

**Strategic Environmental Assessment Screening Report
Lubenham Neighbourhood Plan**



**Lubenham Neighbourhood Plan
Strategic Environmental Assessment
Screening Report**

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

Lubenham Parish Council

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Strategic Environmental Assessment Screening Report Lubenham Neighbourhood Plan

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Strategic Environmental Assessment Screening Report

Lubenham Neighbourhood Plan

1. Introduction

1.1 This screening report is used to determine whether or not the contents of the Lubenham Neighbourhood Plan (LNP) 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.

1.2 The purpose of the Lubenham Neighbourhood Plan is to reflect that Lubenham is a unique village with a great community spirit and rich heritage, and to make a positive difference to the lives of local people and the future of their children.

1.3 Vision for Lubenham:

We want our community to be a rural village where neighbours are encouraged to know one another, to celebrate together and join in making decisions about the future of the community. Where people value safety and welcome residents of all ages, cultures and incomes. Where business can thrive and residents and visitors have access to a range of services. Where people feel safe and comfortable walking, driving and cycling. Where people value heritage, architectural excellence and the natural environment, so everyone can enjoy the natural and historic character of the neighbourhood while embracing new initiatives and technology.

1.4 There are many issues that are of importance to the residents of Lubenham that have emerged through the consultation process. Below are the summaries of the main themes that have provided the framework for the preparation of the Neighbourhood Plan.

- a. Protect and retain the rural character, community spirit, culture and heritage of the Parish and keep it separate from Market Harborough.
- b. Protect Lubenham open spaces, natural environment biodiversity and access to the countryside.
- c. Minimise the impact on the Parish of negative influences including high volumes of traffic, speeding traffic, parking, flooding and over-development.
- d. Maintain existing and where possible enhance local facilities, infrastructure and services especially access to these from outlying parts of the settlement.
- e. Ensure that development retains a mix of housing and employment opportunities to suit the needs of a range of people by age, gender, ethnicity, disability, religion and sexual orientation and that all development is of the highest standards.

1.5 The Lubenham Neighbourhood Plan also recognises that the proposed North West Harborough SDA (much of which is in Lubenham Parish) will have a significant impact on the area. It recognises the need to safeguard the individual character of the Lubenham settlement by

- maintaining a separation area to the east of the village

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- ensuring that measures are in place to mitigate the impact of the additional traffic generated by such a large development of housing and business close to the existing settlements
- ensure that educational establishments are adequately supported to provide for the needs of the enlarged community

1.6 The Lubenham Neighbourhood Plan specifically considers a number of Lubenham specific Objectives that are derived from the key themes identified by the community as being of special importance to them. These include objectives to:

- a. Protect and enhance the unique culture, rural character and heritage of Lubenham and ensure that it remains distinct and separate from Market Harborough and the SDA.
- b. Ensuring a minimum level of new housing within Lubenham village compatible with 'selected rural village' status principally on the west and north-west sides of the village and that provides adequate infrastructure and contributes to community facilities and open space.
- c. Mitigate against growing traffic, transport and parking impacts.
- d. Ensure the environment, landscape and biodiversity is protected and enhanced by new development.
- e. Ensure appropriate business can thrive in the Parish providing services and employment.
- f. Support development in Gartree and Bramfield that will enhance access to community facilities.
- g. Maintain and enhance the attractiveness of Greenacres as a site for the Gypsy and Traveller community.
- h. Ensure the development and use of the showground does not adversely affect local residents.
- i. Encourage the provision of improved broadband speeds in the parish.
- j. Ensure new development is of a high standard and achieves high levels of sustainability particularly in relation to the effects of climate change.

1.7 The vision and objectives of the Pre-Submission Draft Neighbourhood Plan are based on the key issues raised by local people. They have been summarised and refined by the Steering Group to form the basis of the Neighbourhood Plan for Lubenham.

1.8 The Lubenham Neighbourhood Plan (draft February 2016) has listed the following policies:

Character Culture and Heritage

Policy LNP01

The Separation area between Lubenham and the SDA and between Gartree and the SDA and shown in green on Map 2 shall be maintained in order to preserve a visual gap between the built form of the settlements to maintain both Lubenham and Gartree's distinctiveness and separate identity. Development in this area shall be limited only to that

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appropriate in the countryside, such as agriculture, green infrastructure and recreation, and that which would detract from the open character of this area or reduce the visual separation of Lubenham and Gartree from Market Harborough shall not be permitted.

Policy LNP02

New residential development that improves access to public open space or provides new publicly accessible open space in the parish will be supported provided it does not worsen flood risk. In particular access to;

- a. the River Welland making it more accessible to the public while protecting its natural features and species and not interfering with its ability to function as a flood flow route and flood plain and;
- b. the disused railway line making it more accessible for walking or cycling while protecting its natural features and species and;
- c. footpaths and footways leading into the open countryside and linking the community and;
- d. new areas of public open space within the SDA; will be encouraged where it also accords with other relevant policies in the development plan.

Policy LNP03

All new residential developments should be of a high standard of design and layout:-

- (i) they should reflect the height, scale and mass of existing neighbouring buildings and;
- (ii) they should reflect the quality of material finishes found in the vicinity and;
- (iii) they should utilise features of vernacular architecture more commonly found in the vicinity.

Lubenham Neighbourhood Development Plan 18 Submission version for Consultation (HDC) Jan 2016

Development close to and within the Lubenham Conservation Area in particular shall be designed to the highest standards to ensure the character and appearance of the Lubenham Conservation Area and its setting are preserved and enhanced.

Policy LNP04

New residential developments of five or more dwellings shall be required to demonstrate that they are designed to incorporate measures that will protect and enhance natural habitats and bio-diversity within the site or within the vicinity of the site.

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Housing (Proposals map is contained at Appendix 1)

Policy LNP05

Residential development on each of the three allocated sites I Land north of Laughton Road (9 dwellings), (I) Land north of Lubenham Road (27 dwellings) and (A) Land south of Main Street (36 dwellings) shall be permitted subject to the following criteria:-

- (b) On all sites of more than 5 dwellings at least 30% of the houses shall be affordable housing or in exceptional cases a contribution towards affordable housing for Lubenham Parish.
- (ii) All sites shall include a mix of housing types that will be informed by the most up to date Strategic Housing Market Assessment and local evidence of housing need.
- (iii) Development on all sites shall include comprehensive landscaping schemes including effective street planting and enhanced planting for boundaries with the open countryside.
- (iv) Developments of more than 10 dwellings shall include on site provision of natural open space in accordance with HDC open space standards (Provision for Open Space, Sport and Recreation (March 2009 or any later versions of this policy) and financial contributions towards the upkeep and enhancement of current village open spaces and play areas reasonably related to the scale of the development.
- (v) Developments of 10 dwellings or less shall either include provision of on-site natural open space or shall make a financial contribution reasonably related to the scale of the development in accordance with HDC open space standards (Provision for Open Space, Sport and Recreation March 2009) or any later versions of this policy) proposed towards the upkeep and enhancement of current village open spaces and play areas
- (vi) All new residential developments shall include schemes for the enhancement of habitats and bio-diversity.
- (vii) All new residential developments shall have target design speeds of a maximum 20 mph and because they will result in additional traffic on village roads shall make a financial contribution reasonably related to the scale of the development proposed for the express purpose of funding traffic speed reduction measures within the settlements in the Neighbourhood Plan area.
- (viii) All new residential developments shall be designed to high standards by respecting the form, scale and massing of existing buildings and spaces in the sites' surroundings and in terms of the appearance and use of materials present in the vicinity.
- (ix) All proposed developments shall make adequate provision for off-street car parking and cycle parking in accordance with HDC standards.
- (x) All proposed developments shall provide safe links with the existing roads and footpaths in the vicinity of the site.

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(xi) All proposed developments shall be energy efficient and designed for water efficiency, with initiatives such as rainwater collection and use incorporated into new designs.

(xii) All proposed developments shall be designed to avoid flood risk to new homes as determined by appropriate flood risk assessments which shall accompany planning applications.

