



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

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

**Saddington Neighbourhood Forum –
The Qualifying Body**

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Strategic Environmental Assessment Screening Report The Saddington Parish Neighbourhood Plan

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consultation draft

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i. Introduction

1.1 Harborough District Council has been asked by The Saddington Parish Neighbourhood Forum to undertake this screening report for Strategic Environmental Assessment.

1.2 This screening report is used to determine whether or not the content of the pre-submission version of the Saddington Parish Neighbourhood Plan (SPNP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

1.3 The purpose of SPNP is to reflect the desires of the community and consider through theme groups issues such as:

- Housing
- Natural and Historical Environment
- Community Facilities
- Employment
- Transport and Access

1.4 The SPNP vision is:

Saddington is a small and peaceful village whose character is founded on its rural agricultural heritage, location, community identity and activities. It is surrounded by hedged agricultural land and wide views of particularly attractive countryside that are enjoyed by both residents and visitors.

Our vision for the next 15 years is for new development proposals to be shaped in such a way that Saddington manages its independent rural identity and locality, distinct from adjacent settlements.

The essential parts of this vision statement are to ensure that:

o Land use and development activity are consistent with and reflect the essential character of the Village and its conservation area, with due consideration to Local Authority guidance.

o Traffic and parking issues are managed to ensure the safety of residents, pedestrians, cyclists, horse riders, walkers and motorists.

o Local employment within existing and new suitable businesses and working farms is encouraged.

o The natural environmental diversity and the sense of tranquillity and open spaces are managed by the protection of Green Areas, both within the Village and the wider parish, and the separation from surrounding Villages.

o The strong sense of community spirit and cohesion is fostered.

1.5 The Plan includes several elements including:

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- Designation of Local Green Spaces, which identify and protect these special and locally important areas from development.
- Policies in relation to housing provision and need;
- The protection of important community assets;
- The incorporation of the design aspects into the Neighbourhood Plan;
- Protection of important buildings and structures and open spaces of local importance;
- Protecting businesses and supporting business expansion in appropriate locations; and
- Maintaining green spaces between adjacent villages.

1.6 The Saddington Parish Neighbourhood Plan specifically considers the following:

POLICY H1: RESIDENTIAL SITE ALLOCATIONS - Land is allocated for two residential development sites at the following locations as shown in figures 2/3.

Site 1. Land off Weir Road – refer to Figure 2.

Development will be supported subject to the following criteria:

- a) The development will provide for about 5 dwellings;
- b) At least 4 of the dwellings should be of 3-bed or fewer and include accommodation suitable for older people;
- c) At least 3 of the units will be affordable, made available to people with a local connection. Low cost starter homes will be supported;

Site 2. Land off Smeeton Road- refer to Figure 3

Development will be supported subject to the following criteria:

- a) The site will provide for about 3 houses;
- b) At least two houses should be of 3-bed or fewer and include accommodation suitable for older people.

POLICY H2: LIMITS TO DEVELOPMENT – Within the defined Limits to Development as shown in Figure 4, development proposals for small scale infill development and conversion of existing buildings will be supported where it:

- a) Reflects the size, character and level of service provision of Saddington;
- b) Helps meet a clearly identified need in Saddington Parish;
- c) Retains existing natural boundaries such as trees, hedges, boundaries and streams which either contribute to visual amenity or are important for their ecological value;
- d) Maintains important views and vistas;
- e) Retains and where possible, enhances the distinctive qualities of the special and attractive landscape in which Saddington is situated;
- f) Preserves and where possible, enhances the setting of any heritage asset where the setting of that heritage asset would be affected by the proposal;
- g) Preserves and where possible, enhances the Saddington Conservation Area.

POLICY H3: HOUSING MIX - New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Saddington. Development should deliver more than 50% of the units as 3-bed or fewer (which can include accommodation for older people which should be built to the recognised mobility/wheelchair standard).

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POLICY H4 : BROWNFIELD SITES – Development proposals for the redevelopment or change of use of redundant land or buildings within the Limits to Development will be supported, provided it is not of a high environmental significance.

POLICY H5: WINDFALL SITES - Small residential development proposals of up to 2 dwellings per location, within the Limits to Development, will be supported. Such development will:

- a) Fill an existing gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village of Saddington where the site is closely surrounded by buildings;
- b) Be in keeping with the immediate character of the area;
- c) Not reduce garden space to an extent that it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the proposed dwelling(s).

POLICY H6: BUILDING DESIGN PRINCIPLES - All new development proposals of one or more houses, replacement dwellings and extensions should have regard for the following building design principles to a degree that is proportionate to the development:

- a) Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views.
- b) New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality of character of the surrounding environment and of the Conservation area.
- c) All new housing should reflect the character and historic context of the existing developments within the Parish, however, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context.
- d) Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees, boundaries and hedges preserved whenever possible.
- e) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate.
- f) Roof and wall construction following technical best-practice recommendations for integral bird nest boxes and bat breeding and roosting sites.
- g) Hedges (or fences with ground level gaps) for property boundaries that maintain connectivity of habitat for hedgehogs.
- h) Security lighting shall be operated by intruder switching, and not on constantly. Site and sports facility lighting to be switched off during 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire & Rutland Environmental Records Centre (LRERC) 2014. Maximum light spillage onto bat foraging corridors should be 1 lux.

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POLICY H7: TANDEM AND BACKLAND DEVELOPMENT - in gardens of existing properties tandem and backland development will not be supported where the development would cause harm to the local area.

POLICY H8: USE OF STREET LIGHTING - Development must limit the impact of light pollution, including from security lights and from artificial externally visible light sources.

The use of on-street lighting will be appropriate and sympathetic to the context and consistent with the density and output of the lighting used in the surrounding area. Street and curtilage lighting in new development should be at low level only and controlled so that wildlife (specifically bats) is not harmed. No additional street lighting within Saddingtonvillage is required. Any new or replacement street lights or curtilage lights should use LED (or better, for low energy and lifetime) sources and be adequately shaded to prevent upwards light-spill.

POLICY ENV 1: AREA OF SEPARATION – To retain the physical and visual separation between Saddington and Fleckney, an area of open land will be designated as an Area of Separation as shown below (Figure 6). Development proposals in the identified gap between villages should be located and designed to maintain, and wherever possible, enhance the separation of the villages.

POLICY ENV 2: LOCAL GREEN SPACES – Development proposals that would result in the loss of, or have an adverse effect on, the following Designated Local Green Spaces (refer to Figure 7 with map and details below), or their settings, will not be permitted other than in very special circumstances:

Bullbeds (Inventory reference 037)

Allotment gardens (171)

Saddington Cemetery (172)

POLICY ENV 3: PROTECTION OF SITES AND FEATURES OF ENVIRONMENTAL SIGNIFICANCE –

29 further sites (environmental inventory, appendix 5, and map Figure 8 below) have been identified as being of local significance for biodiversity (species and habitats) and / or history. They are important in their own right and are locally valued.

Development proposals that affect them will be expected to protect or enhance the identified features.

POLICY ENV 4: IMPORTANT OPEN SPACES – Development proposals that result in the loss of, or have a significant adverse effect on, the following areas of public open space (Figure 9) will not be supported, unless the public open space is replaced by an equivalent or better provision in an equally suitable location or it can be demonstrated that the public open space or is no longer required by the community.

POLICY ENV 5: BIODIVERSITY AND WILDLIFE CORRIDORS - Development proposals will be expected to safeguard locally significant habitats and species and, where possible, to create new habitats for wildlife.

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Trees and hedgerows of good arboricultural, biodiversity and amenity value should be protected from loss or damage as a result of development. Wherever possible, they should be integrated into the design of development proposals. Development proposals should be accompanied by a tree survey of at least (currently) BS5837 standard, or the standard in force at the time, that establishes the health and longevity of any affected trees.

