



**High Leicestershire Neighbourhood  
Plan  
Strategic Environmental Assessment  
Determination  
By**

**Harborough District Council**

**On behalf of**

**Tilton on the Hill Parish Council**

**February 2024**

# Strategic Environmental Assessment Determination

## 1. Introduction

1.1 Harborough District Council has been asked by Tilton on the Hill Parish Council to undertake a screening report for Strategic Environmental Assessment. The Council must now issue its determination as to whether a full SEA is required for the High Leicestershire Neighbourhood Plan.

1.2 This determination report is used to determine whether or not the contents of the pre submission version of the Hight Leicestershire Neighbourhood Plan as submitted in December 2023 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.

1.3 This determination is issued by the Harborough District Council and is the Council's opinion on whether a full SEA is required. **After consultation with the Statutory Consultees it is the Councils opinion that a full SEA is not required for the Tilton on the Hill Neighbourhood Plan.**

1.4 The screening report was submitted to the Environment Agency, Natural England and Historic England for comment. Their responses can be found below.

| Consultee          | Response  |
|--------------------|---|
| Natural England    | <p><b>High Leicestershire Neighbourhood Plan –</b></p> <p>SEA Screening Consultation Thank you for your consultation on the above dated and received by Natural England on 15 December 2023. Natural England is a non-departmental public body.</p> <p>Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Screening Request: Strategic Environmental Assessment (SEA)</p> <p>It is Natural England's advice, on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.</p> |
| Environment Agency | From the perspective of the Environment Agency's remit we do not disagree with the outcome of the report.   |
| Historic England   | <p><b>HIGH LEICESTERSHIRE NEIGHBOURHOOD PLAN- SEA/HRA SCREENING</b></p> <p>Thank you for your consultation and the invitation to comment on the SEA Screening Document for the above 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</p>   |

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|  | <p>have a significant effect on the environment?” in respect of our area of concern, cultural heritage.</p> <p>Our comments are based on the information supplied with the screening request. 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 the ‘SEA’ Directive], Historic England concurs with your view that the preparation of a Strategic Environmental Assessment is not required.</p> <p>Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.</p> |
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- 1.5 The purpose of the High Leicestershire Neighbourhood Plan will ensure the neighbourhood gets the right types of development in the right locations. It also establishes planning policies in areas related to services and facilities, broadband, design, natural environment, heritage, Local Green Space, transport, housing, employment and business in the High Leicestershire villages of Tilton on the Hill, Marefield, Cold Newton and Lowesby. These policies will add local detail to the strategic policies of Harborough District Council and Leicestershire County Council.
- 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 undertake a sustainability appraisal. However, qualifying bodies may find this a useful approach for demonstrating how their draft plan or order meets the basic conditions. Material produced as part of the Sustainability Appraisal of the Local Plan may be relevant to a neighbourhood plan.
- 1.7 This determination has been prepared prior to the Plan being submitted for pre submission consultation and can inform the Plan policies. It also reflects the representations made by the statutory consultees.

## 2. Legislative Background

- 2.2 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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- 2.3 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.
- 2.4 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
- 2.5 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 Core Strategy in 2010. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#) and the [Sustainability Appraisal \(SA\) as part of the New Local Plan](#) during 2016.

### 3. Criteria for Assessing the Effects of Neighbourhood Development 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,

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- 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,
  - 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

The table below shows the assessment of whether the Neighbourhood Development Plan (NDP) will require a full Strategic Environmental Assessment (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? ( <a href="#">Art. 2(a)</a> ) | Y   | The preparation of and adoption of the NP is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP has been prepared by Tilton on the Hill 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:<br>The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012 |
| 2. Is the NP required by legislative, regulatory or administrative provisions? ( <a href="#">Art. 2(a)</a> )   | Y   | Whilst 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, it will if 'made', form part of the Development Plan for the District. It is therefore   |

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|  |          | 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, <b>AND</b> does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? <a href="#">(Art 3.2(a))</a> | <b>N</b> | Whilst 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? <a href="#">(Art. 3.2 (b))</a>   | <b>N</b> | <p>High Leicestershire NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites. The Plan allocates one site for housing for approximately 25 dwellings. It is unlikely that this level of development will cause significant detrimental effects on the historic and natural environments</p> <p>The High Leicestershire Plan contains policies to protect assets of significant historic or environmental importance.</p> <p>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.</p> <p>The 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 District:</p> <ul style="list-style-type: none"> <li>• Ensor's Pool SAC;</li> <li>• The Upper Nene Valley Gravel Pits SPA and Ramsar; and</li> <li>• River Mease SAC.</li> </ul> <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 the High Leicestershire lies some 20 km from Rutland Water SPA/Ramsar, it is considered that the NP will not affect any Natura 2000 sites in line with the findings of the HRA. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> |