(xiii) All proposed developments shall make adequate provision for foul water drainage and undertake improvements as necessary and shall demonstrate as a part of the application process that capacity within the foul sewerage network can be made available.

(xiv) All proposed developments of over 10 dwellings shall contribute towards measures to mitigate the adverse impacts of projected increased traffic levels passing through the Lubenham main settlement. These mitigation measures shall be proportionate to the impacts of the development and may include (but need not be limited to), contributions towards a pedestrian/cycle fully controlled crossing point on the A4304, and localised junction improvements.

Policy LNP06 : Housing Reserve Site

Land to the south of Laughton Road (J) is identified as a reserve site for residential development. This site will be made available for residential development if:

b) it is required to remediate a substantial shortfall in the supply of residential land due to the failure of other identified residential sites in Lubenham to deliver the anticipated scale of development permitted; or

ii) it becomes necessary to provide for additional homes in Lubenham in accordance with any new development plan document that replaces the Harborough Core Strategy.

Policy LNP07

Exceptionally some very limited residential development or residential infill at Gartree will be supported in order to maintain the vitality of that community. Where new residential development of five or more dwellings is proposed on environmentally acceptable sites within Gartree it should provide additional facilities or enhancements to the existing settlement (such as improvements to roads and footpaths, play space or other community benefits) at a level proportionate to the impacts of the development.

Policy LNP08

All affordable housing will be subject to conditions or a planning obligation to ensure that when social rented homes are allocated to qualifying candidates first priority is given to people with a familial or work connection to Lubenham Parish and second priority is given to those with connections to surrounding Parishes and third priority to all other qualifying candidates.

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Traffic

Policy LNP09

The layout of all new residential and business developments in the Neighbourhood Plan area shall incorporate speed reducing design measures with target design speeds of a maximum 20 mph.

Lubenham Neighbourhood Development Plan 26 Submission version for Consultation (HDC) Jan 2016

Policy LNP10

The layout of streets and open spaces within and approaching the SDA shall be designed to maximise opportunities:

- a. for children to walk and cycle safely to school;
- b. for existing and new residents to access community facilities and services safely on foot and bicycle.

Policy LNP11

Development of the SDA shall provide measures to mitigate the adverse impacts of projected increased traffic levels associated with the SDA passing through the Lubenham main settlement. These mitigation measures shall be proportionate to the impacts of the development and may include (but need not be limited to), a pedestrian/cycle fully controlled crossing point on the A4304, and localised junction improvements.

Policy LNP12

New business, residential and school developments within the Neighbourhood Plan area shall be required to provide Travel Plans to reduce reliance upon the motor car and encourage alternative modes of travel.

Policy LNP13

The Neighbourhood Plan encourages the installation of electric vehicle charging points at appropriate locations.

Environment Landscape and Biodiversity

Policy LNP14

The development of new housing and new business space within the Neighbourhood Plan Area should include measures to positively enhance the natural environment and biodiversity of the area. In particular developments should where appropriate provide:-

- a. boundary screen planting that is sympathetic to its setting and uses native plant species;
- b. multifunctional areas of greenspace, providing for recreation and also water management and increased opportunities for biodiversity;
- c. opportunities for innovative areas for greenspace such as roof gardens and green/living walls;
- d. opportunities for wildlife such as bat boxes and owl boxes where appropriate.

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Policy LNP15

Proposals for new residential and business development should look to explore opportunities to provide for and/or enhance access to and views of the open countryside and in particular towards the River Welland, the disused railway line and towards Market Harborough, Bramfield and Gartree.

Business and Employment

Policy LNP16

Proposals for new business/employment uses should:

- a. be of a scale, density and design appropriate to its setting such that it would not cause damage to the qualities, character and amenity of the area and its residents;
- b. include the provision of adequate vehicle and cycle parking, turning and manoeuvring space;
- c. incorporate safe and inclusive design and access suitable for all;
- d. shall include/encourage links to existing walking and cycling networks;
- e. on larger developments shall include a framework sustainable travel plan and;
- f. on larger developments shall explore opportunities for inclusion of electric vehicle charging points.

Policy LNP17

The conversion or re-use of redundant farm buildings for light industrial, tourism or office purposes will be permitted:-

- a. where the buildings to be converted or re-used are of a construction that is suitable for the development proposed without the need for major additional construction works;
- b. where the development will not have an adverse impact on the nature conservation and biodiversity or wildlife of the area;
- c. where development is in keeping with the scale, form and character of its surroundings;
- d. where it does not create significant additional traffic movements;
- e. where it provides a safe and inclusive design and access for all.
- f. where the noise generated will not have an adverse effect on the surroundings.

Policy LNP18

Business/employment developments that would result in the loss of a community building or site, or one last used for the provision of community facilities, services, leisure or cultural activities will be supported only if;

- a. an assessment has taken place that demonstrates that there is an excess of such provision and the site or building is not needed for any other community facility or;

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- b. alternative provision of at least an equal standard is made in its place.

Gartree

Policy LNP19

Exceptionally some limited employment/business development may be supported on environmentally acceptable sites in Gartree if;

- a. It will have no adverse effects upon the living conditions of nearby residents by reason of noise nuisance, odour nuisance, likely excessive disturbance or traffic generation and;
- b. It will contribute to the retention and viability of rural services or land based businesses, aids farm diversification, or promotes the conversion and re-use of appropriately located and suitable constructed existing buildings and;
- c. it will enhance the viability and vitality of the community and it will provide/enhance links to community facilities/services and;
- d. will contribute to upgrading the roads and paths in and around the settlement at a level proportionate to the impacts of and made necessary by the development.

Bramfield

Policy LNP20

Any proposed expansion of the Bramfield Mobile Home Park site beyond its existing boundaries into the surrounding countryside shall be strictly controlled and shall only be permitted if;

- a. it will provide for/enhance links to community facilities/services, and;
- b. the visual impacts of the development are mitigated by appropriate landscaping and screening and;
- c. it will contribute towards upgrading the roads and paths in and around the site; and
- d. it would have no adverse effects on highway safety.

Greenacres Gypsy and Traveller Site

Policy LNP21

The continued provision of the Greenacres site for its present use is supported. Any proposed expansion of the site beyond its existing boundaries into the surrounding countryside shall be strictly controlled and shall only be permitted if;

- a. the need for additional gypsy and traveller sites within the neighbourhood plan area is demonstrably proven and;
- b. the visual impacts of the development are mitigated by appropriate landscaping and screening and;
- c. it will provide/enhance links to community facilities/services, or; contribute to upgrading the roads and paths in and around the site.

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The Showground Site

Policy LNP22

The provision of an agricultural showground is supported if planning conditions mitigating the impacts of the development and controlling its use are imposed at application stage.

Superfast Broadband and Mobile Connectivity

Policy LNP23

Telecommunications developments that would improve internet and mobile telephone services within the Neighbourhood Plan Area will be supported unless they would have a seriously adverse effect upon the landscape or the setting of heritage assets.

Energy and Water Efficiency

Policy LNP24

New residential and business developments within the Neighbourhood Plan Area shall incorporate a range of sustainability measures where viable including, but not limited to, the following initiatives;

1. low energy public street lighting and time controlled street lighting allowing the lighting to be switched off/reduced for periods where a road safety audit allows.
2. small-scale renewable energy technologies such as photo-voltaic installations;
3. use of sustainable drainage systems;
4. grey-water recycling and rain water harvesting and water efficient appliances;
5. Specification of energy efficient and water efficient appliances.

1.7 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 Lubenham Neighbourhood Plan 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).

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

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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 Core Strategy in 2010. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#).

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.