Development proposals should not damage or adversely affect the wildlife corridors identified on the map below. Development should not create barriers to the permeability of the landscape for wildlife in general, or fragment populations of species of conservation concern.

POLICY ENV 6: LOCAL HERITAGE ASSETS OF HISTORICAL AND ARCHITECTURAL INTEREST –

Development proposals that affect an identified non-designated 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.

POLICY ENV 7: RIDGE AND FURROW – The areas of ridge and furrow earthworks mapped above (Figure 13) are non-designated heritage assets.

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the demonstrable benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets. In cases where development can be shown to be essential in principle, alternative (i.e. without ridge and furrow) development sites will be selected.

POLICY ENV 8: IMPORTANT VIEWS – Development proposals should respect the open views and vistas identified below and in figure 14:

1. Views south to northwest from field 094 and Mowsley Road/Saddington Hall at the western edge of the village over extensive open countryside
2. Views northeast to east from field 026 into the village and over open countryside toward Fleckney, mainly grassland with hedges and trees
3. Views east and southeast from various publicly accessible locations (including public house garden) over the valley of Langton Brook and an ornamental lake with wooded banks (parcel 136) and Saddington Reservoir (172) to the high ground marking the southern parish boundary
4. Panoramic views northwest to east from field 037 into east Leicestershire, Northamptonshire, etc., over the canal and open countryside
5. Views north and east from field 165 and Mowsley Road over the Langton Brook valley toward Saddington village (northwards) and the reservoir and open countryside (east)
6. View southeast from footpath Z91 across valley meadows to the hillside incorporating fields 151 and 152.

POLICY ENV 9: 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.

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The maintenance, upgrade and, where appropriate, extension of the pedestrian footpath network in the Parish will be supported in order to:

- a) Service new developments and connect them to the existing pedestrian footpath network;
- b) Encourage walking instead of car use for making journeys within the parish; and
- c) Provide an improved and more extensive footpath network to support exercise and leisure activities for Saddington residents and visitors as stated in policy CF2

POLICY ENV 10: FLOODING - Every development proposal of appropriate scale and where relevant will be required to demonstrate that:

- a) The development and its occupants are safe from flooding for its lifetime;
- b) Its location takes geology, hydrology and flood risk into account, including undertaking a hydrogeology study whose findings must be complied with in respect of design, groundworks and construction;
- c) Its design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces; and
- d) It does not increase the risk of flooding to third

POLICY ENV 11: ENERGY GENERATION AND CONSERVATION – Development that incorporates environmentally sound energy generation and/or storage technologies will be supported.

Large scale wind turbines and solar farms are not appropriate in the Laughton Hills Landscape Character Area or in the small part of the Lutterworth Lowlands Landscape Character Area between Saddington and Fleckney.

Proposals for small-scale renewable energy generation and energy storage facilities will be considered favourably, on their merits, providing that conditions regarding habitats and species, heritage assets, landscape character, noise and visual impact are in place.

Policy CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development

leading to the loss of an existing community facility or amenity, including St Helen's Church, Queen's Head pub, Allotments, Village Green, The Grange Residential and Nursing Home, Barford Top Camping and Caravan Site, and the Riding School and Livery will not be supported unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is no longer economically viable; or
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

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

- a) Will not result in unacceptable traffic movements or other disturbance to residential properties;
- b) Will not generate a need for parking that cannot be adequately catered for;

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- c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle;
- d) Fully takes into account the needs of people with disabilities.

Policy BE1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES - 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 supported if it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least six months; and
- 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 and a marketing campaign lasting for a continuous period of at least six months.

Policy BE2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - In supporting additional employment opportunities, new development will be required to:

- a) Fall within the boundary of planned limits of development for the village of Saddington 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;
- a) Where possible, development should be sited in existing buildings or on areas of previously developed land;
- b) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the Neighbourhood Area, including the countryside
- c) Not involve the loss of dwellings
- d) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property
- e) 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;
- f) Contribute to the character and vitality of the local area
- g) 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 Saddington village.

POLICY BE3: 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

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b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity;

and

c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

POLICY BE4: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS -

Notwithstanding

permitted development rights granted by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 or any subsequent amendment, and, in order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:

a) The use proposed is appropriate to the rural location;

b) The conversion/adaptation works respect the local character of the surrounding area;

c) The development will not have an adverse impact on any archaeological, 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 BE5: TOURISM - Development proposals for tourism and leisure facilities will be supported within or adjoining Saddington, on a scale appropriate to the settlement, where it:

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

b) Does not have a significant adverse impact on the surrounding infrastructure, particularly local road networks and water supply and sewerage;

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

d) Where feasible, the development involves the re-use of existing buildings or is part of farm diversification.

The net loss of tourism and leisure facilities will not be supported unless they are no longer viable or alternative provision is made available.

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:

Be designed to minimise additional traffic generation and movement through the village.

Incorporate sufficient off-road parking

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Not remove or compromise the use of any existing off-road parking areas, including garages, unless a suitable equivalent alternative is provided.

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

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

Include infrastructure and the available power supply that will support the charging of electric vehicles within the property boundary.

- 1.5 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 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 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

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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 \(SEA\)](#).

2.5 The Local Plan Sustainability Appraisal and Habitat Regulations Assessment were completed in 2017 and can be found here; [Local Plan Sustainability Appraisal](#) and [Habitat Regulations Assessment](#)

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:

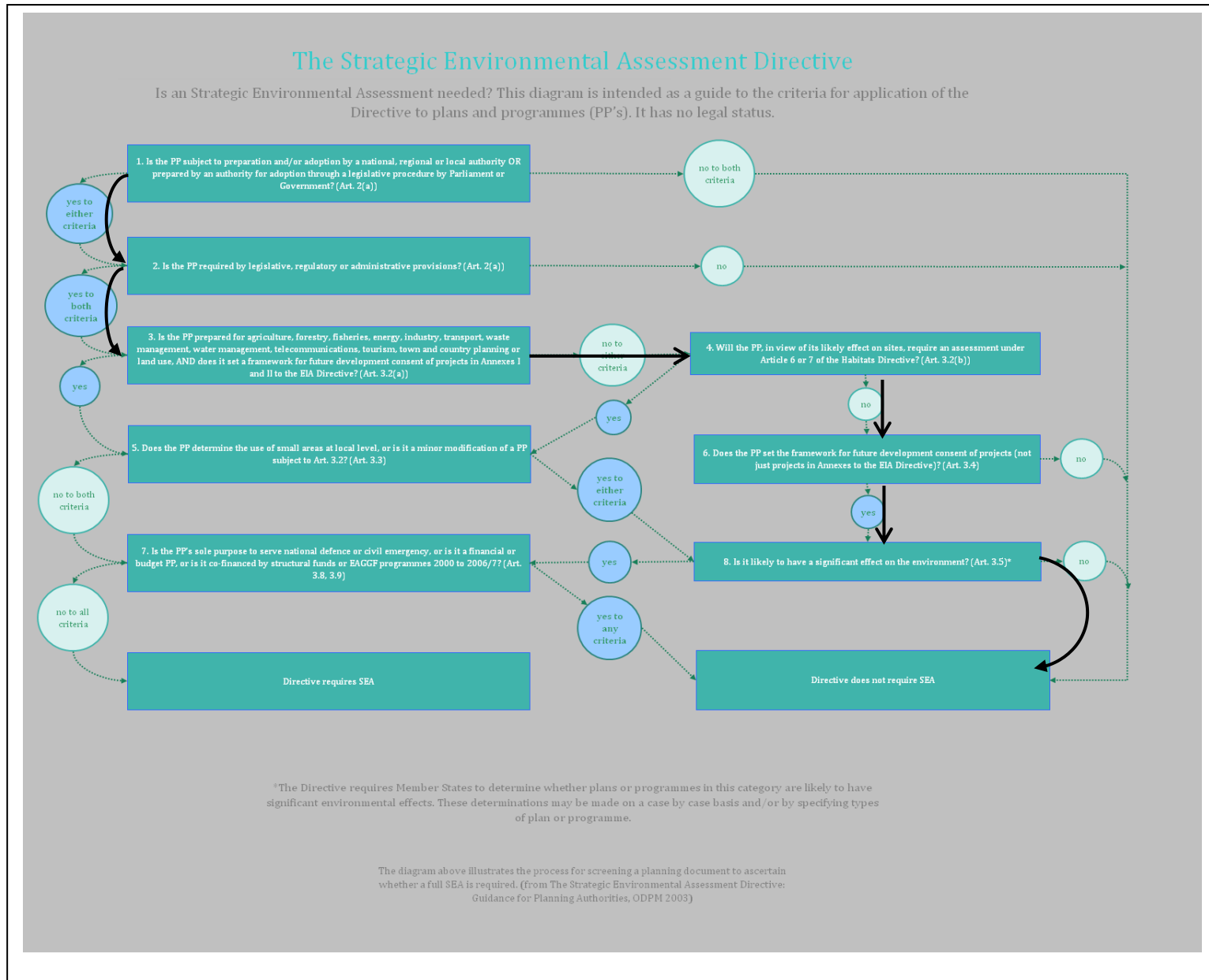
1. The characteristics of neighbourhood plans ("plan"), having regard, in particular, to
 - the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the 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 The Saddington Parish 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 Saddington Parish Neighbourhood Plan is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP has been prepared by the Saddington Neighbourhood Plan Steering group and submitted for consultation by Saddington Parish Neighbourhood Forum (as the 'relevant body') The SPNP, if successful at referendum, will be 'made' by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012, The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, The Neighbourhood Planning (referendums) Regulations 2012 and the Neighbourhood Planning Act 2017
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 effects on the natural or historic environment 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 wide range of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The Saddington Parish Neighbourhood Plan 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 and an updated Habitat Regulation Assessment has been undertaken as part of the Local Plan preparation. The report concludes that the Harborough Core Strategy and subsequently the Local Plan, alone or in combination with other plans, are unlikely to have an adverse impact on any of the Natura 2000 sites within approximately 25kms of the boundary of the district.

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		<p>Of the 3 Natura 2000 sites looked at in the Screening Report, Ensor's Pool SAC is approximately 35 Km of the Saddington Neighbourhood Development Area. Ensor's Pool was found to be essentially a self contained eco system. The Habitat Regulations Assessment concluded that its vulnerabilities are very local in nature and unlikely to be caused harm by the Harborough Core Strategy. This conclusion can be assumed applicable for the Saddington Parish Neighbourhood Plan.</p> <p>The River Mease SAC and Rutland Water SPA were also considered in the Habitat Regulations Assessment Screening Report. They lie approx. 50km and 30km respectively from Saddington Neighbourhood Area.</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> <p>The Habitats Regulation Assessment of August 2017 concludes '<i>It is possible to conclude that development in the Harborough Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in combination with other plans and projects.</i>'</p> <p>The Habitat Regulations Assessment of August 2017 can be found here: Habitat Regulations Assessment</p>
<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)</p>	<p>Y</p>	<p>Determination of small sites at local level. The SPNP seeks to allocate two sites for housing, these being Site 1 – Land of Weir Road for about 5 dwellings, and Site 2 Land off Smeeton Road for about 3 dwellings.</p>

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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 EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	No further comments
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	<p>The Saddington Parish Neighbourhood Plan is a relatively self contained plan and considers policies only at a local level to ensure development meets the needs of the community. It seeks to allocate two sites for housing development for about 8 dwellings in total.</p> <p>The Neighbourhood Area has two sites of special scientific interest, namely the Kilby to Foxton canal which runs through the north east portion of the Neighbourhood Area and the Saddington Reservoir. The SSSIs are already protected by legislation and the Neighbourhood Plan for Saddington seeks to enhance this part of the Neighbourhood Area by protecting sites and features of environmental significance (ENV 3) and by designating wildlife and biodiversity corridors (Policy ENV5). Policy ENV 6 also seeks to further protect the historic heritage and setting of the Saddington Reservoir namely:</p> <ul style="list-style-type: none"> • Reservoir constructed 1797 as feeder for the Grand Union Canal • Tunnel constructed 1793 – 7, 1882 yards long • Reservoir Island includes timber hut and landing stage (early 20th century) with local history associations <p>Localised flooding is not an issue in the village of Saddington although some areas of the Parish have been identified as being at risk. The Plan ensures that appropriate development only takes place in suitable locations and that the development does not increase flood risk to third parties.</p> <p>Saddington Parish Neighbourhood Plan seeks to protect ridge and furrow fields (ENV7) as heritage assets and important views (ENV8). Policy ENV6 seeks to protect other sites of historical and natural environmental significance. These sites are listed in Appendix 1.</p> <p>The listed buildings within the Saddington Parish Neighbourhood Area are recognised and further protected within the NP along with other buildings that are considered important to the community (see appendix 1).</p>

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	<p>The Conservation area of Saddington is recognised in the SPNP, with Policy ENV6 stating that any new development will be expected to conserve or enhance the character, integrity and setting of that building or structure..</p> <p>The SPNP seeks to designate three sites as Local Green Space (listed in Appendix 1) on which development will be ruled out other than in exceptional circumstances.</p> <p>Although the SPNP seeks to designate two sites for housing it is considered that other policies to protect the historic and natural environment will have a positive effect on the environment. A full SEA is therefore not required.</p>
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These questions are answered using the flow diagram in 4.1 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. The detailed relationship between Neighbourhood Plan polices, NPPF, District Policies and the potential effects on historic and environmental assets can be found at appendix 3.

5. Sustainability Appraisal and SEA for New Local Plan

Saddington Parish has not been assessed as part of the Sustainability Appraisal and SEA for the New Local Plan, as the Local Plan does not allocate a quantum of housing to this settlement.

6. Screening Outcome of January 2018

6.1 As a result of the assessment in Section 4 above it is unlikely there will be any significant environmental effects arising from policies in the Saddington Parish Neighbourhood Plan Pre-Submission version at the date of this assessment, that were not covered in the Sustainability Appraisal of the Core Strategy and the subsequent interim Sustainability Appraisal for the emerging New Local Plan. **As such, it is the consideration of the Local Planning Authority that the Saddington Parish Neighbourhood Plan does not require a full SEA to be undertaken.**

6.2 The Environment Agency, Natural England and Historic England will be consulted on this Screening Report and their responses will be made available through the Saddington Parish Neighbourhood Plan Evidence base.

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6.3 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.