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|  |          | <p>The Local Plan Habitat Regulations Assessment is available at:<br/> <a href="https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment">https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment</a></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 <a href="#">Art. 3.2</a> ? (Art. 3.3)   | <b>Y</b> | Determination of small sites at local level.   |
| 6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? ( <a href="#">Art 3.4</a> )   | <b>Y</b> | The NP is to be used for determining 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) | <b>N</b> | The High Leicestershire Plan contains policies to protect assets of significant historic or environmental importance.  |
| 8. Is it likely to have a significant effect on the environment? ( <a href="#">Art. 3.5</a> )  | <b>N</b> | <p>The High Leicestershire Review NP is a relatively self contained plan and considers sites only at a local level to meet the requirements set out in the Local Plan (35 dwellings in the Plan period). The Plan seeks to allocate one site for housing for approximately 25 dwellings. The Plan also contains policies to permit infill housing. The level of development anticipated through these policies is not going to impact on any Natura 2000 site. The Neighbourhood Plan has identified two Sites of Special Scientific Interest (Tilton Railway Cutting and Leighfield Forest). There are 17LWS and 31 Historic LWS (See Map 5 and Appendix 1). There are three RIGs (Map 5) in the Neighbourhood Area: Tilton Railway Cutting, Tilton Quarries and Lowesby Brick Pit. Policy HL11 – Ecology and Biodiversity seeks to conserve, restore and enhance the network of local ecological features and habitats.</p> <p>Proposed development will not impact on any nationally recognised landscape designations.</p> <p>Where flood risk is an issue in High Leicestershire policy HL13 water management helps address this. New development should take full account of flood risk and its impact on the water environment. Development sites should be built to manage surface water sustainably and utilise resources sustainably during use. It will also remain for the Local Plan and statutory consultees to that ensure appropriate development only takes place in suitable locations which will not increase the risk of flooding in the vicinity or the wider area.</p> <p>More locally, the Neighbourhood Area has identified sites of historical and/or environmental significance and policies have been developed to protect these. Policy HL14 identifies non designated heritage assets</p> |

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|  |  | <p>for protection against harm or loss. Five Local Green Spaces have been proposed for designation which will afford these site a high level of protection.</p> <p>The Listed Buildings are set out at Appendix 1.</p> <p>Ridge and Furrow fields are also identified as heritage assets and for protection from harm</p> <p>The Neighbourhood Plan has sought to protect woodland sites and individual trees that have been identified as being locally important and worth preservation and/or enhancement..</p> |
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### 5. Determination

- 5.1 As a result of the assessment in section 4 and the responses of the Statutory Consultees, it is the determination of the Council that there will not be any significant negative environmental effects arising from the High Leicestershire Neighbourhood Plan as prepared at December 2023. As such, the High Leicestershire Neighbourhood Plan with its current proposals does not require a full Strategic Environmental Assessment (SEA) to be undertaken.
- 5.2 The Environment Agency, Natural England and Historic England have been consulted on the Screening Report of December 2023 prior to the Councils determination they are in agreement with the Councils view.
- 5.3 If the issues addressed in the Neighbourhood Plan should change, or further sites are allocated for development, then a new screening process should be undertaken determine whether an SEA will be required. Please contact Harborough District Council again for advice in this circumstance.



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## Appendix 1

### SSSI/LISTED BUILDINGS/SAMs WITHIN THE PARISH OF HIGH LEICESTERSHIRE REVIEW

| Settlement feature:             | Occurrence  |
|---------------------------------|---|
| <p><b>Conservation Area</b></p> | <p>Tilton is situated in upland countryside. From a distance only the needle spire of its church on top of its hill is seen, the rest of the village being hidden by trees. The church is at the highest point and the rest of the village falls down the hill to the south. The Conservation Area includes the area around the church and the old core of the Main Street falling southwards. It excludes the B6047 Leicester to Melton road which now bypasses the village with its associated ribbon development and later infill. It does however incorporate the large meadow of Manor Farm bounded by ash trees with its fish pond and willow trees as this was integral to Manor Farm and its associated buildings. Ironstone was quarried within the parish well into the 19th century, so ironstone is the major traditional building material found in the church and adjacent old school, in houses, cottages and walls throughout the village. Notable is the curve of stone buildings at the lower end of the main street opposite the minor lane to Skeffington.</p> <p>The Main Street here turns towards Loddington and forms a sunken lane with many hawthorns and having stone cottages high above it on the south, as well as varied stone and brick ones on the northside. Manor Farm with its land and outbuildings, greatly influences the Main Street. Manor Farmhouse itself, an imposing stone building stands apart in the midst of its land looking south across parkland. Views towards it from the south and southwest are important. A pantile capped wall extends along the west side separating the road from some of its parkland. Opposite a red brick former rectory and Redhill Farmhouse are set back from the road and facing the parkland.</p> <p>At the top of the village by the church the settlement is clustered around the near circular raised churchyard with its dominant central church at the highest point in the village. The cherry trees in the churchyard are a feature. The irregular churchyard wall is mainly curved and is of ironstone. The former school building at the top of the Main Street follows this curve and has a small green in front of both it and the churchyard. The Rose &amp; Crown Inn and its outbuildings opposite the west side are also curved and form a group of vernacular buildings at the entrance to the village from the B6047. Across from the Rose &amp; Crown is a cross roads with groups of buildings facing west and a further row of ironstone and red brick cottages on the Oakham Road facing south to the churchyard, having a village pump in a recess between two. The entrance to the village from the east on the Oakham Road is abruptly marked by a stone farmyard building to the north and an alleyway leading to the church with yew trees on the Vicarage side and lime trees to the churchyard.</p> |

