

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



**Hungarton Neighbourhood Plan
Strategic Environmental Assessment
Screening Report and Determination**

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

Hungarton Parish Council

March 2017

Strategic Environmental Assessment Screening Report Hungarton Neighbourhood Plan

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1. Introduction

- 1.1 This screening report is used to determine whether or not the contents of the Hungarton Neighbourhood Plan (HNP) 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 Statutory consultees have been consulted and their responses are contained in [section 6](#). Harborough District Council has further determined that there is not a requirement for a full SEA in the light of statutory consultees responses.
- 1.3 This version of the screening report reflects the minor wording changes for the submission version of the HNP, and renumbering of some policies. The changes made for the submission version do not constitute major changes to policy but have been undertaken for reasons of clarity and ease of use of the document.
- 1.4 The purpose of the Hungarton Neighbourhood Plan is to reflect the desires of the community.
- 1.5 The community has consistently stressed the importance of the environment through each consultation:
- Thinking about living in Hungarton, 97% said that environment was important, 85% said very important;
 - 82% scored open green spaces within the village as important;
 - 96% use local footpaths (questionnaire results);
 - Policies garnering the most comment/agreement at the May '16 consultation were on hedges, public rights of way and views.
- 1.6 The Hungarton Neighbourhood Plan specifically considers a number of Hungarton specific planning policies grouped around the key policy issues identified by the community as being of special importance to them. These include policies concerning:
- General Strategy in favour of sustainable development;
 - Housing provision;
 - Housing allocations;
 - Housing Reserve sites;
 - Development boundary;
 - Housing mix;
 - Hungarton Conservation Area and important buildings of special architectural or historic interest;
 - Design;
 - Environmental sustainability
 - Design and access guidance
 - Tandem Development
 - Natural and Historic Environment

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- Local Green Spaces
- Other significant natural environment sites
- Trees
- Biodiversity
- Other significant historical environment sites
- Ridge and Furrow
- Hedges
- Views
- Public Rights of Way
- Sustainable Development and Energy
- Sustainable drainage, geology and hydrology
- Protecting existing community facilities
- Promoting additional community facilities and amenities
- Support for existing employment opportunities
- Support for new employment opportunities
- Home working.
- Farm diversification
- Broadband infrastructure
- Traffic management

1.7 The Neighbourhood Plan (Reg 14 version August 2016) has the following policies at its core:

POLICY S1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

- When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development contained in national and District-wide plans and policies.

POLICY S2: GENERAL POLICY PRINCIPLE - Where there are no policies in this Plan relevant to a planning application or development proposal, the provisions of relevant National and District wide planning policies apply.

National and Districtwide planning policies continue to apply and the policies within the Neighbourhood Plan, where relevant, provide additional policy/guidance in respect of future development in Hungarton Parish

POLICY H1: HOUSING PROVISION - The Neighbourhood Plan covers the period 2011-31. The Plan allows for a maximum of five additional houses through the Plan period at specified sites in the Parish, which will be met through site allocations in accordance with Policy H2. These houses are in addition to those for which planning permission exists, but are not

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yet constructed. A reserve sites policy is included as H3 to meet any future increase in housing need above current levels during the Plan period.

POLICY H2: HOUSING ALLOCATIONS - Land is allocated for housing development at three locations as shown on the proposals map (figure 2). Development will be permitted for an additional five dwellings subject to the following criteria:

a) (map reference a) For the conversion of the Wesleyan Chapel, Main Street, development will be permitted subject to:

1. The development providing a single home;
2. Off-road car parking provision for 2 cars;
3. The conversion preserving the architectural features that are a recognised feature of the existing streetscape.

b) (map reference b) For the Agricultural store at Hope Farm, Main Street, development will be supported subject to:

1. The development providing three dwellings in total. 2/3 bed Starter Homes and one home suitable for older people is supported;
2. All mature hedging and trees being retained;
3. Where possible local people are to be given first consideration in the allocation of Starter Homes
4. On-site car parking provision for 2 cars per dwelling.

c) (map reference c) For the Land at Willowghyll, Main Street, development will be permitted subject to:

1. The development providing 2 bungalows (contributing one dwelling);
2. Off road parking provision for 2 cars per dwelling.
3. Development of this site shall be subject to a flood risk assessment being undertaken and mitigation measures being put in place

Where possible, starter homes within the Plan area shall be allocated to eligible households with a connection to the Parish defined as being where at least one member of the household meets at least one of the following criteria:

- a) Was born in the Parish;
- b) Presently resides in the Parish and has, immediately prior to occupation, been lawfully and ordinarily resident within the Parish for a continuous period of not less than twelve months;
- c) Was ordinarily resident within the Parish for a continuous period of not less than three years but has been forced to move away because of the lack of affordable housing;
- d) Is presently employed or self-employed on a full time basis in the Parish, whose main occupation has been in the Parish for a continuous period of not less than twelve months immediately prior to occupation;

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e) Has a need to move to the Parish to be close to a relative or other person in order to provide or receive significant amounts of care and support;

f) Has a close family member who is lawfully and ordinarily resident within the Parish for a continuous period of not less than three years immediately prior

to occupation and for the purposes of this clause a “close family member”

shall mean a mother, father, brother or sister.

POLICY H3: RESERVE SITES - An allocation for up to three houses at two sites as shown on the Proposals Map, will be supported for housing development if:

a) It is required to remediate a shortfall in the supply of housing land due to the failure of existing housing sites in Hungarton to deliver the anticipated scale of development required;

b) Or if it becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Harborough Local Plan 2001.

c) Development of the Washpit site should be subject to a flood risk assessment being undertaken and mitigation measures being put in place.

Policy H4: LIMITS TO DEVELOPMENT - Development proposals within the Plan area as identified in policies H2 and H3 will be supported within the Limits to Development as identified in Figure 1 where it complies with the policies of this Neighbourhood Plan.