Consultation draft

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Appendix 1

CONSERVATION AREA AND LISTED BUILDINGS WITHIN THE PARISH OF SADDINGTON

Other Settlement features:	Occurrence
<p>Conservation Area</p>	<p>Saddington village lies in open countryside close to the Grand Union Canal. It sits on a ridgetop overlooking a steep valley in which is a reservoir constructed in the early 19th century to feed the Canal. Otherwise the Canal has left no obvious impact on the village. The Conservation Area includes most of the older core of the village but excludes new development to the north and some modern large agricultural units. It incorporates some new development (including conversions of farm buildings); the former farmyard of Cedar Farm is included because it is intermingled with older buildings and forms a definite entrance to the village from Smeeton Westerby. The village consists of a sinuous Main Street widening in two places to a triangular dog leg area. These are where Weir Road and Bakehouse Lane join Main Street, with the Church and Hall at the south end.</p> <p>The two dog legs form separate focal points and break up the continuity of the street. The first of these by Bakehouse Lane has a good red brick 19th century building in the corner facing directly down the Main Street and forming a vista stop looking up. Opposite is Yew Tree House, the former Saddington Baptist Chapel (1848) and attached house. The little chapel on the corner looking up Main Street has elliptical rubbed brick window arches and the windows are cast iron with interlacing tracery. Bakehouse Lane has mud walls with slate coping.</p> <p>The second dog leg is by Weir Road and has a small green on the corner. The side of some 19th century red brick cottages looks down the street. The street</p>

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here is wider, with granite kerbs, the white colour washed Queens Head Public House and a variety of red brick cottages with slate roofs, many with renewed windows. The visual end to this section is the churchyard wall (stone, river pebbles and granite) with its gate facing up the street. The church with its sandstone and limestone tower, and the churchyard yews close the view. Just to the east is the churchyard a track leads down under trees to an agricultural yard. In the corner between Main Street and this track, behind a garden is the Old Rectory - a fairly plain mid 19th building but with an exceptionally elaborate gothick porch of 1864.

The Conservation Area ends at the south of the village, here is the church and churchyard whose stone wall juts out into the line of Main Street and whose yew trees are prominent. Opposite is Saddington Hall behind high red brick walls. A regency front range was added to an earlier building and faces away from the village towards open countryside and the Saddington reservoir. It forms the entry from the south.

An interesting feature of Saddington is the row of 19th century red brick cottages set back from Main Street which are in line with the substantial red brick Dene House set back behind its garden, and together they run set back between the two main street dog legs. Dene House looks towards Main Street to the former Baptist Chapel whereas Reservoir Cottages look away from the village and over the valley and reservoir. Good views of valley and reservoir can be seen from the car park, behind the Queens Head Public House and glimpsed through its entrance from Main Street.

Saddington is a village of a curving Main Street with many corners. It stops abruptly by the church and Hall. Red brick buildings of varying ages and qualities and red brick boundary walls predominate. The roofing materials were originally

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	Swithland slate and Welsh slate of both of which some remains; but these have in many cases been replaced by concrete tiles.
Scheduled Monuments	N/A
Listed buildings	<p><u>SADDINGTON HALL AND GARDEN WALL</u></p> <ul style="list-style-type: none"> • List Entry Number: 1188146 • Heritage Category: Listing • Grade: II • Location: SADDINGTON HALL AND GARDEN WALL, MAIN STREET, Saddington, Harborough, Leicestershire <p><u>IVYDENE</u></p> <ul style="list-style-type: none"> • List Entry Number: 1061488 • Heritage Category: Listing • Grade: II • Location: IVYDENE, MAIN STREET, Saddington, Harborough, Leicestershire <p><u>YEW TREE HOUSE</u></p> <ul style="list-style-type: none"> • List Entry Number: 1061485 • Heritage Category: Listing • Grade: II • Location: YEW TREE HOUSE, MAIN STREET, Saddington, Harborough, Leicestershire <p><u>BAPTIST CHAPEL</u></p> <ul style="list-style-type: none"> • List Entry Number: 1294908 • Heritage Category: Listing • Grade: II • Location: BAPTIST CHAPEL, MAIN STREET, Saddington, Harborough, Leicestershire <p><u>CEDAR HOUSE AND GARDEN WALL</u></p> <ul style="list-style-type: none"> • List Entry Number: 1061487 • Heritage Category: Listing

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	<ul style="list-style-type: none">• Grade: II• Location: CEDAR HOUSE AND GARDEN WALL, MAIN STREET, Saddington, Harborough, Leicestershire <p><u>SUNNYDALE FARMHOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1188155• Heritage Category: Listing• Grade: II• Location: SUNNYDALE FARMHOUSE, MAIN STREET, Saddington, Harborough, Leicestershire <p><u>HARLAIN COTTAGE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061484• Heritage Category: Listing• Grade: II• Location: HARLAIN COTTAGE, BAKEHOUSE LANE, Saddington, Harborough, Leicestershire <p><u>LIMES FARMHOUSE AND GARDEN WALL</u></p> <ul style="list-style-type: none">• List Entry Number: 1061486• Heritage Category: Listing• Grade: II• Location: LIMES FARMHOUSE AND GARDEN WALL, MAIN STREET, Saddington, Harborough, Leicestershire <p><u>CHURCH OF ST HELEN</u></p> <ul style="list-style-type: none">• List Entry Number: 1188153• Heritage Category: Listing• Grade: II*• Location: CHURCH OF ST HELEN, MAIN STREET, Saddington, Harborough, Leicestershire <p><u>Local Heritage List</u></p> <ol style="list-style-type: none">1. The Old Rectory On site of 1416 rectory Renovated over the years and recently converted into two dwellings2. Saddington Reservoir<ol style="list-style-type: none">2a. Reservoir constructed 1797 as feeder for the Grand Union Canal2b. Tunnel constructed 1793 – 7, 1882 yards long
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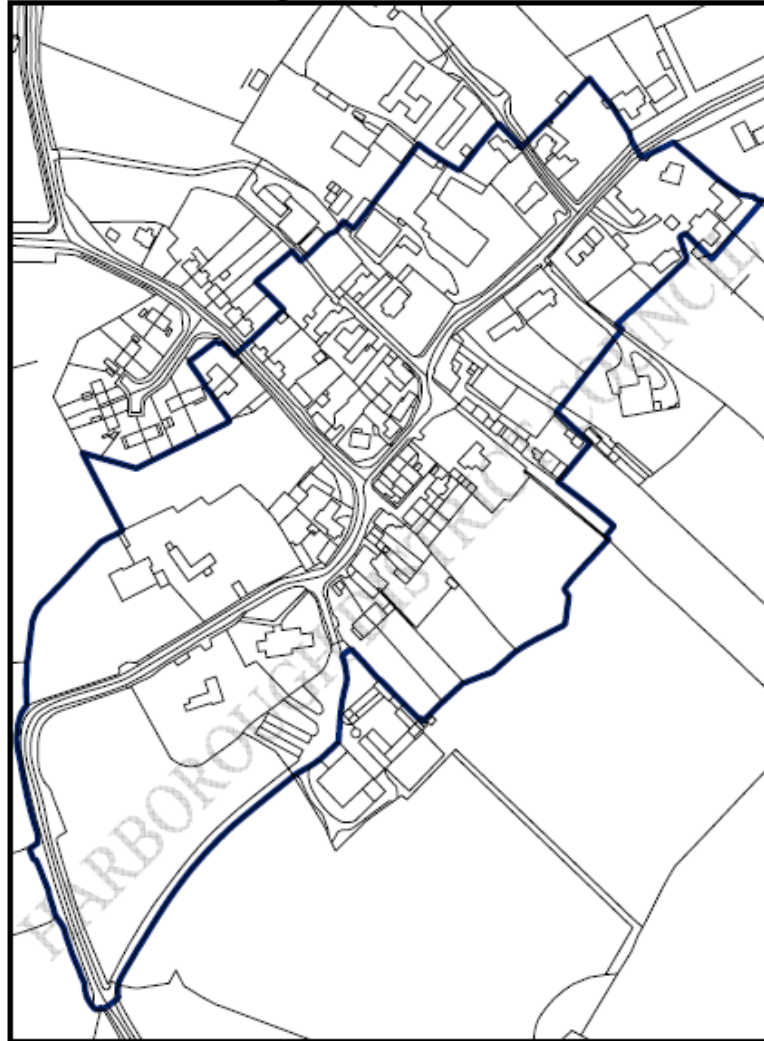
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	<p>2c. Reservoir Island includes timber hut and landing stage (early 20th century) with local history associations</p> <p>3. Queen's Head public house original building c.1747, refurbishment c. 1847, renamed in honour of Victoria.</p> <p>4. The Grange previously Dalton House. An imposing building with unusual coach house with clock. Parts of the house date from late 18th century.</p> <p>5. Reservoir Row Four late 18th century cottages with views to the reservoir</p> <p>6. Home Farm, Bakehouse Lane 1890, with a teagle hoist at first floor level for hoisting grain etc.</p> <p>7. Cottage Farm includes structural elements dating from 17th, 18th and 19th centuries.</p> <p>8. White Oaks, Smeeton Road Previously the home of Peter Shilton, goalkeeper for Leicester City Football Club and England in 1980s-90s</p> <p>9. Village well recently rediscovered in 'village green field', Weir Road. Shown as 'pump' on 1903 Ordnance Survey map</p>
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Saddington Conservation Area