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| <b>Scheduled Monuments</b>   | <p><b><u>Tilton on the Hill War Memorial</u></b></p> <ul style="list-style-type: none"><li>• List Entry Number: 1439315</li><li>• Heritage Category: Listing</li><li>• Grade: II</li><li>• Location: St Peter's Churchyard, Main Street, Tilton on the Hill, Harborough, Leicestershire, LE7 9LB, Tilton on the Hill and Halstead, Harborough, Leicestershire</li></ul> <p><b><u>CONEYHURST ON THE HILL, MENDIP AND BRACKENLEA</u></b></p> <ul style="list-style-type: none"><li>• List Entry Number: 1293834</li><li>• Heritage Category: Listing</li><li>• Grade: II</li><li>• Location: CONEYHURST ON THE HILL, MENDIP AND BRACKENLEA, PITCH HILL ROAD, Ewhurst, Waverley, Surrey</li></ul> <p><b><u>OLD SCHOOL</u></b></p> <ul style="list-style-type: none"><li>• List Entry Number: 1180162</li><li>• Heritage Category: Listing</li><li>• Grade: II</li><li>• Location: OLD SCHOOL, MAIN STREET, Tilton on the Hill and Halstead, Harborough, Leicestershire</li></ul>   |
| <b>Listed Buildings/Features:</b><br><b>Grade I, Grade II*, Grade II</b> | <p><b><u>CHURCHYARD CROSS</u></b></p> <ul style="list-style-type: none"><li>• List Entry Number: 1360999</li><li>• Heritage Category: Listing</li><li>• Grade: II</li><li>• Location: CHURCHYARD CROSS, LODDINGTON ROAD, Tilton on the Hill and Halstead, Harborough, Leicestershire</li></ul> <p><b><u>WALL AT MANOR FARM</u></b></p> <ul style="list-style-type: none"><li>• List Entry Number: 1295043</li><li>• Heritage Category: Listing</li><li>• Grade: II</li><li>• Location: WALL AT MANOR FARM, MAIN STREET, Tilton on the Hill and Halstead, Harborough, Leicestershire</li></ul> <p><b><u>OUTBUILDING AT ROBIN A TIPTOE FARMHOUSE</u></b></p> <ul style="list-style-type: none"><li>• List Entry Number: 1180130</li><li>• Heritage Category: Listing</li><li>• Grade: II</li><li>• Location: OUTBUILDING AT ROBIN A TIPTOE FARMHOUSE, LODDINGTON ROAD, Tilton on the Hill and Halstead, Harborough, Leicestershire</li></ul> <p><b><u>THE OLD VILLAGE STORE</u></b></p> <ul style="list-style-type: none"><li>• List Entry Number: 1180107</li><li>• Heritage Category: Listing</li></ul> |

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- Grade: II
- Location: THE OLD VILLAGE STORE, LODDINGTON ROAD, Tilton on the Hill and Halstead, Harborough, Leicestershire

## YEW TREE COTTAGE

- List Entry Number: 1180174
- Heritage Category: Listing
- Grade: II
- Location: YEW TREE COTTAGE, MAIN STREET, Tilton on the Hill and Halstead, Harborough, Leicestershire

## HALSTEAD GRANGE

- List Entry Number: 1295048
- Heritage Category: Listing
- Grade: II
- Location: HALSTEAD GRANGE, OAKHAM ROAD, Tilton on the Hill and Halstead, Harborough, Leicestershire

## OUTBUILDING AT MANOR FARM

- List Entry Number: 1361001
- Heritage Category: Listing
- Grade: II
- Location: OUTBUILDING AT MANOR FARM, MAIN STREET, Tilton on the Hill and Halstead, Harborough, Leicestershire

## COACH HOUSE AT RODHILL FARM

- List Entry Number: 1295029
- Heritage Category: Listing
- Grade: II
- Location: COACH HOUSE AT RODHILL FARM, MAIN STREET, Tilton on the Hill and Halstead, Harborough, Leicestershire

## THE OLD RECTORY AND BOUNDARY WALL

- List Entry Number: 1361000
- Heritage Category: Listing
- Grade: II
- Location: THE OLD RECTORY AND BOUNDARY WALL, MAIN STREET, Tilton on the Hill and Halstead, Harborough, Leicestershire