POLICY H5: HOUSING MIX - The mix of housing within the allocated sites has been specified in Policy H2. All proposals for the Reserve Sites, should they be required, will be expected to demonstrate how the proposal will meet the current and future housing needs of the Parish. Applications for small family homes (2 or 3 bedrooms) or for older people (ground floor accommodation) will be supported where in accordance with other policies. There will be a presumption against larger homes (4 or more bedrooms).

POLICY H5: HOUSING MIX - The mix of housing within the allocated sites has been specified in Policy H2. All proposals for the Reserve Sites, should they be required, will be expected to demonstrate how the proposal will meet the current and future housing needs of the Parish. Applications for small family homes (2 or 3 bedrooms) or for older people (ground floor accommodation) will be supported where in accordance with other policies. There will be a presumption against larger homes (4 or more bedrooms).

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POLICY H6: BUILDING DESIGN PRINCIPLES - all new development proposals including one or more houses, replacement dwellings and extensions will need to satisfy the above building design principles unless Material Considerations mean that the guidance cannot be followed.

POLICY H7: FURTHER TANDEM AND BACKLAND DEVELOPMENT in gardens of existing properties will not be supported unless in exceptional circumstances

POLICY ENV1: PROTECTION OF LOCAL GREEN SPACES - Within the area of the Local Green Space identified on the map below (Figure 5), development is ruled out, other than in very special circumstances.

Town End Close (inventory reference 01);
'The Paddock' (Home Close) (05);
Bottom Green ('sledging field') (06);
Hungarton Spinneys (08);
Paddock opposite old Post Office (10);
Gilbert's Close (paddock behind Swedish houses) (11).

POLICY ENV2: PROTECTION OF OTHER SITES OF ECOLOGICAL AND GEOMORPHOLOGICAL SIGNIFICANCE - The protection and enhancement of the identified significant feature sites shown in Figure 6 as "Other Sites of environmental and community significance", and detailed in the Environmental Inventory (Appendix 12) will be supported.%

POLICY ENV3: IMPORTANT TREES AND WOODLAND - Development proposals that damage or result in the loss of trees and woodland of arboricultural/ecological significance and amenity value will be resisted. Proposals should be designed to retain such trees where possible.

POLICY ENV4: BIODIVERSITY - Development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

POLICY ENV5: BUILDINGS AND STRUCTURES OF LOCAL HISTORICAL AND ARCHITECTURAL INTEREST - Development proposals that affect an identified nondesignated building or structure of local historical or architectural interest or its setting will be expected to conserve or enhance the character, integrity and setting of that building or structure in line with the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Development proposals that affect a Listed Building or any other nationally designated heritage asset will be considered in accordance with national and district wide planning policies.

POLICY ENV6: PROTECTION OF OTHER SITES OF HISTORICAL

SIGNIFICANCE - The following sites (and see Appendix 12 and Figure 8) are formally identified in this Plan as non-designated heritage assets for their extant and visible historical and/or archaeological features. These sites do not currently enjoy statutorily designated protection through the NPPF. They are important in their own right and are locally valued. Development proposals that affect them will be expected to protect the identified features:

Baggrave deserted medieval village earthworks: visible features, where not protected by Scheduled Monument designation (part of Inventory reference 17);

Roman site, Village Farm: surviving sub-surface structures (part of 37);

Hungarton village earthworks: visible evidence for areas of larger medieval village (parts of 04 and 05);

Bottom Green: earthworks (also a ridge and furrow field) (06);

Quenby Hall fishponds: extant late 17th century historical landscape feature (46);

Quenby Hall avenue: extant late 17th century historical landscape feature (55);

Quenby Hall: original 17th century landscaped garden (61);

Quenby Hall: walled garden, c.1600 (features not already Listed) (56);

Midland & Great Northern Joint Railway line (surviving sections of trackbed and earthworks) (66, 67, 69 - 71,);

Ingarsby deserted medieval village: all extant visible features (earthworks and modified topography) where not protected by Scheduled Monument designation (79-83).

POLICY ENV7: RIDGE AND FURROW FIELDS - The surviving areas of Ridge and Furrow fields are non-designated heritage assets and any harm arising from a development proposal will need to be balanced against their significance as heritage assets.

POLICY ENV8: IMPORTANT HEDGES - Development proposals that damage or result in the loss of identified hedges of historical and ecological significance and amenity value will be resisted. Proposals should be designed to retain and manage such hedges where possible. Nine species-rich, ancient hedges (Figure 10) are of high historical and ecological importance and are formally identified in the Plan as non-designated heritage assets.

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POLICY ENV9: PROTECTION OF IMPORTANT VIEWS - Development that impacts in any way on the following locally important and valued views (Figure 11) will be strongly resisted, except in exceptional circumstances:

From Coal Baulk southwest to open country;

From Gilbert's Close east to open country;

From village centre and footpath D41 southeast across ridge and furrow earthworks to high open country;

From footpath D40 and bridleway D38 southeast across ridge and furrow earthworks to high open country;

From footpath D40 northwest into village centre and to Parish Church;

From the top of Barley Leas and footpath D41 down the hill into the village centre;

From Baggrave Road (between the village and Baggrave Hall gatehouse) south across the village and valley toward high open country;

From the corner on Baggrave Road northeast across Baggrave Park and the valley of Queniborough Brook.

POLICY ENV10: FOOTPATHS AND BRIDLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways will not be supported.

POLICY ENV11: SUSTAINABLE DEVELOPMENT - Development proposals that are compliant with the aims of a low carbon economy, and contribute to mitigating and adapting to climate change, including sustainable design, energy generation, drainage and construction techniques and practices, will be expected and viewed positively, where (either in isolation or in conjunction with existing infrastructure) the development:

a) Does not have a materially adverse impact on the health, wellbeing or amenities of local residents and visitors, or on biodiversity;

b) Does not have a materially adverse impact on the area in relation to views or the character of the surrounding landscape;

c) Is of an appropriate scale for the character, scale and density of the built and rural environment in Hungarton, and does not adversely affect biodiversity or identified natural and historical environment sites.