— Conservation Area Boundary 0 25 50 100 150 200 Meters

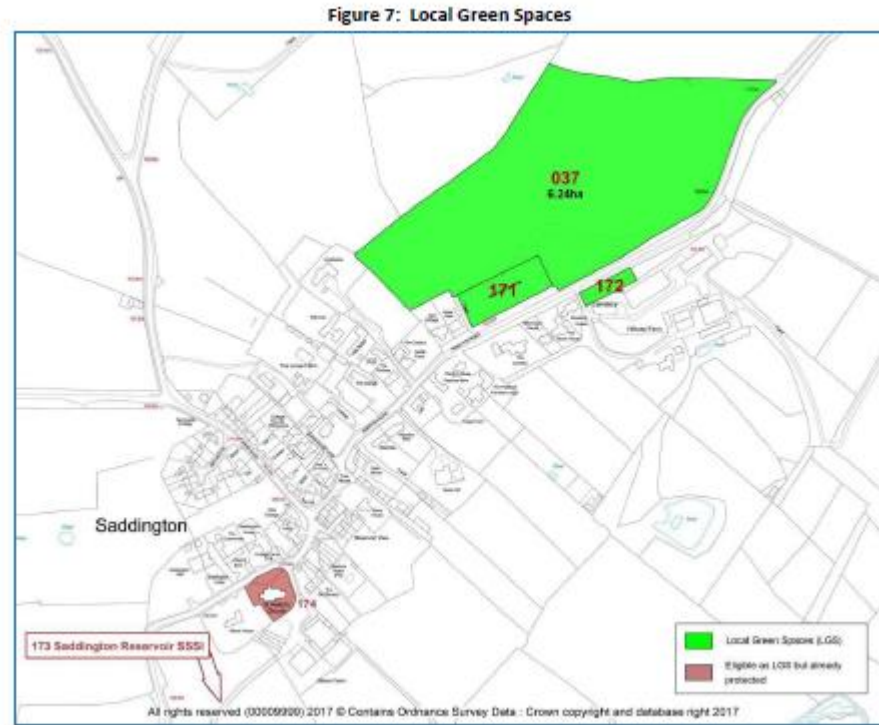
Designated 1975
Boundary Revised: 10th July 2006

1:2,293 

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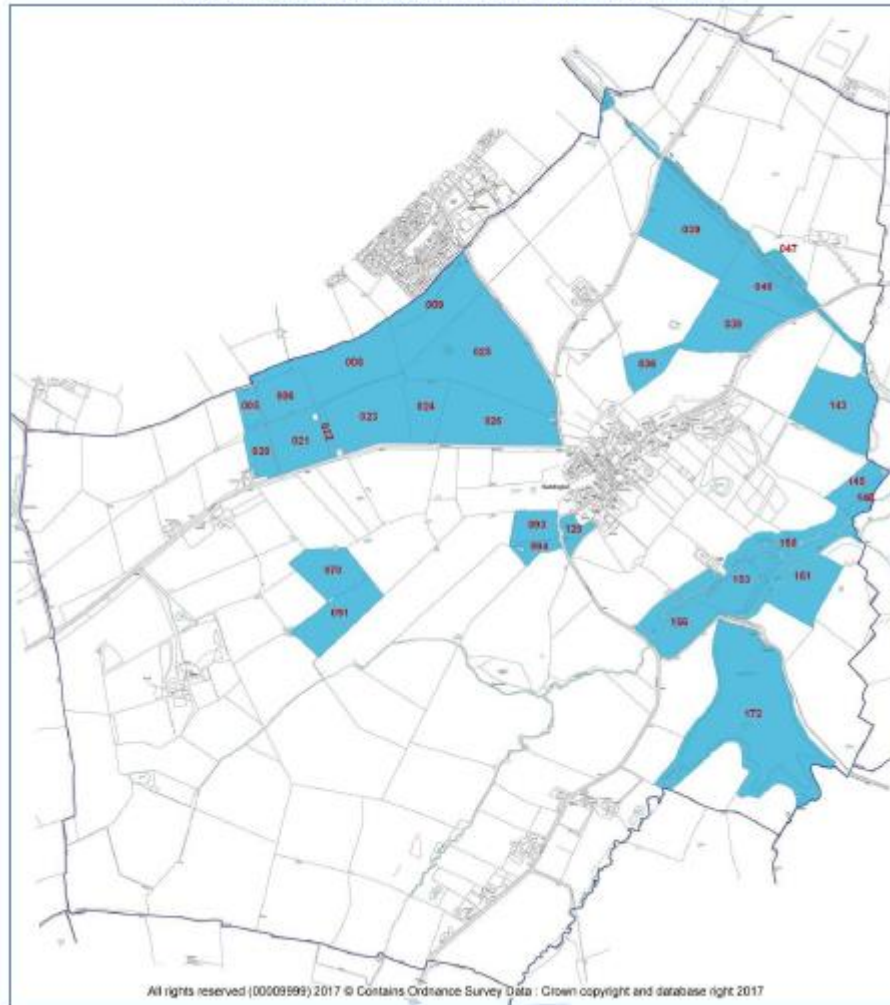
Strategic Environmental Assessment Screening Report The Saddington Parish Neighbourhood Plan