## BROOKSIDE HOUSE

- List Entry Number: 1074841
- Heritage Category: Listing
- Grade: II
- Location: BROOKSIDE HOUSE, MAIN STREET, Tilton on the Hill and Halstead, Harborough, Leicestershire

## JASMINE COTTAGE KILDARE COTTAGE

- List Entry Number: 1074843

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- Heritage Category: Listing
- Grade: II
- Location: JASMINE COTTAGE, OAKHAM ROAD, Tilton on the Hill and Halstead, Harborough, Leicestershire

## REDHILL FARMHOUSE AND GARDEN WALL

- List Entry Number: 1074840
- Heritage Category: Listing
- Grade: II
- Location: REDHILL FARMHOUSE AND GARDEN WALL, MAIN STREET, Tilton on the Hill and Halstead, Harborough, Leicestershire

## ANIMAL FEED MILL AT HALSTEAD HOUSE

- List Entry Number: 1180213
- Heritage Category: Listing
- Grade: II
- Location: ANIMAL FEED MILL AT HALSTEAD HOUSE, OAKHAM ROAD, Tilton on the Hill and Halstead, Harborough, Leicestershire

## ROBIN A TIPTOE FARMHOUSE

- List Entry Number: 1360998
- Heritage Category: Listing
- Grade: II
- Location: ROBIN A TIPTOE FARMHOUSE, LODDINGTON ROAD, Tilton on the Hill and Halstead, Harborough, Leicestershire

## MANOR FARMHOUSE

- List Entry Number: 1074842
- Heritage Category: Listing
- Grade: II
- Location: MANOR FARMHOUSE, MAIN STREET, Tilton on the Hill and Halstead, Harborough, Leicestershire

## THE ROSE AND CROWN PUBLIC HOUSE

- List Entry Number: 1295036
- Heritage Category: Listing
- Grade: II
- Location: THE ROSE AND CROWN PUBLIC HOUSE, MAIN STREET, Tilton on the Hill and Halstead, Harborough, Leicestershire

## HALSTEAD HOUSE AND OUTBUILDING

- List Entry Number: 1361002
- Heritage Category: Listing
- Grade: II
- Location: HALSTEAD HOUSE AND OUTBUILDING, OAKHAM ROAD, Tilton on the Hill and Halstead, Harborough, Leicestershire

## Moated site at Tilton

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- List Entry Number: 1010704
- Heritage Category: Scheduling
- Location: Tilton on the Hill and Halstead, Harborough, Leicestershire

## Churchyard cross, St Peter's churchyard

- List Entry Number: 1014517
- Heritage Category: Scheduling
- Location: Tilton on the Hill and Halstead, Harborough, Leicestershire

## CHURCH OF ST PETER

- List Entry Number: 1074839
- Heritage Category: Listing
- Grade: I
- Location: CHURCH OF ST PETER, LODDINGTON ROAD, Tilton on the Hill and Halstead, Harborough, Leicestershire

## LOWESBY HALL: SUMMERHOUSE

- List Entry Number: 1074866
- Heritage Category: Listing
- Grade: II
- Location: LOWESBY HALL: SUMMERHOUSE, Lowesby, Harborough, Leicestershire

## LOWESBY HALL: COTTAGES

- List Entry Number: 1074867
- Heritage Category: Listing
- Grade: II
- Location: LOWESBY HALL: COTTAGES, Lowesby, Harborough, Leicestershire

## OUTBUILDING AT LOWESBY HALL

- List Entry Number: 1074864
- Heritage Category: Listing
- Grade: II
- Location: OUTBUILDING AT LOWESBY HALL, Lowesby, Harborough, Leicestershire

## STABLES AT LOWESBY HALL

- List Entry Number: 1295242
- Heritage Category: Listing
- Grade: II
- Location: STABLES AT LOWESBY HALL, Lowesby, Harborough, Leicestershire

## LOWESBY HALL: SUMMER HOUSE

- List Entry Number: 1178094

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- Heritage Category: Listing
- Grade: II
- Location: LOWESBY HALL: SUMMER HOUSE, Lowesby, Harborough, Leicestershire

## LOWESBY HALL: HA HA WALL

- List Entry Number: 1361012
- Heritage Category: Listing
- Grade: II
- Location: LOWESBY HALL: HA HA WALL, Lowesby, Harborough, Leicestershire

## LOWESBY HALL: WALL TO KITCHEN GARDEN

- List Entry Number: 1361013
- Heritage Category: Listing
- Grade: II
- Location: LOWESBY HALL: WALL TO KITCHEN GARDEN, Lowesby, Harborough, Leicestershire

## LOWESBY HALL: STEPS AND RETAINING WALL

- List Entry Number: 1074865
- Heritage Category: Listing
- Grade: II
- Location: LOWESBY HALL: STEPS AND RETAINING WALL, Lowesby, Harborough, Leicestershire