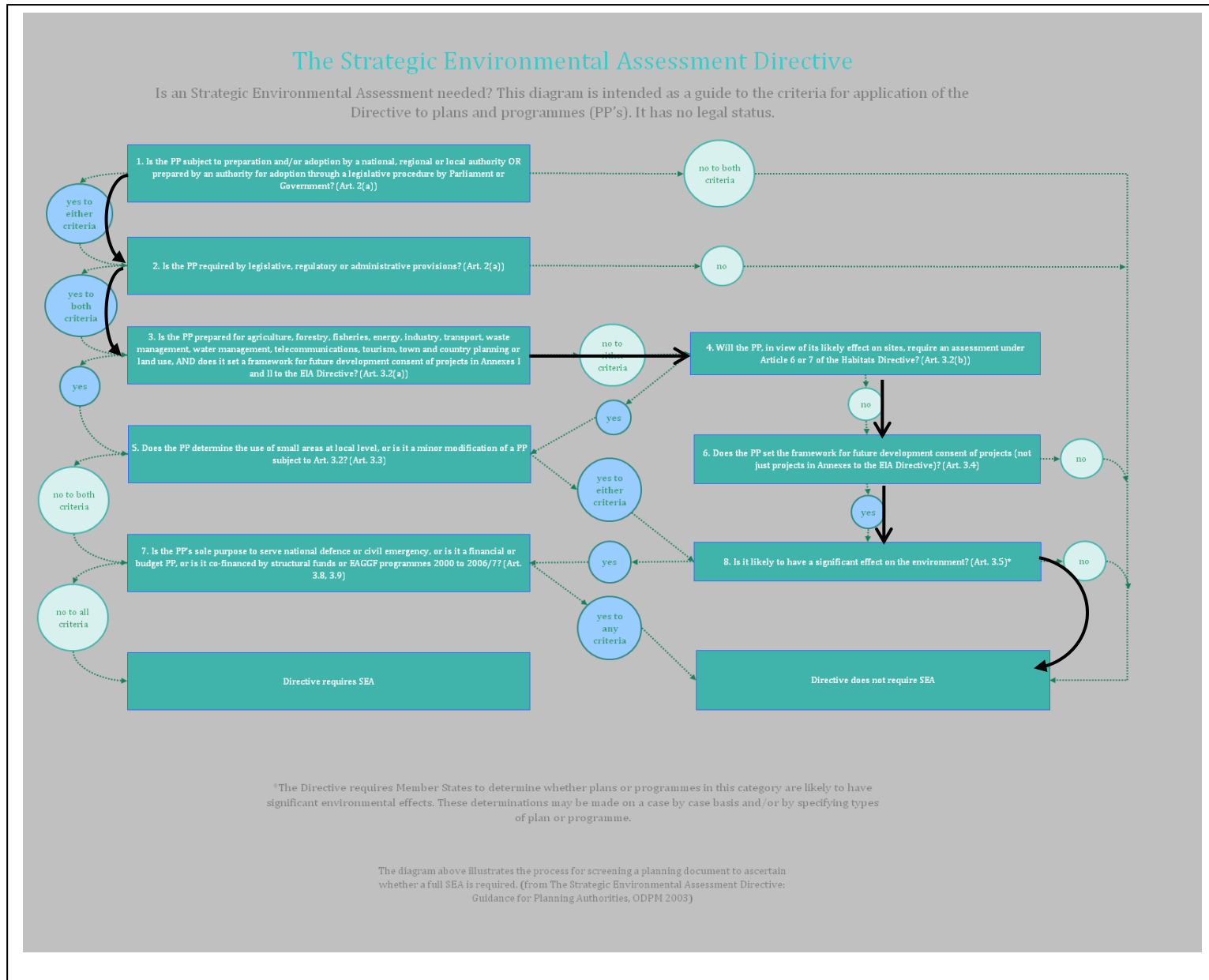
Source: Annex II of SEA Directive 2001/42/EC

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Assessment

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



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3.2 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.

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? (Art. 2(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 Lubendam Parish Council (as the 'relevant body') and will be 'made', if successful at Referendum by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012
2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(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 important that the screening process considers whether it is likely to have significant environmental effects and hence whether a full 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? (Art 3.2(a))	N	Whilst the NP covers a 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? (Art. 3.2 (b))	N	The NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites. A full Habitat Regulations Assessment Screening Report was carried out as part of the Core Strategy preparation process in 2011. The report concludes that the Harborough Core Strategy alone, or in combination with other plans, is unlikely to have an adverse impact on any of the <i>Natura 2000</i> sites within approximately 25kms of the boundary of the district. Of the 3 Natura 2000 sites looked at in the Screening Report, Ensor's Pool SAC is closest to Lubendam lying some 30 km away in Nuneaton. However, Ensor's Pool was found to be essentially a self contained eco system. The report concluded that its vulnerabilities are very local in nature and unlikely to be caused harm by the Harborough Core Strategy.

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		<p>The River Mease SAC and Rutland Water SPA were also considered in the Habitat Regulations Assessment Screening Report. They lie approximately 50km and 25km respectively from Lubenham.</p> <p>The Screening Report concluded that the Core Strategy would not lead to significant adverse effects on either area given that:</p> <ul style="list-style-type: none"> • the River Mease SAC is separate to any water courses in the district and does not contribute to the water supply or drainage of the district; and • any effects on Rutland Water SPA would be indirect and relate only to a greater number of visitors being attracted to the site from additional development in the District. <p>It is considered that the NP will not affect the 3 specified Natura 2000 sites over and above the impacts identified in the Habitats Regulation Assessment Screening Report carried out for the Core Strategy in 2011. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> <p>The full Habitat Regulation Assessment Screening Report for the Core Strategy can be viewed at: Habitat Regulations Screening Report</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 Art. 3.2? (Art. 3.3)	Y	Determination of small sites at local level only
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NP 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 EAFF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	<p>The Lubenham NP is a relatively self contained plan and considers sites only at a local level to meet requirement figures as determined through consultation and in support of those set out in the Core Strategy and subsequent Local Plan. The level of development proposed is not going to impact on any Natura 2000 sites.</p> <p>The Neighbourhood Area does not have any sites of special scientific interest (SSSIs) within it.</p>

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	<p>Proposed development will not impact on any nationally recognised landscape designations. Flood risk is an issue in Lubenham and while the LNP does not consider this issue specifically this matter will remain as part of the Local Plan and statutory consultees ensure that appropriate development with mitigation measures against flooding only takes place which will not increase the risk of flooding in the vicinity or the wider area.</p> <p>More locally, the Neighbourhood Area does contain two wildlife sites as listed by Leicestershire and Rutland Wildlife Trust. These being Orchard House Ash 1 and 2</p> <p>The listed buildings within the Neighbourhood Area (see appendix 1) are not specifically recognised within the NP although a plan showing the buildings is contained at map 8 in the appendices. This matter will remain as part of the Local Plan and statutory consultees will ensure that development is appropriate when it will impact on Listed Buildings. The NP also identifies an area of separation between Lubenham and Market Harborough that has been identified as special significance to the community.</p> <p>In order to achieve the Core Strategy target of 72 dwellings to achieve compliance with the current development plan and based upon the above consultation responses Lubenham's community identified the following sites in order of preference: -</p> <ul style="list-style-type: none"> E Land north of Laughton Road (A/LN/HSG/05) 9 units J. Land south of Laughton Road (A/LN/HSG/10) 13 units I Land north of Lubenham Road (A/LN/HSG/09 AND 11) 27 units A Land south of Main Street (A/LN/HSG/12) 36 units <p>TOTAL 85 units</p> <p>See proposals map in appendix 1 for reference to sites.</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.

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4. Sustainability Appraisal and SEA for New Local Plan

4.1 A number of scenarios for housing growth have been tested in the Sustainability Appraisal and Strategic Environmental Assessment for the New Local Plan. The outcome for Lubenham is shown in Appendix 3 below.

4.2 The summary of the outcomes for Lubenham is shown in the table below.

Summary of effects for Lubenham

	Scenario 1	Scenario 2	Scenario 3a	Scenario 3b
Natural Environment (SA Objectives 1 and 2)	x	-	-	-
Built and Natural Heritage (SA Objective 3)	xx	x	-	-
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)	-	-	-	-

4.3 Only scenario 1 (high growth of 87 - 95 dwellings) is showing a moderate negative impact on built and natural heritage. Lubenham proposes growth of 72 dwellings which would fall into scenario 2 indicating only a minor negative impact on Built and Natural Heritage. The identified negative effect is considered to be due to the effect on the character of the settlement and number of listed buildings. It is acknowledged that new development would be outside the Conservation Area and therefore the negative aspects would be controlled.