POLICY ENV12: RIVERS AND FLOODING - Development proposals of appropriate scale and where relevant will be required to demonstrate that:

a) Its location takes geology, flood risk and natural drainage into account, including undertaking a hydrogeological study whose findings must be complied with in respect of design, groundworks and construction;

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b) Its design includes, as appropriate, sustainable drainage systems (SuDS), other surface water management measures and permeable surfaces;

c) It does not increase the risk of flooding downstream.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES -

Development leading to the loss of an existing community facility (including the village hall, Black Boy Pub, children's' play area and tennis court) will not be supported unless it can be demonstrated that any of the below apply:

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

b) The existing community facility is no longer economically viable;

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

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and range of community facilities, will be supported provided that the development:

a) Meets the design criteria stated in Policy H7;

b) Will not result in unacceptable traffic movements that generate increased levels of noise, fumes,, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;

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

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

e) Takes into full account the needs of the disabled.

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES -

Where planning permission is required there will be a strong presumption against the loss of commercial premises or land (B-class) which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

a) The commercial premises or land in question has not been in active use for at least 12 months;

b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report

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and a marketing campaign lasting for a continuous period of at least six months.

POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - In supporting

additional employment opportunities, new development should:

- a) Fall within the boundary of planned limits of development for the village of Hungarton unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances;
- b) Where possible, development should be sited in existing buildings or on areas of previously developed land;
- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside;
- d) Not involve the loss of dwellings;
- e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;
- f) Will not result in unacceptable levels of traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;
- g) Contribute to the character and vitality of the local area;
- h) Be well integrated into and complement existing businesses.

The following types of employment development will be supported:

- a) The small-scale expansion of existing employment premises across the Parish;
- b) Small-scale new build development within or adjacent to Hungarton village.

POLICY E3: WORKING FROM HOME - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

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

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height, scale, massing, location or the facing materials used in their construction.

POLICY E4: Re-Use of Agricultural and Commercial Buildings - The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site;
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

POLICY E5: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes.

All new developments should have access to superfast broadband (of at least 30Mbps) Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete.

POLICY T1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all development must:

- a) Be designed to minimise additional traffic generation and movement;
- b) Incorporate sufficient off-road parking in line with policy H2;
- c) Provide any necessary improvements to site access and the highway network either directly or by financial contributions;
- d) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

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 Hungarton Neighbourhood Plan and the need for a full SEA.

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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 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 \(SEA\)](#) and the [Sustainability Appraisal \(SA\) as part of the New Local Plan](#) during 2016.

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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:

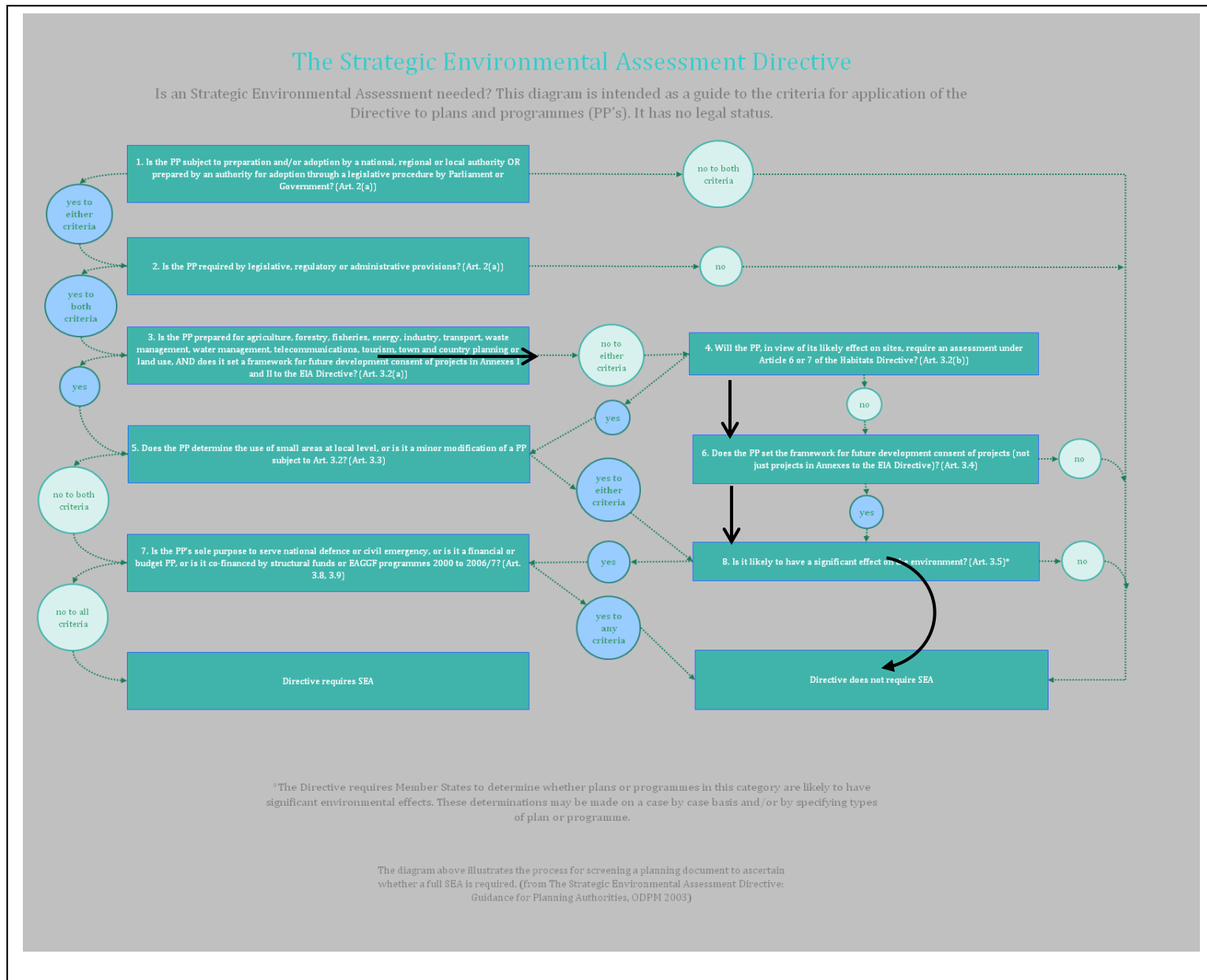
1. The characteristics of neighbourhood plans ("plan"), having regard, in particular, to
 - the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the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