## LOWESBY HALL

- List Entry Number: 1178050
- Heritage Category: Listing
- Grade: II\*
- Location: LOWESBY HALL, Lowesby, Harborough, Leicestershire

## LOWESBY HALL: TERRACE WALL, PIERS AND STEPS

- List Entry Number: 1295244
- Heritage Category: Listing
- Grade: II
- Location: LOWESBY HALL: TERRACE WALL, PIERS AND STEPS, Lowesby, Harborough, Leicestershire

## LOWESBY HALL: RETAINING WALL TO ROSE GARDEN

- List Entry Number: 1178087
- Heritage Category: Listing
- Grade: II
- Location: LOWESBY HALL: RETAINING WALL TO ROSE GARDEN, Lowesby, Harborough, Leicestershire

## LOWESBY HALL

- List Entry Number: 1000962

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- Heritage Category: Park and Garden
- Grade: II
- Location: Lowesby, LOWESBY PARK, Harborough, Leicestershire

## THE CEDARS

- List Entry Number: 1178134
- Heritage Category: Listing
- Grade: II
- Location: THE CEDARS, LOWESBY LANE, Lowesby, Harborough, Leicestershire

## Lowesby deserted medieval village with three fishponds

- List Entry Number: 1012438
- Heritage Category: Scheduling
- Location: Lowesby, Harborough, Leicestershire

## K6 TELEPHONE KIOSK

- List Entry Number: 1391418
- Heritage Category: Listing
- Grade: II
- Location: K6 TELEPHONE KIOSK, LOWESBY LANE, Lowesby, Harborough, Leicestershire

## SCHOOL

- List Entry Number: 1074868
- Heritage Category: Listing
- Grade: II
- Location: SCHOOL, Lowesby, Harborough, Leicestershire

## CHURCH OF ALL SAINTS

- List Entry Number: 1295216
- Heritage Category: Listing
- Grade: II\*
- Location: CHURCH OF ALL SAINTS, Lowesby, Harborough, Leicestershire

## Cold Newton shrunken medieval village and moated site

- List Entry Number: 1009197
- Heritage Category: Scheduling
- Location: Cold Newton, Harborough, Leicestershire

## IVY COTTAGE

- List Entry Number: 1074856
- Heritage Category: Listing
- Grade: II
- Location: IVY COTTAGE, SKAG HILL ROAD, Cold Newton, Harborough, Leicestershire

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## MANOR HOUSE AND BOUNDARY WALL

- List Entry Number: 1361006
- Heritage Category: Listing
- Grade: II
- Location: MANOR HOUSE AND BOUNDARY WALL, SKAG HILL ROAD, Cold Newton, Harborough, Leicestershire

## QUENBY HALL

- List Entry Number: 1000965
- Heritage Category: Park and Garden
- Grade: II
- Location: Hungarton, QUENBY PARK, Harborough, Leicestershire

## Roman villa 200m south of Station Cottages

- List Entry Number: 1018352
- Heritage Category: Scheduling
- Location: Cold Newton, Harborough, Leicestershire

## LOWESBY HALL

- List Entry Number: 1000962
- Heritage Category: Park and Garden
- Grade: II
- Location: Lowesby, LOWESBY PARK, Harborough, Leicestershire

## BAKEHOUSE AT MANOR HOUSE FARM

- List Entry Number: 1295197
- Heritage Category: Listing
- Grade: II
- Location: BAKEHOUSE AT MANOR HOUSE FARM, MAIN STREET, Marefield, Harborough, Leicestershire

## BEAUMANOR FARMHOUSE

- List Entry Number: 1074870
- Heritage Category: Listing
- Grade: II
- Location: BEAUMANOR FARMHOUSE, MAIN STREET, Marefield, Harborough, Leicestershire

## MANOR HOUSE FARMHOUSE

- List Entry Number: 1074869
- Heritage Category: Listing
- Grade: II
- Location: MANOR HOUSE FARMHOUSE, MAIN STREET, Marefield, Harborough, Leicestershire



# Strategic Environmental Assessment Determination

## 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).

### 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.

## Strategic Environmental Assessment Determination

- (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.
- (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.

### 1. Processing of metals

## Strategic Environmental Assessment Determination

- (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

### 6. 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.

### 7. 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.

### 8. 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.

### 9. Rubber industry

Manufacture and treatment of elastomer-based products.

## Strategic Environmental Assessment Determination

### 10. 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.

### 11. 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.

12. 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

## Strategic Environmental Assessment Determination

# Strategic Environmental Assessment Determination

## Appendix 3

### LPA screening for the requirement for a SEA for High Leicestershire Neighbourhood Plan

The policies of the High Leicestershire Neighbourhood Plan at the date of this assessment have been individually assessed to determine the effects on historic and natural environment, Natura 200 sites and HRA.