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5. Screening Outcome

- 5.1 As a result of the assessment in Section 4 and Section 5, it is unlikely there will be any significant environmental effects arising from the proposals in the Lubenham Neighbourhood Plan Pre-Submission Draft as submitted at the date of this assessment, that were not covered in the Sustainability Appraisal of the Core Strategy and the New Local Plan 2015. As such, it is considered that the Lubenham Neighbourhood Plan does not require a full SEA to be undertaken.
- 5.2 The Environment Agency, Natural England and Historic England will be consulted on this Screening Report and their responses will be made available through the Lubenham Neighbourhood Plan Evidence base.
- 5.3 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

SSSI/LISTED BUILDINGS/SAMs WITHIN THE PARISH OF LUBENHAM

Settlement feature:	Occurrence
Conservation Area	<p>Lubenham village is large for the area and lies in the Welland valley just west of Market Harborough. The main A4304 Market Harborough to Lutterworth Road cuts across the northern edge of the village, creating two distinct parts: that around the large green adjacent to and north of the main road, and the loop roads leading south from the main road to the church and River Welland. The Conservation Area includes both the area to the north of the A4304 incorporating the village green and an area to the south extending to the church and adjacent old cottages. Other late developments to the south and west are excluded as is Lubenham Hall, a 16th century stone house whose moated grounds are a Scheduled Ancient Monument. The Hall is physically detached from the village area.</p> <p>The entrance to the Conservation Area from the (A4304) at the east is marked by a large red brick Victorian house with red brick boundary wall down Hall Lane and an elaborate cast iron balustrade to the main road. Opposite are some red brick 19th century buildings. The minor cross roads at the east end of the Green is a significant node with a vista stop from the east at The House That Jack Built. This is an elaborate 1870s hunting box with decorative hung tiles grafted onto an older house with enclosed stableyard. Opposite is the pantiled former forge. The attached red brick cottage is thatched and forms a vista stop from the west. The northern area consists of the Main Street (A4304) and the large green with fringing buildings to the north. The main road itself between School Lane and Rushes Lane is closely developed on the south with continuous buildings starting with the yard wall of The House That Jack Built and including a public house and</p>

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	<p>shop.</p> <p>The large green some 300m long is bounded by roads and bisected south to north by a granite kerbed road with green triangle. It is an important open space within the village, fringed on its northern side by a variety of older and infill dwellings. The green itself is in two sections; the largest section to the west being bounded by hedges with a picket fence to the south. It is grass with some recent tree planting. The eastern section is in three parts: to the west, is a grass area recently planted with trees; in the centre is a narrow area of infill development of a 19th century red brick house and shop facing the Main Street having a late 20th century dwelling behind it facing the back road; to the east is a secluded area of the War Memorial and gardens with a mature sycamore backed by a garden copse area of mature trees. The War Memorial and gardens occupy the space which was previously a pond to which the large squat 19th century red brick piers with pyramid stone caps around these gardens relate. The lane alongside the eastern end of the Green has older cottages and at the north east corner the fine red brick 18th century Manor Farm House and the 19th century red brick farmyard buildings. Both here, in the central cross road and at the western end of the Green the verges are wide and give a feeling of space adjacent to the enclosed green.</p> <p>The second distinct area of Lubendam is in the south around the Church, where the Church, the Tower House and Church Walk form a peripheral group jutting out into open countryside and meadows. The raised churchyard with retaining stone wall, around which the road loops, reinforces the openness. To the west, where Westgate joins Rushes Lane is a road junction island with an important group of scots pine. The roads here have granite kerbs. Close by is an area of grass enclosed by iron park railings at the entrance to Westgate. The scots pine together with the trees of the Tower House garden and the churchyard (coniferous and deciduous) are important visually especially as a group with the</p>
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	<p>Tower House and Church seen from Westgate and from the A4304. The Tower House is an early 18th century house overlooking the churchyard which was elaborately extended in 1865 to include romantic gables and a tower with corbelled out stair turret having conical roof and windvane. The complex includes lodge, stables and high red brick boundary wall. The tower and windvane with the churchyard Wellingtonia close the view down Rushes Lane. The churchyard entrance with cast iron gateway close to the boundary wall of The Tower House faces up Rushes Lane. On the other side of the churchyard is Church Walk with older cottages including early 18th century timber framed cottages and some with Swithland slate roofs. An extension of this group near the church is the pretty Victorian village school with integral clock (although the school is not part of the Conservation Area).</p> <p>Rushes Lane linking the church to Main Street has a slight curve, is closely developed with a variety of red brick dwellings of various ages, heights and styles on either side. The road has. The space between Main Street and The Tower House, including plots along Rushes Lane have mainly been infilled with late 20th century red brick dwellings which add to the variety of styles and rooflines already formed in Rushes Lane. A particular feature of Lubenham throughout the Conservation Area is the abundance of holly and yew trees, in gardens and in the churchyard.</p>
Scheduled Monuments	<p><u>Thorpe Lubenham moated site and remains of shifted medieval village</u></p> <p>Heritage Category: Scheduling</p> <p>Grade:</p> <p>Location:</p> <ul style="list-style-type: none"> • Marston Trussell, Daventry, Northamptonshire

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	<p><u>Old Hall moated site</u></p> <p>Heritage Category: Scheduling</p> <p>Grade:</p> <p>Location:</p> <ul style="list-style-type: none"> Lubenham, Harborough, Leicestershire
<p>Listed Buildings/Features:</p> <p>Grade I, Grade II*, Grade II</p>	<p>20 results.</p> <p><u>CHURCH OF ALL SAINTS</u></p> <p>Heritage Category: Listing</p> <p>Grade: I</p> <p>Location:</p> <ul style="list-style-type: none"> CHURCH OF ALL SAINTS, CHURCH WALK, Lubenham, Harborough, Leicestershire <p><u>VERGERS COTTAGE</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none"> VERGERS COTTAGE, 10 AND 12, CHURCH WALK, Lubenham, Harborough, Leicestershire <p><u>MILEPLATE IMMEDIATELY WEST OF BRIDGE NUMBER 55, GRAND UNION CANAL</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none"> MILEPLATE IMMEDIATELY WEST OF BRIDGE NUMBER 55,