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

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4. Assessment

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



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

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 will be prepared by Hungarton Parish Council (as the 'relevant body') and will be 'made' by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 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 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	<p>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.</p> <p>Of the 3 Natura 2000 sites looked at in the Screening Report, Ensor's Pool SAC is closest to Hungarton lying some 40 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.</p> <p>The River Mease SAC and Rutland Water SPA were also considered in the Habitat</p>

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		<p>Regulations Assessment Screening Report. They lie approximately 50km and 20km respectively from Hungarton.</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 Hungarton 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 New Local Plan. The level of development proposed is not going to impact on any Natura 2000 site</p> <p>The Neighbourhood Area does not have any sites of special scientific interest (SSSIs) within it although there are a number of Local Wildlife Sites and priority habitats that have been identified within the Neighbourhood Area. It is not considered that the proposals within the Neighbourhood Plan will have a detrimental effect on these sites and the Plan</p>

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	<p>seeks to protect additional sites for their importance in biodiversity terms.</p> <p>Proposed development will not impact on any nationally recognised landscape designations. Flood risk and hydrology have been considered in the Hungarton Plan specifically in ENV11. The policy requires that appropriate SuDS systems should be incorporated into new development. This matter will also 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>The listed buildings within the Neighbourhood Area (see appendix 1) are recognised within the NP and other buildings and structures identified as being locally important have also been identified for preservation and enhancement. The NP also identifies Local Green Space considered of special significance to the community.</p> <p>The NP proposes 5 dwellings within the Neighbourhood Plan to be built during the plan period</p>
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These questions are answered using the flow diagram above. The result is given by following the logical steps shown by the black arrows on the flow diagram. Note: some of the questions may not be applicable depending on previous answers.

5. Sustainability Appraisal and SEA for New Local Plan

5.1 A number of scenarios for housing growth have been tested in the Sustainability Appraisal and Strategic Environmental Assessment for the New Local Plan. Because Hungarton is a small settlement a specific outcome has not been provided for the village.

6. Screening Outcome

6.1 As a result of the assessment in Section 4 it is unlikely there will be any significant environmental effects arising from the Hungarton 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.

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6.2 The Environment Agency, Natural England and Historic England have been consulted on this Screening Report and their responses are set out below

6.3 **Environment Agency** - Thank you for consulting the Environment Agency on the revised SEA Screening report for Hungarton Neighbourhood Plan. Having reviewed the submitted report I can confirm that the Environment Agency concurs with the conclusion that the Plan does not require a full SEA to be undertaken.

Natural England - Natural England welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) for the Hungarton Neighbourhood Plan in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. I can confirm that Natural England concurs with the report's conclusion that it is unlikely there will be any significant environmental effects arising from the proposals in the Hungarton Neighbourhood Plan Pre-Submission Draft as submitted at the date of the assessment, that were not covered in the Sustainability Appraisal of the Core Strategy. As such, the Hungarton Neighbourhood Plan does not require a full SEA to be undertaken.

Historic England – no response

6.4 It is the LPAs determination that a full SEA is not required for the Hungarton Neighbourhood Plan for the reasons set out above.

Strategic Environmental Assessment Screening Report Hungarton Neighbourhood Plan

Appendix 1

SSSI/LISTED BUILDINGS/Scheduled Monuments, historic and environmental sites with the parish of Hungarton.

Settlement feature:	Occurrence
Conservation Area	<p>Hungarton is a fairly compact village situated on a south facing slope just below the Keyham/Baggrave Road and a ridgeline. Its houses line the Main Street, which is characterised by a series of right angle bends, and its adjoining roads. The village was wholly rebuilt in the 1760s and 70s for Sir Shuckborough Ashby of Quenby Hall. It is this rebuilding which gives the village its special character.</p> <p>The entrance to the eighteenth century village is marked by long low flanking cottages on either side of two of its entrances (The Hollies and The Old Cottage on Main Street and Sunnyside and The Cottage on Barley Lees). These pairs are important to the plan of the village. The Black Boy public house marks the entrance to the village from the Keyham/ Baggrave Road. The other houses of the 1760s are farmhouses or substantial cottages. All these are in red brick in Flemish bond having lighter headers. This brickwork is characteristic of and special to Hungarton. These 1760/70s buildings are clearly dated with datestones and have an interesting variety of window treatment. Many of the original Swithland slates to the houses remain. The 1760s/70s buildings are now interspersed with others of all dates to the present.</p> <p>The right angle bends result in a series of vistas with closing views - notably those of the Manor House seen upwards from Barley Lees and of Hope Farmhouse and the War Memorial from Main Street. In addition the views downwards along the roads from the Black Boy Public House and from the Manor House are significant as they emphasise the village houses and buildings with their roofs falling away on the downward slope.</p>

