 is considered to be in general conformity with NPPF and LP policy in seeking to enhance species and habitats.	Possible positive impact as the policy requires development proposals are required to provide for biodiversity.	Possible positive impact. No significant effects identified.	None.	No negative effect arising from this policy as it promotes biodiversity.

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<p>POLICY CFA1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES</p>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy HC2 and HC3 deals with community facilities, public houses village shops and post offices</p>	<p>CFA1 is considered to be in general conformity with the LP and NPPF in aiming to prevent the loss of or adverse effects on community facilities and services. It sets out the evidence needed to accompany any development proposal involving the loss of such a service/facility.</p> <p>The community facilities to be considered are defined in the policy</p>	<p>The policy is unlikely to result in significant effects as scope for redevelopment of such premises and its scale is likely to be limited. Applications will also be assessed against other NP policies.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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POLICY CFA2: NEW OR IMPROVED COMMUNITY FACILITIES	LP Policy HC2 and HC3 deals with community facilities, public houses village shops and post offices NPPF: Supporting a prosperous rural economy.	CFA2 is considered to be in general conformity with the CS and NPPF in supporting the provision of new community facilities providing their development does not impact on residential amenity, is of an appropriate scale, is accessible and provides adequate parking.	The policy is unlikely to result in significant effects as scope for such new facilities is likely to be limited. Any development proposals will also be assessed against other NP policies.	No significant effects identified.	None.	No negative effect arising from this policy

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POLICY CFA3: NEW SCHOOL	<p>NPPF: Supporting a prosperous rural economy</p> <p>LP Policy HC2 sets out policy relating to community facilities. The supporting text defines schools as a community facility</p>	CFA3 seeks to protect and/or enhance an important local asset from loss or adverse impacts. It seeks to enable the expansion of the school within criteria.	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy.
Policy TR1: TRAFFIC MANAGEMENT	<p>NPPF: Promoting sustainable transport. Promoting healthy communities.</p> <p>LP Policy GD8 deals with good design in new housing developments including parking and access to footways and cycle routes</p>	Policy TR1 can be considered to be in general conformity with the Local Plan as it considers parking, highway access and improvement and creation of footpaths and cycleways	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy

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POLICY TR2: ELECTRIC VEHICLES	Local Plan policy IN2 deals with electric vehicle charging points. NPPF: Meeting the challenge of climate change. NPPF para 105 and 110 deal with electric vehicle charging points	Policy TR2 can be considered in conformity with the Local Plan as it seeks to mitigate against climate change and promote low energy transport	Unlikely to have any detrimental effects. Changes to historic environment would be considered through the DM process	No significant effects identified.	None.	No negative effect arising from this policy
POLICY TR3: FOOTPATHS	NPPF: Promoting healthy communities. Local Plan policy GI1 deals with Green Infrastructure including recreational paths and walking routes	TR3 is considered to be in general conformity with the Local Plan and NPPF in seeking to protect and improve the existing network of footpaths/cycleways contributing to healthy lifestyles and community safety.	The policy may deliver minor positive impacts as it is about protection and improvements of cycleways/ footpaths.	Possible minor positive impacts. No significant effects identified.	None.	No negative effect arising from this policy as it is about protection of footpaths and cycleways.

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Policy BE1: SUPPORT FOR EXISTING BUSINESS AND EMPLOYMENT OPPORTUNITIES	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>Policy BE1 seeks to protect existing employment sites. It can be considered to be in general conformity in aspiring to met a local need and delivering the NPPF objective to support a prosperous rural economy</p>	<p>The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
Policy BE2: SUPPORT FOR NEW BUSINESS AND EMPLOYMENT OPPORTUNITIES	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>BE2 is considered to be in general conformity with the Local Plan and NPPF in so far it aims to support new employment opportunities in the settlement providing certain criteria are met.</p> <p>Although the policy does not have a criterion relating to heritage assets, this is covered by other policies and does not need to be repeated here.</p>	<p>The policy is unlikely to result in significant effects</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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POLICY BE3: WORKIN FROM HOME	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>BE3 can be considered to be in general conformity with the LP and NPPF in supporting working from home providing residential amenity is protected and any associated development is subservient and does not detract from the existing building.</p>	<p>The policy is unlikely to result in significant effects given the policy specifies that any development will need to be subservient and in character.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

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POLICY BE4: FARM DIVERSIFICATION	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>BE4 is considered to be in general conformity with the LP and NPPF by supporting the re-use of agricultural and commercial buildings providing the proposals meet certain criteria aimed at protecting landscape, character of the area, historic and environmental features, road network and residential amenity</p>	<p>The policy is unlikely to result in significant effects given the policy criteria set out to protect the local environment.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

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POLICY BE5: TOURISM	Local Plan policy RT4 deals with tourism and leisure	Policy BE5 can be considered to be in conformity with Local Plan policies as it seeks to encourage tourism activities while seeking to ensure those activities are not detrimental to the surrounding environment	Unlikely to result in any detrimental effects	No significant detrimental effects identified	None.	No negative effect arising from this policy

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POLICY BE6: BROADBAND & MOBILE INFRASTRUCTURE	<p>NPPF: Supporting high quality communications infrastructure.</p> <p>LP Policy IN3 considers the support for provision of infrastructure alongside new development.</p>	<p>BE6 is considered to be in general conformity with the LP and NPPF in supporting the provision infrastructure to ensure the provision of super-fast broadband providing it is sensitively located.</p>	<p>The policy is unlikely to result in significant effects given the requirement for sensitive location of such installations.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>