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

**It is therefore the opinion of the Local Planning Authority that a full Strategic Environmental Assessment is not required for the High Leicestershire Neighbourhood Plan.**

## Strategic Environmental Assessment Determination

| HIGH LEICESTERSHIRE NEIGHBOURHOOD PLAN POLICY           | RELEVANT POLICY IN HARBOROUGH DISTRICT LOCAL PLAN (LP)/NPPF  | RELATIONSHIP BETWEEN HIGH LEICESTERSHIRE 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 ENSOR'S POOL SAC APPROX. 30KM) | CONCLUSION RELATING TO HABITAT REGULATIONS (HRA)    |
|---|--|--|---|--|---|---|
| <b>POLICY HL1: RETENTION OF SERVICES AND FACILITIES</b> | <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 and seeks to secure their use into the future</p> | <p>HL1 is considered to be in general conformity with the LP and NPPF in aiming to protect and assist diversification</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> |
| <b>POLICY HL2: ALLOTMENTS</b>                           | <p>NPPF: Promoting Healthy and safe communities. Para 98 Open Space Sport and Recreation</p>   | <p>HL2 is considered to be in general conformity with the LP and NPPF in aiming to provide additional opportunities for growing as part of a site allocation.</p>                                    | <p>The policy requires an allotment site to be provided as part of a site allocation and is unlikely to have any detrimental effects</p>  | <p>No significant effects identified.</p>                  | <p>None.</p>  | <p>No negative effect arising from this policy.</p> |

## Strategic Environmental Assessment Determination

|                                  |   |   |   |                                    |       |   |
|----------------------------------|---|---|---|------------------------------------|-------|---|
|                                  | LP Policy GI2 provides for sites such as allotments   |   |   |                                    |       |   |
| <b>POLICY HL3:<br/>BROADBAND</b> | <p>NPPF: Supporting high quality communications infrastructure.</p> <p>LP Policy IN3 considers the support for provision of infrastructure alongside new development.</p> | HL3 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 made as part of new development | The policy is unlikely to result in significant effects through installation of this type of infrastructure | No significant effects identified. | None. | No negative effect arising from this policy |



## Strategic Environmental Assessment Determination

|  |   |  |   |   |              |  |
|--|---|--|---|---|--------------|--|
| <p><b>POLICY HL4:<br/>INFRASTRUCTURE</b></p> | <p>NPPF: Planning conditions and obligations.</p> <p>LP Policy IN1 considers the support for provision of infrastructure through S106 agreements as part of new development</p>                                     | <p>HL4 is considered to be in general conformity with the LP and NPPF in supporting the provision infrastructure to serve the development. The policy acknowledges the regulations under which contributions may be sought and retains some flexibility in application</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> |
| <p><b>POLICY HL5:<br/>DESIGN</b></p>         | <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. GD8</p> | <p>Policy HL5 can be considered to be in general conformity with the Local Plan as it considers safe site access and parking provision. There is a requirement for development to reflect the High Leicestershire design code</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> |

## Strategic Environmental Assessment Determination

|                                   |   |   |  |                                    |       |  |
|-----------------------------------|---|---|--|------------------------------------|-------|--|
|                                   | also considers that new development must respect and enhance the local character.   |   |  |                                    |       |  |
| <b>POLICY HL6: CLIMATE CHANGE</b> | <p>NPPF: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Local Plan policy CC3 deals with flood risk and mitigation</p>  | Policy HL6 is considered to be in general conformity with the LP and NPPF in setting the policy context to ensure that development takes into the most sustainable way to develop and reduce carbon footprint | The policy is unlikely to result in significant effects given the scale of development set out in the plan and the policy approach set out to ensure that development is sustainable | No significant effects identified. | None. | No negative effect arising from this policy.                                       |
| <b>POLICY HL6: COUNTRYSIDE</b>    | <p>NPPF: 15 Conserving and enhancing the natural environment/ 16 Conserving and enhancing the historic environment.</p> <p>Local Plan Policy GD3 and GD4 relates to development in the countryside.</p> | Policy HL6 is considered to be in general conformity with LP and NPPF in seeking to safeguard countryside outside limits to development.  | The policy is unlikely to result in significant effects as it is affording the countryside protection.   | No significant effects identified. | None. | No negative effect arising from this policy as it seeks to protect the countryside |