Strategic Environmental Assessment Screening Report Hungarton Neighbourhood Plan

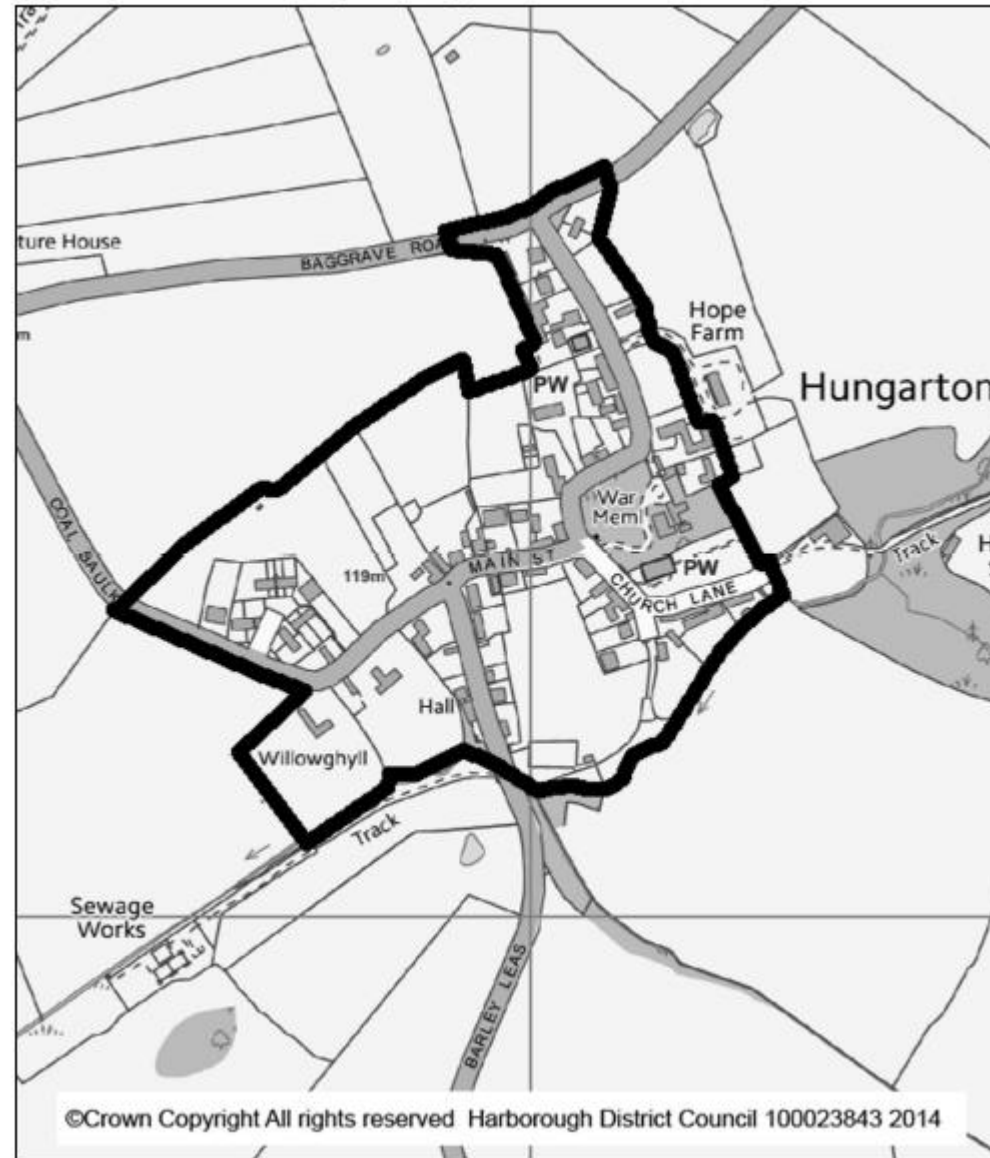
There are a number of mature trees in the village which have Tree Preservation Orders on them, some singly - near the Black Boy Public House and the Manor House, others in groups as the Old Rectory Garden behind the War Memorial and the garden of the Paddocks at the other end of the Main Street. The maturity of the village landscape is emphasised by the trees. From a distance to the south the village appears as a cluster of trees out of which rises the spire of the Church of St. John the Baptist. The village once had many working farms within it; now the farmyard buildings have been converted to dwellings and the farmhouses are residential such as Hope Farmhouse (1772) and Sycamore Farmhouse (1769)

The very south of the village is now by the bridge across a small stream. Alongside is a small play area. Adjacent to it, but outside the conservation area is a Millennium Green. The Conservation Area extends northwards to include the Black Boy Public House on the road from Keyham to Baggrave. Although the front of the present building only dates from the mid 20th Century the rear appears to be contemporary with the eighteenth century village. It forms a definite entry to the village.

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Hungarton Neighbourhood Plan

Figure 7 Hungarton Conservation Area



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<p>Scheduled Monuments</p>	<p>Baggrave Deserted Medieval Village</p> <p>This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport. .</p> <p>List entry Number: 1012125.</p>
<p>Parks and Gardens</p>	<p>Baggrave Hall</p> <p>This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.</p>
<p>Listed Buildings/Features:</p> <p>Grade I, Grade II*, Grade II</p>	<p>29 listings</p> <p>Ashby House Farmhouse Grade II Hungarton</p> <p>Baggrave Hall Grade II* Hungarton</p> <p>Brook Cottage Grade II Church Lane, Hungarton, Leicestershire</p> <p>Carr Bridge Grade II Hungarton, Leicestershire</p> <p>Church of St John the Baptist Grade II* Church Lane, Hungarton, Leicestershire</p> <p>Church View</p>