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	<p>GRAND UNION CANAL, LUBENHAM, Lubenham, Harborough, Leicestershire</p> <p><u>FIGPERTH</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• FIGPERTH, 14, RUSHES LANE, Lubenham, Harborough, Leicestershire <p><u>THE TOWER HOUSE</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• THE TOWER HOUSE, 32, RUSHES LANE, Lubenham, Harborough, Leicestershire <p><u>THE OLD VICARAGE</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• THE OLD VICARAGE, 23, THE GREEN, Lubenham, Harborough, Leicestershire <p><u>THE HILL</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• 109 AND 111, LUBENHAM HILL,• THE HILL, 113, LUBENHAM HILL, MARKET HARBOROUGH, Harborough, Leicestershire
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	<p><u>2, CHURCH WALK</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• 2, CHURCH WALK, Lubenham, Harborough, Leicestershire <p><u>MILESTONE CIRCA 31 METRES EAST OF JUNCTION WITH PAGET ROAD</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• MILESTONE CIRCA 31 METRES EAST OF JUNCTION WITH PAGET ROAD, MAIN STREET, Lubenham, Harborough, Leicestershire <p><u>GARDEN HOUSE, WALL AND ATTACHED GATE PIER AT PAPILLON HALL FARM</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• GARDEN HOUSE, WALL AND ATTACHED GATE PIER AT PAPILLON HALL FARM, A427, Lubenham, Harborough, Leicestershire <p><u>BRIDGE OVER RIVER WELAND 300 METRES NORTH WEST OF THORPE LUBENHAM HALL (NOT INCLUDED) (THAT PART IN PARISH OF MARSTON TRUSSELL)</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p>
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	<ul style="list-style-type: none">• BRIDGE OVER RIVER WELLAND 300 METRES NORTH WEST OF THORPE LUBENHAM HALL (NOT INCLUDED) (THAT PART IN PARISH OF MARSTON TRUSSELL), Marston Trussell, Daventry, Northamptonshire <p><u>1, THE GREEN</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• 1, THE GREEN, Lubenham, Harborough, Leicestershire <p><u>BRIDGE NUMBER 59, GRAND UNION CANAL</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• BRIDGE NUMBER 59, GRAND UNION CANAL, LUBENHAM, Lubenham, Harborough, Leicestershire <p><u>MILEPLATE CIRCA 56 METRES WEST OF BRIDGE NO. 59 GRAND UNION CANAL</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• MILEPLATE CIRCA 56 METRES WEST OF BRIDGE NO. 59 GRAND UNION CANAL, LUBENHAM, Lubenham, Harborough, Leicestershire <p><u>MAY COTTAGE</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p>
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	<ul style="list-style-type: none">• MAY COTTAGE, 12, RUSHES LANE, Lubenham, Harborough, Leicestershire <p><u>NUMBER 1, THE HOUSE THAT JACK BUILT OR GORE LODGE WITH ATTACHED STABLES AND COTTAGE</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• NUMBER 1, THE HOUSE THAT JACK BUILT OR GORE LODGE WITH ATTACHED STABLES AND COTTAGE, SCHOOL LANE, Lubenham, Harborough, Leicestershire <p><u>BRIDGE NUMBER 58, GRAND UNION CANAL</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• BRIDGE NUMBER 58, GRAND UNION CANAL, LUBENHAM, Lubenham, Harborough, Leicestershire <p><u>OLD HALL</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• OLD HALL, OLD HALL LANE, Lubenham, Harborough, Leicestershire <p><u>MANOR FARM</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• MANOR FARM, 11, THE GREEN, Lubenham, Harborough,
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	<p>Leicestershire</p> <p><u>Disused Railway Bridge</u></p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location:</p> <ul style="list-style-type: none">• Farndon Road, Lubenham, Leicestershire,• Marston Trussell, Nr Daventry, Northamptonshire,• Marston Trussell, Nr Daventry, Northamptonshire,• Farndon Road, Lubenham, Leicestershire, Marston Trussell, Daventry, Northamptonshire
Local Green Space	<p>Local Green Space has been identified on map 9 in the appendices of the LNP, however the sites submitted were not considered suitable for Local Green Space as the District Council deemed that they did not fit the criteria in the NPPF. No further Local green Space sites have been submitted in the LNP</p>

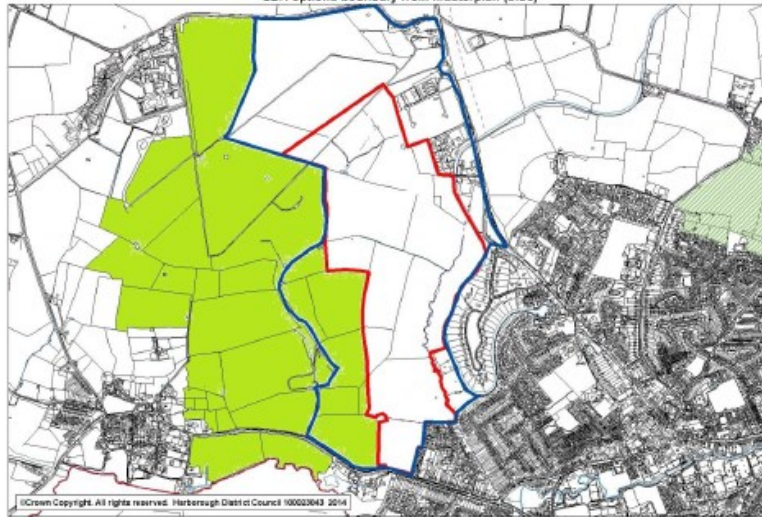
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Proposals maps

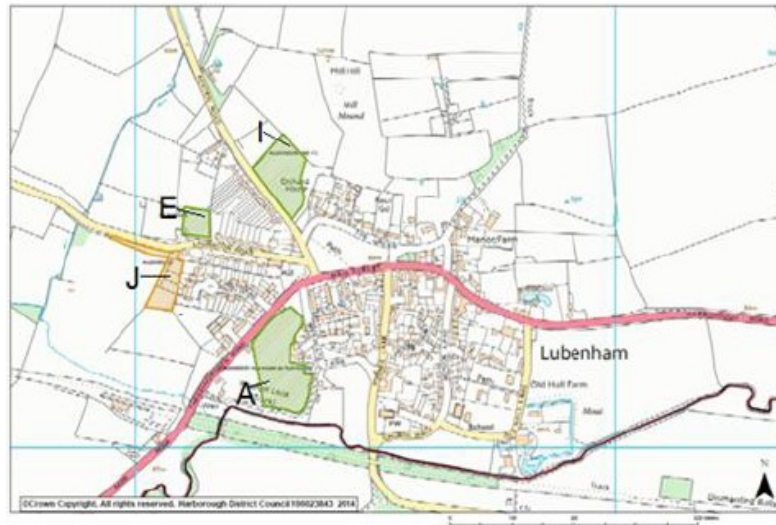
Map 2 Lubendam Separation Area from Market Harborough

Lubendam and SDA from SHLAA data (red)
SDA options boundary from masterplan (blue)



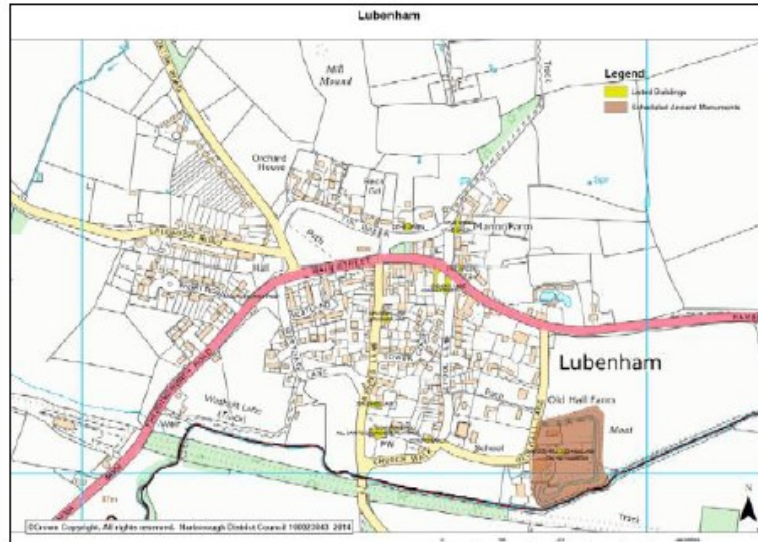
Map 3 Lubendam NDP proposed sites

Lubendam Neighbourhood Development Plan - site allocations



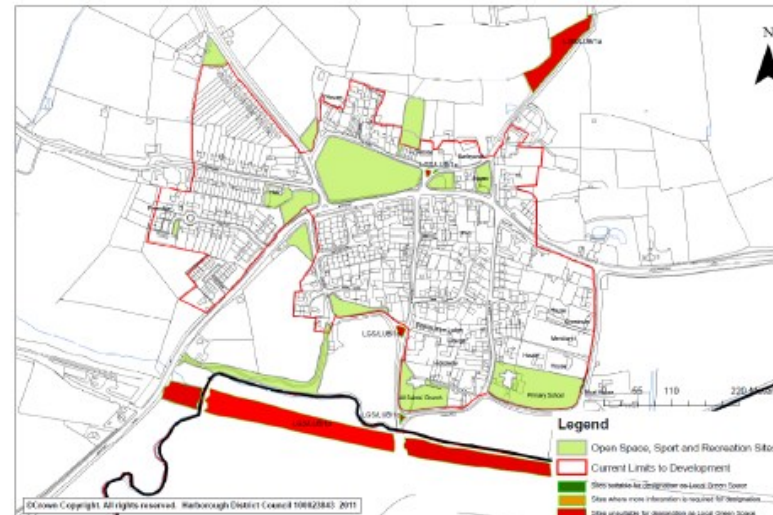
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Map 8 Listed Structures and Scheduled Ancient Monument



Map 9

LGS, Open Space, Sport and Recreation Sites - Lubeham 1



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Archaeological sites	Other buildings and sites of historical importance are: The Old Bakehouse, former Non – conformist Chapel, Papillion Hall, The Hollies, The Laurels, The Dower House, All Saints Primary School and Old Station buildings.
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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).