Saddington Parish Neighbourhood Plan maps



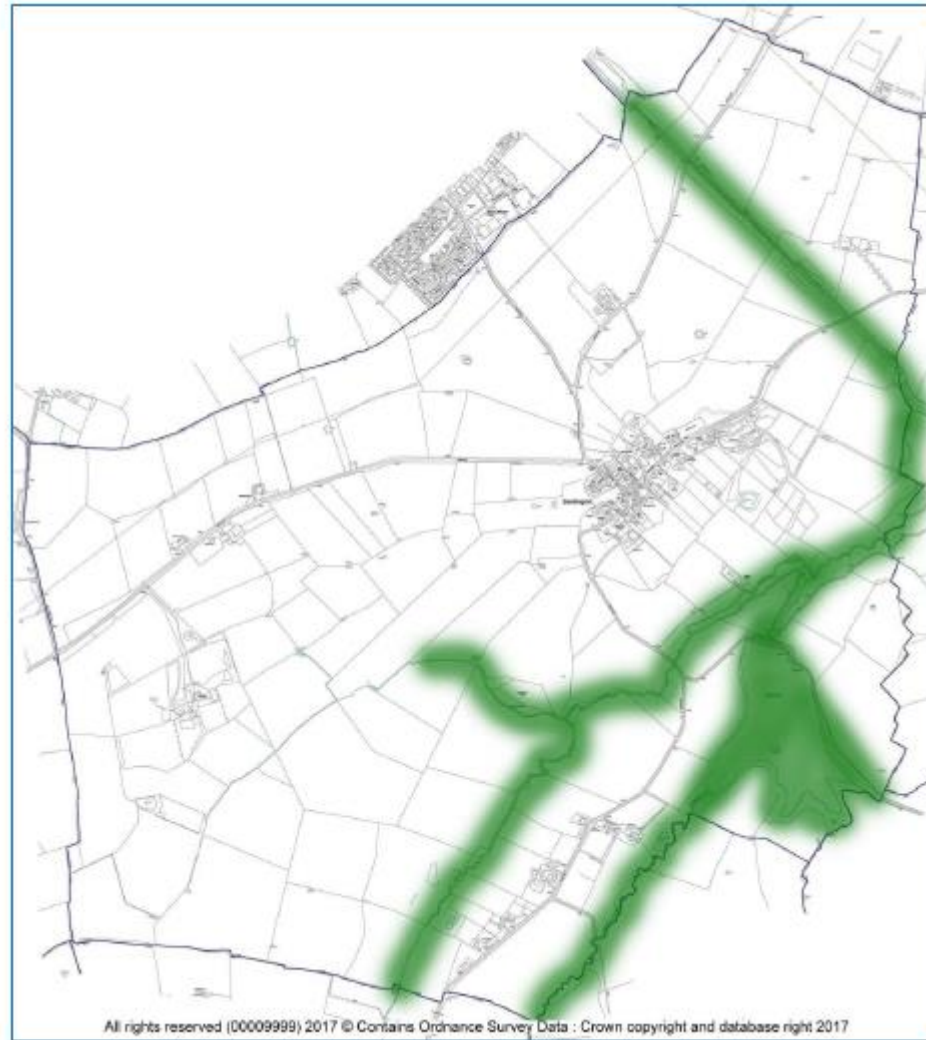
Strategic Environmental Assessment Screening Report The Saddington Parish Neighbourhood Plan

Figure 8: Sites of natural and/or historical environment significance



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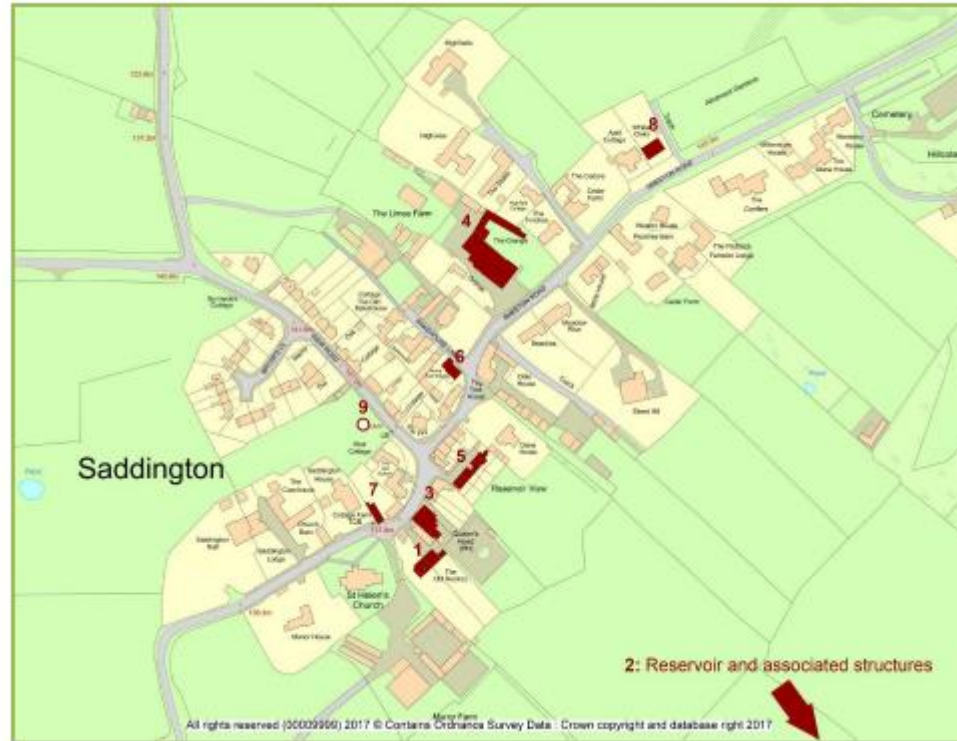
Figure 10: Wildlife corridors



Strategic Environmental Assessment Screening Report

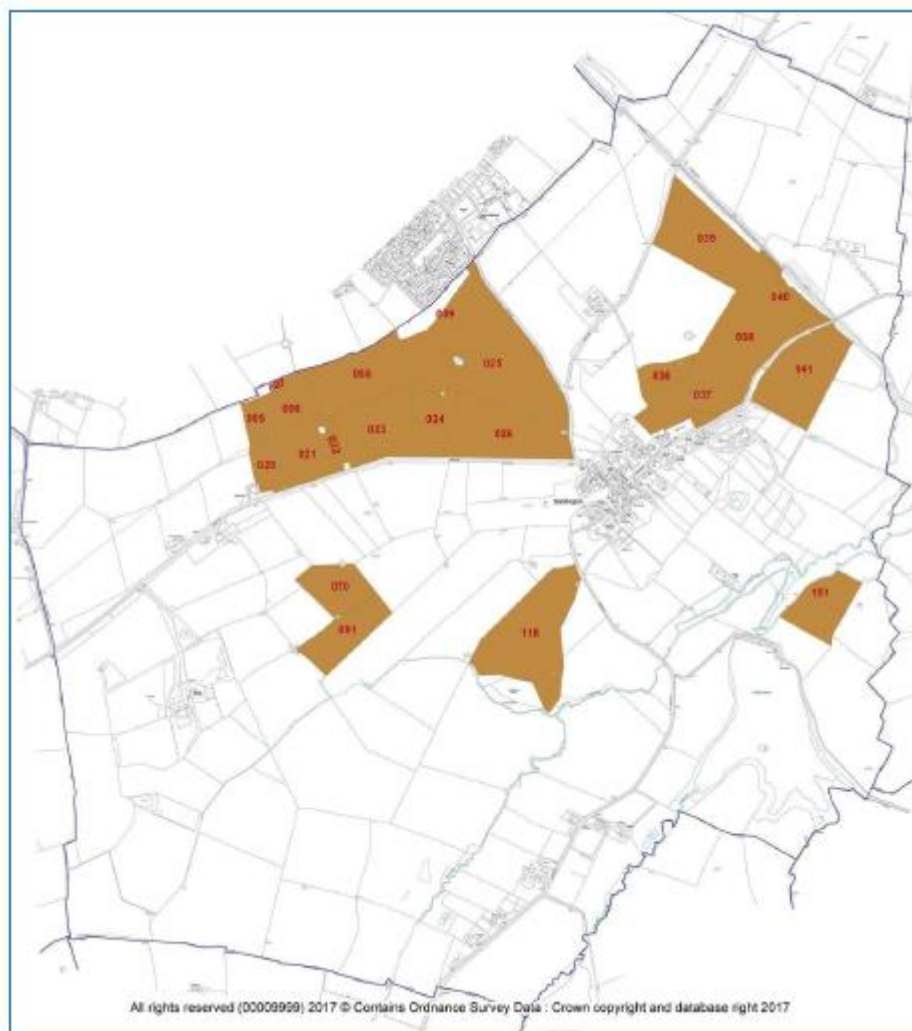
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Figure 12: Local Heritage List for Saddington: buildings and structures of local significance



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Figure 13: Surviving Ridge and Furrow in Saddington is a non-designated heritage asset



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Figure 14: Important views.



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.

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

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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.

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

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

12. Other projects

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

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

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Appendix 3

LPA assessment of the requirement for a SEA for Saddington Parish Neighbourhood Plan

The SPNP has been screened and assessed at regulation 14 consultation.