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Grade II

Church Lane, Hungarton,
Leicestershire

**Garden Cottage, Garden Wall and
Gateway at Quenby Hall**

Grade II

Hungarton, Leicestershire

**Gazebo 100 Metres South South
West of Baggrave Hall**

Grade II

Hungarton

Hope Farmhouse and Barn

Grade II

Main Street, Hungarton, Leicestershire

**Ingarsby Old Hall and Chapel and
Garden Wall**

Grade II*

Ingarsby Lane, Hungarton,
Leicestershire

**K6 Telephone Kiosk (Telephone
Number 053 750222)**

Grade II

Main Street, Hungarton, Leicestershire

Lilac Cottage

Grade II

Main Street, Hungarton, Leicestershire

Old Farmhouse

Grade II

Main Street, Hungarton, Leicestershire

**Outbuilding About 5 Metres North of
Ingarsby Old Hall**

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Grade II

Ingarsby Lane, Hungarton,
Leicestershire

Outbuilding at Old Farmhouse

Grade II

Main Street, Hungarton, Leicestershire

Pear Tree Cottage

Grade II

Main Street, Hungarton, Leicestershire

Quenby Hall

Grade I

Hungarton

Quenby Lodge Farmhouse

Grade II

269 Cold Newton Road, Leicester

Retaining Wall, Gate Piers and Gates at Quenby Hall

Grade II

Hungarton, Leicestershire

South View Cottage

Grade II

Main Street, Hungarton, Leicestershire

Stableblock at Baggrave Hall

Grade II

Hungarton, Leicestershire

Stableblock at Quenby Hall

Grade II*

Hungarton, Leicestershire

Sycamore Farmhouse

Grade II

Main Street, Hungarton, Leicestershire

Bluebell Cottage (formerly The

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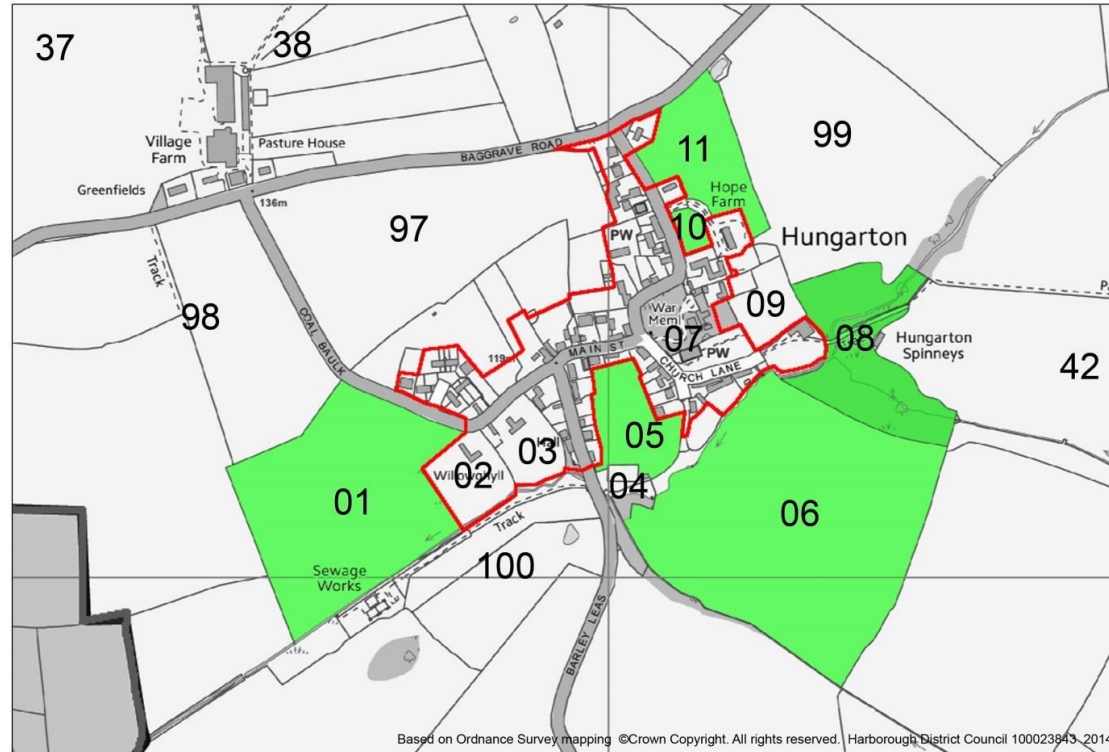
	<p>Cottage) Grade II Barley Leas, Hungarton, Leicestershire</p> <p>The Manor House Grade II Main Street, Hungarton, Leicestershire</p> <p>The Old Rectory Grade II Church Lane, Hungarton, Leicestershire</p> <p>The White House Farmhouse Grade II Hungarton, Leicestershire</p> <p>Yew Tree Cottage Grade II Main Street, Hungarton, Leicestershire</p> <p>The War Memorial</p> <p>Local Listings of non designated heritage assets</p> <p>Sunnyside [1769 origins, pair to listed Bluebell Cottage, marking the entrance to the village] Old Cottage [1772 as above] The Old Forge [C18th façade] The Old Post House [c.1810] Wesleyan Chapel [c1893, replacing earlier 1846 chapel] Hope Farm Cottage [1773 date plaque] The Black Boy [C18th at rear] Swedish Houses [svenska hus – post-WW2 housing – few remaining nationally] Hartfield Lodge [1820, redesigned as a hunting lodge] Old Station Master’s House</p>
Local Green Space	<p>6 areas indicated on the policies map for Local Green Space designation.</p> <p>Town End Close (inventory reference 01)</p>

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Hungarton Neighbourhood Plan

- 'The Paddock' (Home Close) (05)
- Bottom Green ('sledging field') (06)
- Hungarton Spinneys (08)
- Paddock opposite old Post Office (10)
- Gilbert's Close (paddock behind Swedish houses) (11)

Hungarton Neighbourhood Plan: Proposed Local Green Space (LGS) designations



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LEGEND: ■ Proposed Local Green Space designations Proposed Limits to Development (2016)

Other site of historical and /or environmental

There are other buildings and structures that have been identified as being locally important to the architectural and historic heritage of Hungarton and need to be preserved and enhanced. These include