## Strategic Environmental Assessment Determination

|   |   |  |   |   |              |   |
|---|---|--|---|---|--------------|---|
|   | GD5 deals with landscape character  |  |   |   |              |   |
| <b>POLICY HL7: PROTECTING THE LANDSCAPE</b> | <p>NPPF: 15 Conserving and enhancing the natural environment/ 16 Conserving and enhancing the historic environment.</p> <p>GD5 deals with landscape character and High Leicestershire is recognised as being a landscape character area of importance</p> | <p>Policy HL7 is considered to be in general conformity with LP and NPPF in seeking to safeguard the landscape setting and, enhancing the distinctive qualities of the High Leicestershire Landscape Character Area.</p> | <p>The policy is unlikely to result in significant effects as it is affording the landscape protection.</p>   | <p>No significant effects identified.</p> | <p>None.</p> | <p>No negative effect arising from this policy as it seeks to protect the landscape</p> |
| <b>POLICY HL8: TRANQUILLITY</b>             | <p>NPPF – 12 Achieving Well Designed Places</p> <p>LP Policy GD8 deals with good design in new housing developments, not</p>  | <p>Policy HL8 sets out a series of criteria that must be considered in new development within High Leicestershire</p> <p>It should be considered to be in general conformity with LP policy and NPPF in</p>              | <p>The policy is unlikely to result in significant effects as it promotes design of new development which does not impact on local tranquillity .</p> | <p>No significant effects identified.</p> | <p>None.</p> | <p>No negative effect arising from this policy.</p>                                     |

## Strategic Environmental Assessment Determination

|  |   |  |  |   |       |  |
|--|---|--|--|---|-------|--|
|  | generating light pollution and respecting the local context and wider local environment | setting out principles supporting those policies   |  |   |       |  |
| <b>POLICY HL9:<br/>AREA OF SEPARATION</b>  | Local Plan policy GD6 deals with areas of separation.                                   | Policy HL9 is considered to be in conformity with the Local Plan in that it seeks to safeguard the identity of communities and settlements and their distinctiveness.  | The policy is unlikely to result in significant effects  | No significant effects identified.                                  | None. | No negative effect   |
| <b>POLICY HL10:<br/>COUNTRYSIDE ACCESS</b> | GI1 – Green Infrastructure networks.<br><br>NPPF: Promoting healthy communities.        | Policy HL10 can be considered to be in general conformity with the Local Plan and NPPF in seeking to protect and create new networks of footpaths (inc disused railway lines) contributing to healthy lifestyles and community safety. | The policy may deliver minor positive impacts as it is about protection and improvements of footpaths. | Possible minor positive impacts. No significant effects identified. | None. | No negative effect arising from this policy as it is about protection of footpaths |

## Strategic Environmental Assessment Determination

|   |  |  |  |   |              |  |
|---|--|--|--|---|--------------|--|
| <p><b>POLICY HL11:<br/>ECOLOGY<br/>AND<br/>BIODIVERSITY</b></p> | <p>NPPF: 12 . Conserving and enhancing the historic environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p> | <p>Policy HL11 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.</p>   | <p>The policy is unlikely to result in significant effects as it aims to protect ridge and furrow as part of the historic landscape.</p>   | <p>No significant effects identified.</p>                     | <p>None.</p> | <p>No negative effect arising from this policy which gives protection to historic landscape feature.</p> |
| <p><b>POLICY HL12:<br/>TREES AND<br/>HEDGEROWS</b></p>          | <p>NPPF: Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>       | <p>HL12 is considered to be in general conformity with the NPPF and LP as it seeks to protect trees, ancient trees and hedgerows of amenity value.</p>   | <p>The policy is unlikely to result in significant effects as it gives protection to trees and hedgerows of local value</p>  | <p>Limited impact.<br/>No significant effects identified.</p> | <p>None.</p> | <p>No negative effect arising from this policy which gives protection to trees and hedgerows.</p>        |
| <p><b>POLICY HL13:<br/>WATER<br/>MANAGEMENT</b></p>             | <p>NPPF: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Local Plan policy CC3 deals with flood risk and mitigation</p>                       | <p>Policy HL13 is considered to be in general conformity with the LP and NPPF in setting the policy context to ensure that development takes into account implications in relation to local flood risk, takes measures to incorporate appropriate mitigation and SuDS.</p> | <p>The policy is unlikely to result in significant effects given the scale of development set out in the plan and the policy approach set out to ensure that areas at most risk of flooding are not developed.</p> | <p>No significant effects identified.</p>                     | <p>None.</p> | <p>No negative effect arising from this policy.</p>  |