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

Consultation draft

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Saddington Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Saddington Parish Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Rutland Water approx. 15km away)	Conclusion relating to Habitat Regulations (HRA)
POLICY H1:	<p>Policy CS17: Countryside, rural centres and rural villages.</p> <p>NPPF: Delivering sustainable development / delivering a wide choice of high quality homes (para 55 promotes sustainable development in rural areas).</p> <p>Emerging LP will not set a housing number for Saddington as it is below the level of Selected Rural Village</p>	<p>The options consultation of the LP does not set a figure for Saddington. It is considered to be in 'general conformity' with the Core Strategy while trying to future proof the NP in line with the emerging LP.</p> <p>Core Strategy policy CS17 states 'Villages not identified [in the settlement hierarchy], but which have identified Limits to Development, may be suitable to receive very limited small scale infill development.</p>	<p>The policy, in identifying about 8 additional houses as requirement for the village, is unlikely to result in significant effects. The level of development is considered appropriate to the character and level of service provision of the village.</p> <p>As part of identifying allocations, Saddington undertook a housing needs report and consultation with the community.</p>	<p>Low level of impact identified. The level of housing provision is considered appropriate to Saddington's size, character and level of service provision.</p> <p>The on-going emerging LP SA process does not assess Saddington directly</p>	None	<p>No negative effect.</p> <p>Development of this limited scale will not adversely impact on Natura 2000 sites.</p>

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	(SRV)					
POLICY H1: RESIDENTIAL SITE ALLOCATIONS	<p>CS1: Spatial Strategy for Harborough (adopted prior to NPPF but generally seeks to secure sustainable development).</p> <p>NPPF: Presumption in favour of sustainable development (para 14).</p> <p>Emerging Local Plan will have an overarching policy reflecting the presumption in favour of development.</p>	<p>H1 is considered to be in general conformity with:</p> <ul style="list-style-type: none"> the Core Strategy policy CS1 (m) which supports the provision of rural housing which contributes towards the provision of affordable housing where there is a demonstrable need and to protect existing services in smaller settlements (below Rural Centre level). The CS predated the NPPF and therefore does not specify the presumption in favour of sustainable development; and Emerging LP which will have a general policy reflecting the presumption in favour of sustainable development. 	<p>The policy is unlikely to result in significant effects. Policy promotes sustainable development in principle.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>Policy reflects NPPF presumption in favour of sustainable development. No negative effect.</p>
POLICY H2:	Policy CS17:	H2 could be considered to be	There may be some	No significant	None	No negative

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LIMITS TO DEVELOPMENT	Countryside, rural centres and rural villages. NPPF: 3 - Supporting a prosperous rural economy. NPPF para. 55 – Promoting sustainable development in rural areas..	in general conformity as it allows for development proposals within the area identified NPPF supports sustainable development in rural areas	potential limited impacts but the policy is unlikely to result in significant effects	effects identified. Detailed mitigation will be considered through the Development Management process		effect. Development of this scale and on these sites will not adversely impact on Natura 2000 sites.
POLICY H3: HOUSING MIX	Policy CS2 – Delivering New Housing NPPF – Delivering a wide choice of high quality homes – para. 50 Emerging LP will have a policy requiring developments to deliver a suitable mix of	H3 is considered to be in general conformity with the CS and NPPF in seeking to deliver an appropriate mix of housing types to reflect local needs based on local and District evidence..	The policy is unlikely to result in significant effects as it only relates to mix of homes.	No significant effects identified.	None.	No negative effect arising from this policy.

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	housing.					
POLICY H4: PRIORITY TO BE GIVEN TO BROWNFIELD SITES	<p>Policy CS1(i): Spatial strategy for Harborough</p> <p>NPPF: Core planning principles (para 17, bullet point 8)</p> <p>The emerging LP will make reference in policy to appropriate and efficient re-use of previously developed land.</p>	<p>Policy H4 encourages the effective use of land that has previously been developed. The policy could be improved by including specific reference to historic environment (given landscape and ecology are referred to specifically). The policy is considered to be in general conformity with CS and NPPF.</p>	<p>The policy is unlikely to result in significant effects. The policy specifies that prioritisation of brownfield sites will only apply where the land has limited environmental, landscape or ecological value.</p>	<p>No significant effects are identified. The policy protects sites of environmental value. The policy could be strengthened to include reference to heritage assets.</p>	<p>None.</p>	<p>No negative effect. The number and capacity of brownfield sites is likely to be limited and therefore not impact on Rutland Water.</p>
POLICY H5: WINDFALL SITES	<p>Policy CS17 – Countryside, Rural Centres and Rural Villages.</p>	<p>H5 recognises that throughout the NP period small scale housing sites may come forward that are not allocated in the Plan. Limits to</p>	<p>There may be some limited impacts but the policy is unlikely to result in significant effects. Only a limited number of</p>	<p>Limited impact. No significant effects are identified. The policy includes the necessary</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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	<p>NPPF: Delivering sustainable development and delivering a wide choice of high quality homes (para 55).</p> <p>Emerging LP will have a settlement development policy aimed at protecting settlements from development in inappropriate locations.</p>	<p>development have been defined to enable application of the policy.</p> <p>The policy sets out the considerations that should be taken into account in the determination of such applications. It provides safeguards to ensure that the distinctive character of the village is respected and allows for single fronted dwellings</p>	<p>dwellings are likely to come forward under the policy and any planning application will be determined in line with the criteria set out in the policy and other NP policies. The limits have been drawn to allow for a sustainable, organic growth in a settlement</p>	<p>safeguards to ensure that development (within limits to development) takes into account the character of the village, its size and form</p>		
POLICY H6 Building Design Principles	<p>Policy CS11: Promoting Design and Built Heritage.</p> <p>NPPF – Requiring good design (paras 56-68). H3 is specific in requirements for design, which may be out of conformity with National Policy.</p>	<p>H6 is considered to be in general conformity with CS and NPPF in setting out building design principles and emphasising the importance of the design affecting the Conservation Area.</p>	<p>The policy is unlikely to result in significant effects as it promotes design of new development which reflects the character and historic context of its surroundings.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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	Emerging LP will have a policy to achieve good design in development.					
POLICY H7: TANDEM AND BACKLAND DEVELOPMENT	<p>Policy CS11: seeks for new development to be of a suitable scale and density and respect the local character</p> <p>NPPF para 60 seeks to promote local distinctiveness</p> <p>NPPF – Requiring good design (paras 56-68).</p> <p>Emerging LP will have a policy to achieve good design in development</p>	H7 is considered to be in general conformity with local and National policy as it seeks to preserve the distinctiveness of Saddington.	Possible positive effect	None identified	None identified	No negative effect
POLICY H8:USE OF STREET LIGHTING	Policy CS5 – limiting the impacts of unnecessary street lighting	H8 is considered to be in conformity with local and national policies in that it seeks to limit the detrimental	Possible positive impact on historic and environmental assets	No significant effects identified.	None.	No negative effect

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	NPPF para 125 – limiting the impact of light pollution	effect of light pollution				
POLICY ENV1:AREA OF SEPARATION	<p>Policy CS1: Spatial Strategy to safeguard the identity of communities</p> <p>Local Plan GD6: Areas of Separation</p>	<p>ENV9 is considered to be in conformity with the Core Strategy in that it seeks to safeguard the identity of communities.</p> <p>The emerging Local Plan will have policies that consider areas of separation and coalescence of settlements</p>	<p>The policy is unlikely to result in significant detrimental effects</p> <p>(note: in the current Reg 14 version the area of separation as drawn is not supported by the LPA)</p>	No significant effects identified.	None.	No negative effect