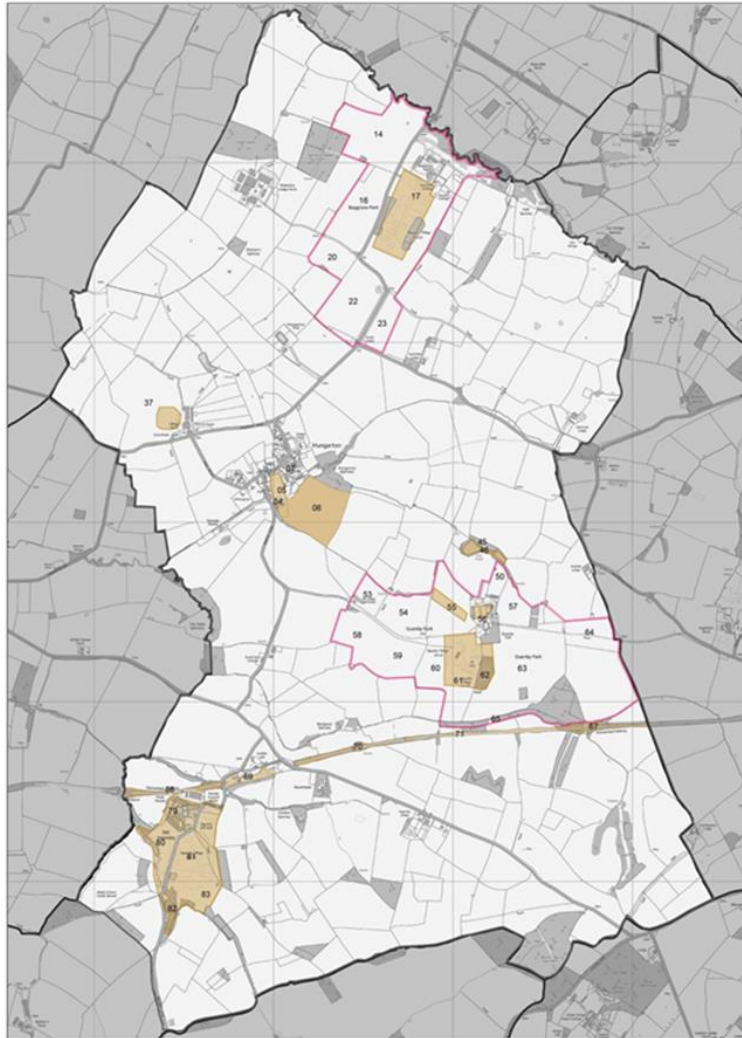
Strategic Environmental Assessment Screening Report Hungarton Neighbourhood Plan

significance	<p>Baggrave deserted medieval village earthworks: visible features, where not protected by Scheduled Monument designation (part of Inventory reference 17)</p> <p>Roman site, Village Farm: surviving sub-surface structures (part of 37)</p> <p>Hungarton village earthworks: visible evidence for areas of larger medieval village (parts of 04 and 05)</p> <p>Bottom Green: earthworks (also a ridge and furrow field) (06)</p> <p>Quenby Hall fishponds: extant late 17th century historical landscape feature (46)</p> <p>Quenby Hall avenue: extant late 17th century historical landscape feature (55)</p> <p>Quenby Hall: original 17th century landscaped garden (61)</p> <p>Quenby Hall: walled garden, c.1600 (features not already Listed) (56)</p> <p>Midland & Great Northern Joint Railway line (surviving sections of trackbed and earthworks) (66, 67, 69 - 71,)</p> <p>Ingarsby deserted medieval village: all extant visible features (earthworks and modified topography) where not protected by Scheduled Monument designation (79-83)</p>
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Strategic Environmental Assessment Screening Report

Hungarton Neighbourhood Plan

Hungarton Neighbourhood Plan : Sites of historical environment significance

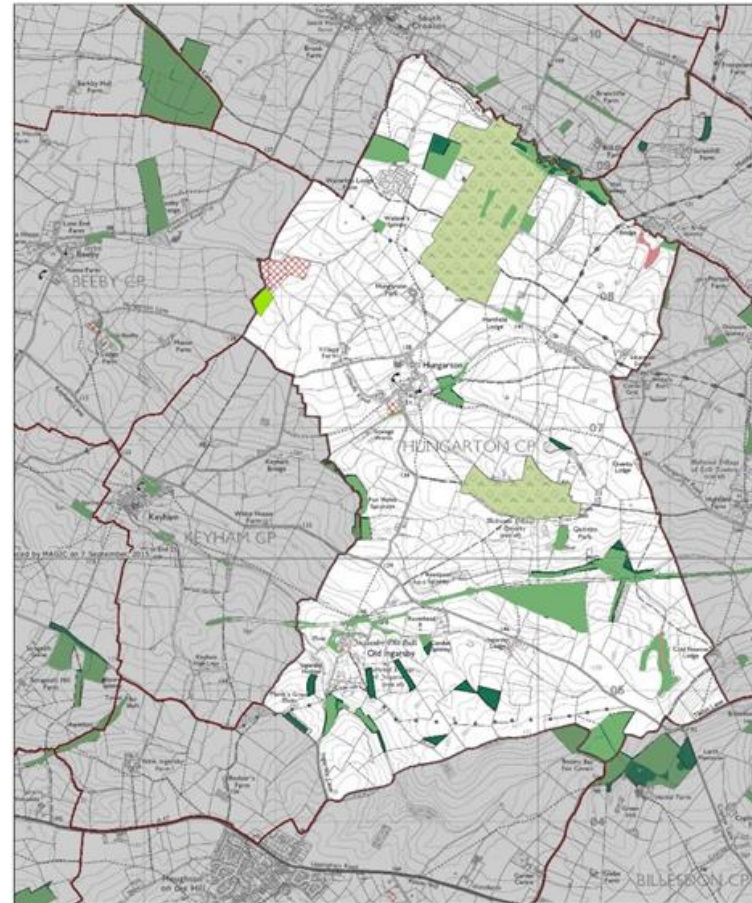


LEGEND

- Historic Environment Records sites
- Registered Parks and Gardens list sites

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Hungarton Neighbourhood Plan
Priority Habitats (Natural England mapping, 2015)



Legend

- Priority Habitat Inventory - Lowland Meadows (England)
- Priority Habitat Inventory - Lowland Fens (England)
- Priority Habitat Inventory - Deciduous Woodland (England)
- National Inventory of Woodland and Trees (England)
- Woodpasture and Parkland BAP Priority Habitat (England)
- Priority Habitat Inventory - No main habitat but additional habitat exists (England)