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.
- (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.

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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

6. Chemical industry

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- (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.

10. Infrastructure projects

- (a) Industrial-estate development projects.

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- (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

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Appendix 3

Sustainability Appraisal for Lubendam within the New Local Plan SA and SEA

The reasonable alternatives against which the housing growth for Lubendam has been assessed are shown below.

Table 2.2: Strategic options for housing and employment (i.e. the reasonable alternatives tested in the SA)

Option	Description
<p>Option 1: Rural</p> <p>Continue the current distribution strategy with a rural focus)</p>	<p>60% of the District's future housing need would be met in the urban settlements (Thurnby, Bushby and Scraftoft, Market Harborough, Lutterworth and Broughton Astley) and 40% met in the rural settlements (Rural Centres and Selected Rural Villages). The bulk of employment provision would be in Market Harborough (approximately 10ha), with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>
<p>Option 2: Core Strategy Distribution</p> <p>Continue to use the Core Strategy distribution strategy</p>	<p>Distribution of future housing need would continue as identified in the Core Strategy with approximately 70% of future new housing planned for the urban settlements and 30% planned for the rural settlements. The bulk of employment provision would be in Market Harborough (approximately 10ha) with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>
<p>Option 3: Urban</p> <p>Continue the current distribution strategy with an urban focus</p>	<p>80% of the District's future housing need would be met in the urban settlements and 20% met in the rural settlements. The bulk of employment provision would be in Market Harborough (approximately 10ha) with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>

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Option	Description
<p>Option 4: Scraftoft / Thurnby SDA</p> <p>Scraftoft / Thurnby Strategic Development Area and reduced growth in other parts of the District</p>	<p>A proposal which would provide a significant extension to the east of Scraftoft and Thurnby has been received by the Council. The proposal is for at least 1000 dwellings with community facilities together with a link-road between Scraftoft village and the A47. Further assessment of transport impacts, landscape and viability is needed. However, delivery of this strategic development area would reduce the requirement for all other settlements in the District.</p> <p>The bulk of employment provision would be in Market Harborough (approximately 10ha) with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth. The potential SDA at Scraftoft does not include proposals to deliver employment land.</p>
<p>Option 5: Kibworth SDA</p> <p>Kibworth Strategic Development Area and reduced growth in other parts of the District</p>	<p>Two proposals near the Kibworths have been received. Both proposals offer new road infrastructure, community and employment facilities and around 1,200 houses. One proposal involves development to the north of Kibworth Harcourt and a potential relief road for the existing A6. The other involves development to the west of the Kibworths and linking road infrastructure between the A6 and Saddington Road. Further assessment of transport impacts, landscape and viability is needed in terms of both proposals. <u>This Option would include just one of these two strategic development areas.</u> Delivery of either potential strategic development area would reduce the requirement for all other settlements in the District.</p> <p>Approximately 5ha of employment land would be delivered as part of the Kibworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough along with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>
<p>Option 6: Lutterworth SDA</p> <p>Lutterworth Strategic Development Area and reduced growth in other parts of the District</p>	<p>A proposal which could result in development of approximately 1,950 dwellings, local facilities and employment land by 2031 to the east of Lutterworth has been received by the Council. This would involve provision of a road link between the A4304 (to the east of Lutterworth) and A426 (Leicester Road to the north of Lutterworth) thus providing relief for Lutterworth town centre. It would lead to approximately 550 dwellings delivered in this location after 2031. There is also scope for provision of a motorway service facility adjoining M1 Junction 20 and land for logistics and distribution. Further assessment of transport impacts, landscape and viability is needed. Delivery of this strategic development area would reduce the requirement for all other settlements in the District.</p> <p>Approximately 10ha of employment land would be delivered at Lutterworth in conjunction with delivery of the Lutterworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough along with approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>

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Option	Description
<p>Option 7: Scraptoft / Thurnby SDA and Kibworth SDA</p> <p>Strategic Development Areas at Scraptoft / Thurnby and Kibworth and limited growth in other part of the District</p>	<p>This would involve two strategic development areas in the District: approximately 1,200 dwellings at the Kibworths; and approximately 1,000 dwellings to the east of Scraptoft / Thurnby. Further housing in each of the proposed strategic development areas may take place beyond 2031. Other settlements would receive limited housing growth.</p> <p>Approximately 5ha of employment land would be delivered at Kibworth in conjunction with delivery of one of the potential Kibworth SDAs. A further approximately 10ha of employment land would be delivered in Market Harborough, at least 4ha in Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>
<p>Option 8 Scraptoft / Thurnby SDA and Lutterworth SDA</p> <p>Strategic Development Areas at Scraptoft / Thurnby and Lutterworth and limited growth in other part of the District)</p>	<p>This would involve two strategic development areas in the District: approximately 1,950 dwellings to the east of Lutterworth; and approximately 1,000 dwellings to the east of Scraptoft / Thurnby. Further housing in each of the proposed strategic development areas may take place beyond 2031. Other settlements would receive limited housing growth.</p> <p>Approximately 10ha of employment land would be delivered at Lutterworth in conjunction with delivery of the Lutterworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough and approximately 3ha of employment land at Fleckney to balance its relatively high potential housing growth.</p>
<p>Option 9: Lutterworth SDA and Kibworth SDA</p> <p>Strategic Development Areas at Lutterworth and Kibworth and limited growth in other part of the District)</p>	<p>This would involve two strategic development areas in the District: approximately 1,950 dwellings to the east of Lutterworth; and approximately 1,200 dwellings at the Kibworths. Further housing in each of the proposed strategic development areas may take place beyond 2031. Other settlements would receive limited housing growth.</p> <p>Approximately 10ha of employment land would be delivered at Lutterworth in conjunction with delivery of the Lutterworth SDA. Approximately 5ha of employment land would be delivered at Kibworth in conjunction with one of the potential Kibworth SDAs. A further approximately 10ha of employment land would be delivered in Market Harborough and approximately 3ha of employment land at Fleckney to balance its potential housing growth.</p>

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Each of the above housing options has been tested against the following sustainability topics.

Sustainability Topic	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Natural Environment	1) Protect, enhance and manage biodiversity. 2) Protect, enhance and manage environmental resources.	1.1) Would biodiversity interests be affected? 2.1) What could be the effects on the quality of water environments? 2.2) What could be the effects on land quality?	<ul style="list-style-type: none"> - Net contribution towards habitat creation / improvement (hectares). - Net loss of Best and Most versatile Agricultural land. - Effect on condition of SSSIs and overall percentage of SSSI in favourable or unfavourable recovering condition. - Net effect on number and area of Local Wildlife Sites. - Impact on Water Framework Development compliance. - Hectares of contaminated land brought back into productive use. - The number of new systems or area of land covered by Sustainable Drainage Systems.
Built and natural heritage	3) Protect, enhance and manage the historic character and distinctiveness of the District's settlements and their surrounding landscapes.	3.1) How could proposals affect the historic value and character of settlements and/or surrounding landscapes? 3.2) Could proposals hinder or assist efforts to maintain and enhance features (designated and non-designated) of historic, cultural or archaeological interest?	<ul style="list-style-type: none"> - Number of heritage features 'at risk'. - Development granted contrary to heritage policies. - Percentage of people that think the character of their neighbourhood has improved / stayed the same / declined.