## Strategic Environmental Assessment Determination

|  |  |   |  |  |              |   |
|--|--|---|--|--|--------------|---|
| <p><b>POLICY HL14:<br/>NON-DESIGNATED HERITAGE ASSETS</b></p>                                  | <p>Local Plan policy HC1 deals with built heritage</p> <p>NPPF chapter 16 deals with heritage</p>  | <p>Policy HL14 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.</p> <p>The assets are listed within the policy</p> | <p>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. The Locally listed buildings are identified in the policy.</p> | <p>Possible positive impact. No significant effects identified.</p>  | <p>None</p>  | <p>No negative effect arising from this policy which seeks to protect locally significant heritage assets</p> |
| <p><b>POLICY HL15:<br/>LOCAL GREEN SPACE</b></p>   | <p>NPPF – Promoting healthy communities (para 99 and para 100).</p> <p>LP Policy GI4 considers Local Green Space and its inclusion in NDPs</p> | <p>Policy HL15 is considered to be in general conformity with the LP and NPPF in identifying LGS and setting out policy for their protection.</p> <p>The sites are listed in the policy</p>   | <p>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.</p>                                      | <p>Possible positive impacts. No significant effects identified.</p>   | <p>None.</p> | <p>No negative effect arising from this policy which seeks to protect local green space.</p>                  |
| <p><b>POLICY HL16:<br/>LAND BETWEEN MELTON ROAD AND MAREFIELD LANE, TILTON ON THE HILL</b></p> | <p>LP Policy H1 considers housing allocations.</p> <p>The Local Plan allocates a minimum of 35 dwellings to Tilton on the Hill.</p>            | <p>HL16 should be considered to be in general conformity with LP policy.</p> <p>NDPs can allocate housing as set out in the Local Plan.</p>   | <p>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</p>   | <p>No significant effects are identified. The site is not adjacent to protected sites and does not disturb their</p> | <p>None</p>  | <p>No negative effect. Development of this limited scale will not adversely impact on</p>                     |

## Strategic Environmental Assessment Determination

|                                   |  |  |  |   |              |   |
|-----------------------------------|--|--|--|---|--------------|---|
|                                   | <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> | <p>There is no obligation to allocate all the dwellings and leaving some to windfall is reasonable.</p>  | <p>against criteria. The most suitable sites have been chosen. The quantum of development is considered appropriate for Tilton on the Hill</p>   | <p>context or setting.</p>  |              | <p>identified HRA sites.</p>                        |
| <p><b>POLICY HL17: INFILL</b></p> | <p>NPPF: Delivering sustainable development and delivering a wide choice of high quality homes (para 55).</p> <p>LP Policy GD2 allows for unallocated settlement development within or adjacent to settlements</p>                         | <p>HL17 recognises that throughout the NP period small scale housing sites may come forward. Limits to development have been defined to enable application of the policy.</p> <p>The policy sets out the considerations that should be taken into account in the determination of such applications from the other policies in the Plan.</p> | <p>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 any planning application will be determined in line with the criteria set out in other NP policies.</p> | <p>Limited impact. No significant effects are identified. The policy includes the necessary safeguards to ensure that development (within limits to development) takes into account the character of the village, its size and form</p> | <p>None.</p> | <p>No negative effect arising from this policy.</p> |

## Strategic Environmental Assessment Determination

|   |   |   |  |   |              |   |
|---|---|---|--|---|--------------|---|
| <p><b>POLICY HL18:<br/>HOUSING<br/>MIX</b></p>        | <p>NPPF – Delivering a wide choice of high quality homes – para. 50</p> <p>LP has policy H5 which requires developments to deliver a suitable mix of housing.</p> | <p>HL18 is considered to be in general conformity with the LP and NPPF in seeking to deliver an appropriate mix of housing types to reflect local needs based on local and District evidence through the latest Housing Market Assessment</p> | <p>The policy is unlikely to result in significant effects as it only relates to mix of homes.</p>   | <p>No significant effects identified.</p> | <p>None</p>  | <p>No negative effect arising from this policy.</p> |
| <p><b>POLICY HL19:<br/>AFFORDABLE<br/>HOUSING</b></p> | <p>LP policy H2 deals with affordable housing</p>   | <p>HL19 specifies that proposals for new housing should be allocated as a priority to those persons with a local connection. Local Plan allows for affordable housing sites</p>   | <p>The policy is unlikely to result in significant effects as it only relates to delivery of affordable homes on housing sites with priority to locals</p> | <p>No significant effects identified.</p> | <p>None.</p> | <p>No negative effect arising from this policy.</p> |



## Strategic Environmental Assessment Determination

|   |   |   |  |   |              |  |
|---|---|---|--|---|--------------|--|
| <p><b>POLICY HL20:<br/>BUSINESS<br/>CONVERSION<br/>OF RURAL<br/>BUILDINGS</b></p> | <p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p> | <p>HL20 is considered to be in general conformity with the LP and NPPF by supporting the re-use of rural buildings providing the proposals meet certain criteria aimed at protecting landscape, local roads, character of the area, historic and environmental features, road network</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> |
|---|---|---|--|---|--------------|--|

## Strategic Environmental Assessment Determination

|   |   |  |   |   |              |  |
|---|---|--|---|---|--------------|--|
| <p><b>POLICY HL21:<br/>HOME<br/>WORKING</b></p> | <p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p> | <p>Policy HL21 can be considered to be in general conformity with the LP and NPPF in supporting working from home providing it is in keeping with the form and character, does not affect residents amenity and can be safely accessed</p> | <p>The policy is unlikely to result in significant effects given the policy specifies that any development in character to its surroundings</p> | <p>No significant effects identified.</p> | <p>None.</p> | <p>No negative effect arising from this policy</p> |
|   |   |  |   |   |              |  |
|   |   |  |   |   |              |  |