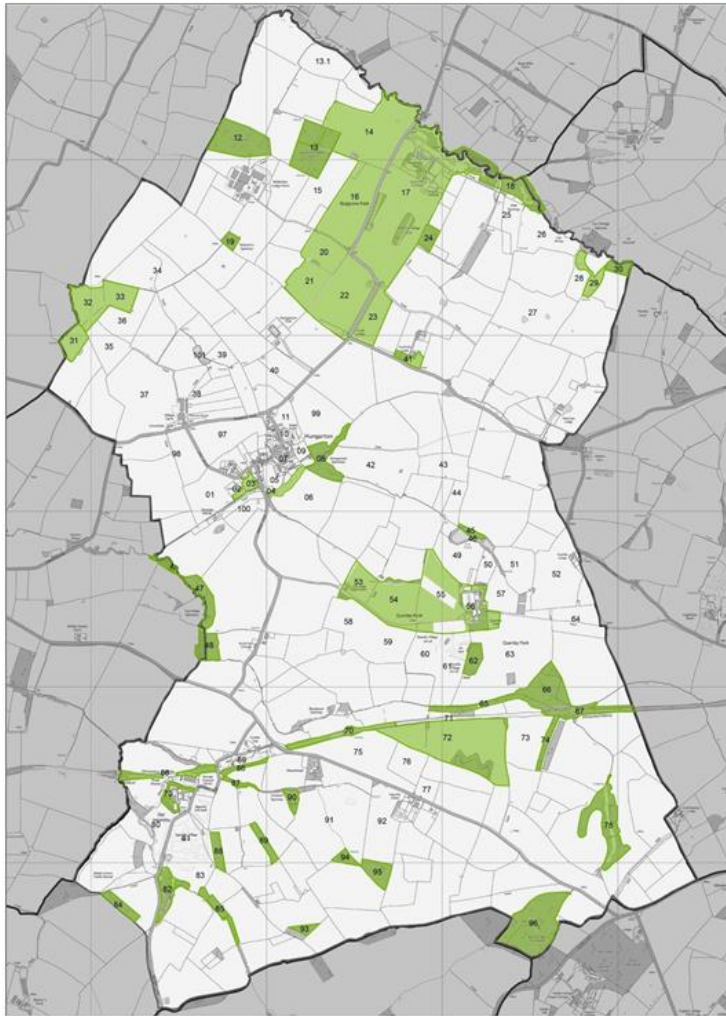
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Strategic Environmental Assessment Screening Report

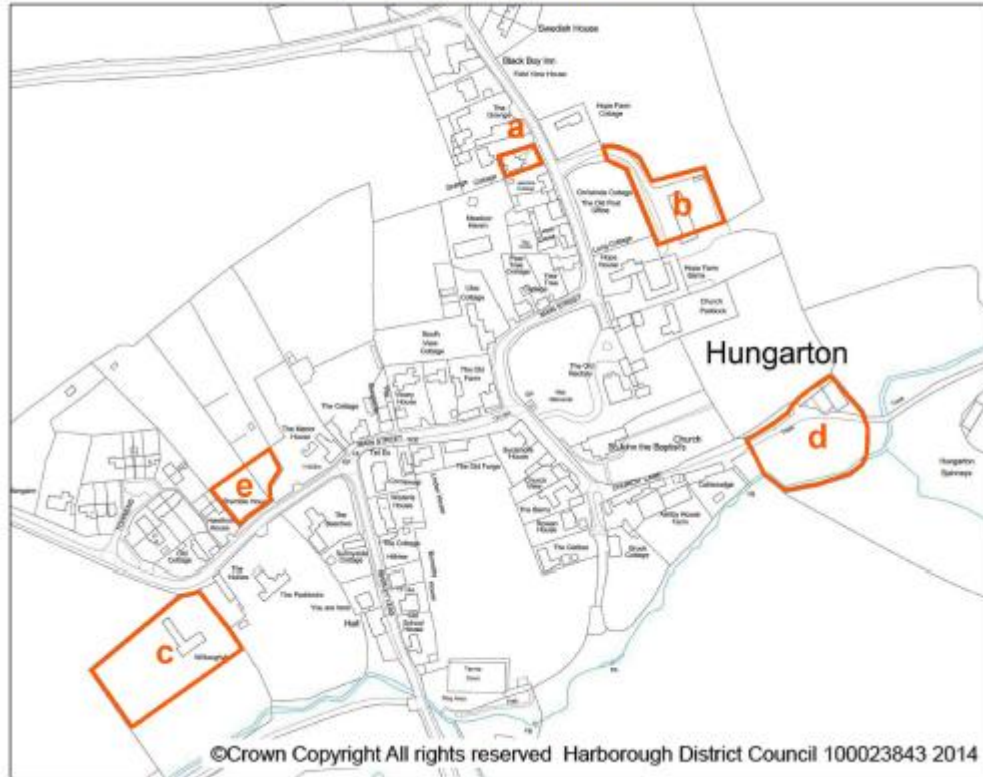
Hungarton Neighbourhood Plan

Hungarton Neighbourhood Plan : Sites of Ecological and Geomorphological Significance



Strategic Environmental Assessment Screening Report Hungarton Neighbourhood Plan

Figure 2: Housing site proposals



Strategic Environmental Assessment Screening Report Hungarton Neighbourhood Plan

Figure 3 – Hungarton proposed Limits to Development



Strategic Environmental Assessment Screening Report

Hungarton Neighbourhood Plan

Appendix 2

Annex I

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

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

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

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Hungarton Neighbourhood Plan

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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Hungarton Neighbourhood Plan

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

7. Chemical industry

Strategic Environmental Assessment Screening Report Hungarton Neighbourhood Plan

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

8. Food industry

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

9. Textile, leather, wood and paper industries

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

10. Rubber industry

Manufacture and treatment of elastomer-based products.

11. Infrastructure projects

Strategic Environmental Assessment Screening Report Hungarton Neighbourhood Plan

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

12. Other projects

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

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