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Sustainability Topic	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Health and Wellbeing	<p>4) Safeguard and improve community health, safety and wellbeing.</p> <p>5) Improve accessibility to employment, retail, business, health and community services, supporting health and well-being in the district.</p>	<p>4.1) How could proposals affect standards of open space, recreation and leisure provision?</p> <p>4.2) Could proposals have an effect on efforts to maintain and strengthen local identity and community cohesion?</p> <p>4.3) Could proposals have different impacts on certain social groups (<i>age, gender, social class for example</i>)?</p>	<ul style="list-style-type: none"> - Average healthy life expectancy. - Participation levels in sport and recreation. - Area of green infrastructure provided in conjunction with new housing. - Amount of eligible open spaces managed to green flag award standard. - Number of properties experiencing pollutant concentrations in excess of the standard.
		<p>4.4) How could proposals impact upon air quality (particularly in Lutterworth)?</p> <p>5.1) What impact could there be on local service provision, particularly in rural areas?</p> <p>5.2) What modes of transport would most likely be encouraged and how would these affect greenhouse gas emissions?</p>	<ul style="list-style-type: none"> - Percentage of completed non – residential development complying with car-parking standards. - Length of new/improved cycleway and pedestrian routes.

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Sustainability Topic	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Resilience (to climate change)	6) Reduce the risks from local and global climate change upon economic activity, delivery of essential services and the natural environment.	<p>6.1) What would be the effect in terms of flood risk?</p> <p>6.2) How would the resilience of local businesses be affected?</p> <p>6.3) How would the proposal affect the delivery of essential services?</p> <p>6.4) What will be the effects on green infrastructure and its ability to contribute to climate change resilience?</p>	<ul style="list-style-type: none"> - Number of planning permissions granted contrary to Environment Agency advice on flooding. - Annual local authority expenditure on flood management measures.
Housing and Economy	7) Provide affordable, sustainable, good-quality housing for all.	<p>7.1) How could proposals affect levels of house building?</p> <p>7.2) How could proposals affect the ability to deliver affordable housing?</p>	<ul style="list-style-type: none"> - Net additional dwellings. - Gross affordable housing completions.

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Sustainability Topic	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
	8) Support investment to grow the local economy.	<p>8.1) Would proposals help to create job opportunities for local residents?</p> <p>8.2) Would the proposals support the rural economy?</p> <p>8.3) Would the proposals help to support the vitality of town centres and their retail offer?</p> <p>8.4) Would the proposals help to secure improvements in telecommunications infrastructure? (<i>For example high speed broadband connectivity</i>)</p>	<ul style="list-style-type: none"> - Total amount of additional floor space by type. - Employment land available. - Jobs created / retained in rural areas. - Total number of visitors and spend on tourism. - Broadband coverage and speed.
Resource use	9) Use and manage resources efficiently, whilst and minimising Harborough's emissions of greenhouse gases.	<p>9.1) To what extent would proposals lead to an increase or decrease in the use of energy and / or water?</p> <p>9.2) Do proposals help to achieve / support a reduction in carbon emissions?</p> <p>9.3) Do proposals encourage the efficient use of minerals?</p>	<ul style="list-style-type: none"> - % of developments achieving a higher CFSH homes water efficiency rating than required by building regulations. - Carbon emissions from road transport.

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

The scenarios for growth in Lubeham are:

Scenario	Range of housing growth
1	High growth (87-95 dwellings)
2	Moderate growth (60-72 dwellings)
3a	Low growth (29-49 dwellings)
3b	Low growth (23-45 dwellings) with SDA

The SA topics are:

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>Education, 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>

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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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Lubenham

Introduction

Scenarios tested for Lubenham

The table below sets out five distinct scenarios for Lubenham to assess the implications of the 9 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 Lubenham. 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	
1	High growth (87-95 dwellings)	1	10 ha	4 ha	-	3 ha	17 ha	Although there is no employment provision in Lubenham, it is possible that an SDA in Kibworth would provide job opportunities that could be accessed by residents in Lubenham fairly easily by car. Scenarios 3a and 3b involve the same scale of housing growth, but are differentiated in that scenario 3b would involve an SDA at Kibworth and Scenario 3a wouldn't.
2	Moderate growth (60-72 dwellings)	2, 4, 5,	10 ha	4 ha	5 ha	3 ha	24 ha	
3a	Low growth (29-49 dwellings)	3	10 ha	4 ha	-	3 ha	17 ha	
		7, 6		10 ha			23ha	
3b	Low growth (23-45 dwellings) with SDA	8	10 ha	4 ha	5 ha	3 ha	22 ha	
		9		10 ha			28ha	

*Excludes strategic distribution sector

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Natural Environment (SA Objectives 1 and 2)		Scenario 1	×	Scenario 2	-	Scenario 3a	-
						Scenario 3b	-
Nature of effects	<p><i>*For natural environment, there would be no different effects for scenarios 3a and 3b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore reference to Scenario 3 below covers both sub-options.</i></p> <p><i>Biodiversity</i></p> <p>Increased housing on greenfield land (Scenario 1, 2 and 3) could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term.</p> <p>There are two local wildlife sites close to village: Orchard House Ash 1 (mature tree) and Orchard House Ash 2 (mature tree) lie on northern edge of village. There are also a number of TPOs, at Lime Tree house/Marton House/Meridian/The Chestnuts/Beech House/Ashtree House and Hideaway.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3 under Scenario 1, 2 and to a lesser extent 3. The scale of development involved would not have an effect on levels of air quality or water quality.</p>						
Sensitivity of receptors	<p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Lubenham is classified as Grade 3.</p>						
Likelihood of effects	<p>The higher growth under Scenario 1 and potentially the moderate growth option Scenario 2 are more likely to put pressure on environmental resources through the loss of greenfield land.</p> <p>Effects on designated local wildlife sites would be unlikely, as long as development is appropriately designed. Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement.</p>						
Significance	<p>Although Scenarios 1, 2 and 3 (to a lesser extent) present the potential for negative effects, mitigation measures could limit the effects on local wildlife. Nevertheless, Scenario 1 is recorded as a minor negative effect as the higher scale of growth would make it more difficult to avoid wildlife damage and disturbance.</p> <p>For Scenario 2 and 3, it is likely that these effects could be avoided more easily, and hence a neutral effect is predicted.</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.</p> <p>There would be a loss of agricultural land under Scenario 1, 2 and 3, which would be unavoidable. For Scenario 1 and to some extent 2, which involves greater levels of development, this constitutes a minor negative effect on soil.</p>						

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Built and Natural Heritage (SA Objective 3)		Scenario 1	xx	Scenario 2	x	Scenario 3a	-
				Scenario 3b			
Nature of effects	<p><i>*There would be no different effects for scenarios 3a and 3b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 3 below covers both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. The majority of the village form is in a Conservation Area. The A4304 runs through Lubenham can be seen as a significant barrier to movement around the village for children and the elderly. Significant development could increasingly 'split' the village in two.</p> <p>Effects on built and natural heritage would be most prominent for Scenario 1 and Scenario 2. Scenario 3 has the potential to affect the character to a certain extent.</p>						
Sensitivity of receptors	<p>Lubenham is largely in a Conservation Area and contains 17 listed buildings including a Grade I (Church of All Saints) and a Scheduled Ancient Monument (Old Hall moated site). 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>The Core Strategy supports the continued separation of Lubenham and Market Harborough in policy.</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 could alter its character. This could also create a contrast between the 'new' and 'old' developments.</p> <p>For Scenario 1 and to a certain extent Scenario 2 and 3, it would be likely that development would either be at a higher density, or would need to cover more land.</p> <p>Development to the east of Lubenham could affect separation between Market Harborough and may also could be adjacent to an Ancient Scheduled Monument. Development to the north could have effects on the Conservation Area. Due to policy constraints, it is less likely that development would be too close to Market Harborough in the east, although this would need bearing in mind at higher levels of development.</p> <p>There are SHLAA sites identified to the west and south west of Lubenham, so it ought to be possible to avoid sensitive areas provided that these are deemed to be the most suitable overall (a site appraisal process will be undertaken to inform this).</p>						
Significance	<p>Housing is fairly low density and generally overlooking or within close proximity to green space in Lubenham. This could be permanently altered if substantial development occurred in this location. As a result, this constitutes a moderate negative effect for Scenario 1. For Scenario 2, the effects would be similar in nature, but the potential to deliver lower density or smaller scale development would be increased, hence only a minor negative effect is predicted. Scenario 3 is unlikely to have significant effects as the level of growth is low.</p> <p>Recommendation – Development in Lubenham 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 and number of listed buildings would need to be respected. Although new development would be likely to fall outside the Conservation Area, it is considered that the design principles within the CA should also apply to new development.</p>						

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Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	-	Scenario 2	-	Scenario 3a	-
						Scenario 3b	-
Nature of effects	<p>New housing ought to support a wider choice for residents, and help to improve affordability for some residents. At higher levels of growth it is possible that community identify could be affected, which would have negative implications on wellbeing for some people.</p> <p>Scenarios 1, 2 and 3a/3b (to a lesser extent) would lead to increased pressure on the primary school and health facilities, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. Scenarios 1 and 2 would be more likely to help to support the viability of village services as they would deliver more housing to the area and subsequent spending. The effects would be small scale though.</p>						
Sensitivity of receptors	<p>The population statistics in Lubeham are skewed by Gartree Prison, adding more middle aged people to the statistics, although what is clear from the 2011 Census is that there are not many 0-15 year olds (11%) compared to the District average (17%).</p> <p>Lubeham has an extremely activity community, with many village events held all year round.</p> <p>The primary school in Lubeham is at capacity and it is noted in the Settlement Profile that the site is constrained with limited space to extend. There are also significant parking problems. GPs in Market Harborough are also at capacity and would be affected by significant development.</p> <p>There are limited facilities in the village and public transport links are not frequently used by the majority of the population, with 54% of trips by car and 28% walking to work (Census 2011).</p>						
Likelihood of effects	<p>For Scenario 1 and to a lesser extent 2, it is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, the trend of car travel and parking problems are likely to continue. Whilst the increased growth under these Scenarios (more so for Scenario 1) could help to support the viability village amenities, it is unclear whether the scale of growth would be adequate to have a notable effect.</p> <p>Pressure on the primary school is likely as is the strain on the GP in Market Harborough. However, development contributions would be sought to support improvements. Given the physical constraints to expansion, it is likely that new provision would be in Market Harborough.</p> <p>For Scenario 2 and 3b there would be increased access to jobs in Kibworth through the SDA, which could have positive implications, though this would unlikely to have significant effects on health and wellbeing.</p> <p>At higher levels of growth it may be necessary to review the potential for open space for residential development; this could have negative effects on health and wellbeing for residents in Lubeham.</p>						
Significance	<p>Scenarios 1 and 2 will increase greenhouse gas emissions, as jobs and facilities are likely to be accessed by car. However, this scenario also supports some residents to remain in the area by providing new affordable housing. Scenario 1 could support the viability of the village centre and may also help to enhance open space through developer contributions, but the likelihood of this is unclear. The strain it would put on existing services would mean that education and health provision would have to be accessed in Market Harborough, which is not ideal. Consequently, a neutral effect is predicted for these scenarios. Scenarios 3a and 3b are predicted to have less positive effects due to the lower level of growth – however, this would mean that there was less pressure on open space, education and health, and so residents may be able to access facilities locally although they would remain at capacity. A neutral effect is predicted.</p>						

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Resilience (to climate change) (SA objective 6)		Scenario 1	?	Scenario 2	-	Scenario 3a	-
						Scenario 3b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 3a and 3b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 3 below covers both sub-options.</i></p> <p>New development could increase surface water run-off under Scenarios 1, 2 and to a lesser extent 3, which would require the development of greenfield land.</p>						
Sensitivity of receptors	Flood zones 2 and 3 are identified around the River Welland but they do not affect the main village.						
Likelihood of effects	It is unlikely that new development would be at risk of river flooding, although in Scenario 1 if more sites are required, flood risk will need to be a consideration. 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.						
Significance	Flood risk would be unlikely to be an issue for any of the development Scenarios; hence a neutral effect is predicted for all 3 scenarios. For scenario 1, the potential for surface water to pose a risk to development might be increased as there would be a greater need for Greenfield Land near to areas affected by surface water flooding. Therefore an uncertain negative effect is predicted.						

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Housing and Economy (SA objectives 7 and 8)		Scenario 1	✓✓	Scenario 2	✓✓	Scenario 3a	✓
						Scenario 3b	✓
Nature of effects	<p>Scenario 1 (and to a lesser extent Scenario 2 and 3a/3b) ought to improve the choice of housing, allowing existing residents to move to new homes. Each scenario 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 2, there would be significant housing development in nearby Market Harborough, which could be accessed by residents in Lubeham.</p> <p>For Scenario 3b, an SDA in Kibworth ought to provide enhanced access to employment for residents in Lubeham, but Market Harborough would still be more accessible.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high speed broadband exists in the area, and this would help support home working.</p> <p>More people are likely to lead to more economic activity in Market Harborough with Lubeham only a short distance away.</p>						
Sensitivity of receptors	<p>There has been an increase of 12% dwellings since 2001 in Lubeham. There is a need for affordable housing in rural areas.</p> <p>There are 3% of economically active people in Lubeham who are unemployed (Census 2011). There is a strong local economy, with businesses such as Deichmann Shoes present. Increased housing in the area could provide places for people to live close to their work, as currently almost 30% of people walk to work.</p>						
Likelihood of effects	<p>Increased housing would improve the offer available in Lubeham. Scenario 1 would likely bring about more affordable housing, than Scenario 2 and 3. Current infrastructure however may be stretched with this higher growth option, and contributions to improve highways would be required.</p> <p>As well as the employers in Lubeham itself, the village benefits from its close proximity to Market Harborough its wide range of employment opportunities. An increased housing offer would provide the opportunity for people to be in close proximity to jobs.</p> <p>There is sufficient land identified in the SHLAA to meet housing targets under each scenario. Clearly, with higher levels of growth the choice becomes limited as more sites need to be allocated.</p>						

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Significance	<p>A higher growth Scenario, such as in Scenarios 1 and 2, will have a positive effect on delivering housing targets (including the provision of affordable housing) and also providing homes for people close to jobs they can walk to. This constitutes a moderate positive effect.</p> <p>Scenarios 3a and 3b would provide a smaller amount of growth, and thus only a minor positive effect is predicted.</p> <p>In terms of the economy and employment, no Scenario is likely to have a significant effect, although Scenario 1 would support a higher level of local spending.</p>
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Resource Use (SA objective 9)		Scenario 1	-	Scenario 2	-	Scenario 3a	-
						Scenario 3b	-
Nature of effects	<p>Scenario 1 and to a lesser extent 2 and 3a/3b 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. More car trips would be generated for Scenario 1, and less for Scenario 2 and 3. However, the close proximity of Lubenham to Market Harborough could actually encourage more sustainable modes of travel such as walking to work.</p> <p>Scenario 4 would have no effect on resource use as it promotes no growth.</p>						
Sensitivity of receptors	<p>Access to public transport is relatively poor in the rural areas such as Lubenham. There is a limited bus service in the day, although a higher proportion of residents walk and cycle to work from Lubenham compared to the District Average. Once in Market Harborough, there is also good access to public transport links such as the rail station.</p>						
Likelihood of effects	<p>Access to mains gas and electricity would be available in Lubenham, 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. The capacity of the sewerage system is identified locally as an issue however and this would need to be investigated further if any development was put forward.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Lubenham and any new development would be unlikely to change this.</p> <p>Although there is the day time bus service, the majority of people travel by private car, and this is likely to continue. However, there are trends of higher rates of walking and cycling, which could be promoted to continue through new development.</p>						
Significance	<p>The level of growth associated with Scenario 1 would lead to increased numbers of people living in Lubenham; 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 under this scenario would therefore contribute to more car trips. However, Lubenham has close access to Market Harborough and a trend of higher rates of walking and cycling. Therefore, only a neutral effect is predicted for Scenario 1. Scenarios 2 and 3 would lead to more modest growth, which is more in line with the historic level of growth in Lubenham. Therefore, the effects would not be anticipated to be significant (i.e. they would be neutral).</p>						

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Summary of effects for Lubenham

	Scenario 1	Scenario 2	Scenario 3a	Scenario 3b
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)	-	-	-	-