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POLICY ENV2 : PROTECTION OF LOCAL GREEN SPACES	<p>CS11: Promoting design and built heritage. Policy CS8: Protecting and Enhancing Green Infrastructure. CS does not refer to LGS as it predates the NPPF. Important Open Land Policy HS/9 (Local Plan 2009) is retained in the CS.</p> <p>NPPF – Promoting healthy communities (para 76 and para 77).</p> <p>Emerging LP will identify LGS not allocated in NPs.</p>	<p>ENV2 is considered to be in general conformity with the CS and NPPF in identifying LGS and setting out policy for their protection.</p> <p>CS11 refers to new development being directed away from undeveloped areas of land which are important to the form and character of a settlement or locality. The designation of LGS in the village recognises the value of such areas and the contribution they make to the character and setting of the settlement.</p>	<p>Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community and of outstanding significance for their natural and historical or environmental features.</p>	<p>Possible positive impacts. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which seeks to protect local green space.</p>

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POLICY ENV 3: PROTECTION OF SITES AND FEATURES OF ENVIRONMENTAL SIGNIFICANCE	<p>Policy CS8: Protecting and Enhancing Green Infrastructure.</p> <p>NPPF: 11 Conserving and enhancing the natural environment.</p> <p>Emerging LP will have policy relating to biodiversity and geodiversity protection and improvement.</p>	<p>ENV3 is considered to be in general conformity with NPPF and CS policy in seeking to protect, and where possible enhance new features, species and habitats.</p>	<p>Possible positive impact as the policy requires development proposals are required to conserve and enhance areas of biodiversity.</p>	<p>Possible limited positive impact. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it promotes biodiversity.</p>

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POLICY ENV 4: IMPORTANT OPEN SPACES	<p>Policy CS8: Protecting and Enhancing Green Infrastructure.</p> <p>NPPF: Conserving and enhancing the natural environment.</p>	ENV4 is considered to be in general conformity with the NPPF and CS as it seeks to protect open spaces of value to the community.	The policy is unlikely to result in significant effects as it gives protection to open space valued by the community.	Limited impact. No significant effects identified.	None.	No negative effect arising from this policy which gives protection to open spaces.

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POLICY ENV 5: BIODIVERSITY AND WILDLIFE CORRIDORS	<p>Policy CS8: Protecting and Enhancing Green Infrastructure.</p> <p>NPPF: 11 Conserving and enhancing the natural environment.</p> <p>Emerging LP will have policy relating to biodiversity a protection and improvement.</p>	<p>ENV5 is considered to be in general conformity with NPPF and CS policy in seeking to protect, and where possible create new, features, species and habitats.</p>	<p>Possible positive impact as the policy requires development proposals are required to conserve and enhance areas of biodiversity.</p>	<p>Possible limited positive impact. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it promotes biodiversity.</p>

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<p>POLICY ENV 6: LOCAL HERITAGE ASSETS OF HISTORICAL AND ARCHITECTURAL INTEREST</p>	<p>Policy CS11: Promoting Design and Built Heritage. Policy CS8: Protecting and Enhancing Green Infrastructure.</p> <p>NPPF: 11. Conserving and enhancing the natural environment/ 12 . Conserving and enhancing the historic environment.</p> <p>Emerging LP will have policies protecting built heritage and local landscape character.</p>	<p>ENV6 is considered to be in general conformity with the NPPF and CS as it seeks to protect non designated sites which are of historical significance locally.</p>	<p>The policy is unlikely to result in significant effects as it aims to protect sites with local historic or architectural significance.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

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POLICY ENV 7: RIDGE AND FURROW FIELDS	<p>Policy CS11: Promoting Design and Built Heritage.</p> <p>Policy CS17: Countryside, rural centres and rural villages.</p> <p>NPPF: 12 . Conserving and enhancing the historic environment.</p> <p>Emerging LP will have policy to protect heritage and local landscape character.</p>	<p>ENV7 is considered to be in general conformity with the NPPF and CS as it seeks to protect ridge and furrow, part of the historic landscape.</p>	<p>The policy is unlikely to result in significant effects as it aims to protect ridge and furrow as part of the historic landscape.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which gives protection to historic landscape feature.</p>

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POLICY ENV 8: IMPORTANT VIEWS	<p>Policy CS17: Countryside, rural centres and rural villages.</p> <p>NPPF: Conserving and enhancing the natural environment/ Conserving and enhancing the historic environment.</p> <p>Emerging LP will have a policy referring to safeguarding public views, skylines and landmarks.</p>	<p>ENV8 is considered to be in general conformity with CS and NPPF in seeking to safeguard important views and vistas as identified by the community. These vistas are identified on the Map Figure 9 and defined in the policy.</p>	<p>The policy is unlikely to result in significant effects as it is affording important views protection.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it seeks to protect defined views/ vistas.</p>

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POLICY ENV 9: FOOTPATHS AND BRIDLEWAYS	<p>CS5: Providing sustainable transport.</p> <p>CS8: Protecting and enhancing green infrastructure.</p> <p>NPPF: Promoting healthy communities.</p> <p>Emerging LP will have policies promoting linkages within the green infrastructure network.</p>	<p>ENV9 is considered to be in general conformity with the CS and NPPF in seeking to the existing network of footpaths/bridleways contributing to healthy lifestyles and community safety.</p>	<p>The policy may deliver minor positive impacts as it is about protection and improvements of bridleways/ footpaths.</p>	<p>Possible minor positive impacts. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it is about protection of footpaths and bridleways</p>

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POLICY ENV 10: FLOODING	<p>Policy CS10: Addressing Flood Risk.</p> <p>NPPF: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Emerging LP will have a policy dealing with managing flood risk.</p>	<p>ENV 10 is considered to be in general conformity with the CS and NPPF in setting the policy context to ensure that development takes into account implications in relation to local flood risk, takes measures to incorporate appropriate mitigation and SuDS.</p>	<p>The policy is unlikely to result in significant effects given the scale of development set out in the plan and the policy approach set out to ensure that areas at most risk of flooding are not developed.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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<p>POLICY ENV 11: ENERGY GENERATION AND CONSERVATION</p>	<p>Policy CS9: Addressing climate change.</p> <p>NPPF: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Emerging LP will set out a positive strategy to promote energy from renewable and low carbon sources.</p> <p>The Local Plan will have policies (GD5) to protect landscape character. CC2 also deals with renewable energy and siting of wind turbines and solar farms</p>	<p>ENV 8 is considered to be in general conformity with the CS and NPPF setting out local criteria which renewable schemes must meet.</p>	<p>The policy is unlikely to result in significant effects as it has safeguards to ensure schemes are acceptable in terms of impacts and scale.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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<p>Policy CF1: THE RETENTION OF COMMUNITY FACILITIES</p>	<p>CS12: Delivering Development and Supporting Infrastructure.</p> <p>CS6: Improving town centres and retailing.</p> <p>NPPF: Supporting a prosperous rural economy.</p> <p>Emerging LP will have policy to protect local services and community facilities from unnecessary loss.</p>	<p>CF1 is considered to be in general conformity with the CS and NPPF in aiming to prevent the loss of or adverse effects on community facilities and services. It sets out the evidence needed to accompany any development proposal involving the loss of such a service/facility.</p>	<p>The policy is unlikely to result in significant effects as scope for redevelopment of such premises and its scale is likely to be limited. Applications will also be assessed against other NP policies.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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<p>POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES</p>	<p>CS12: Delivering Development and Supporting Infrastructure.</p> <p>CS6: Improving town centres and retailing.</p> <p>NPPF: Supporting a prosperous rural economy.</p> <p>Emerging LP will have policy to protect local services and community facilities from unnecessary loss</p>	<p>CF2 sets out to support improvements to, and the range of, community facilities and, in doing so, sets out the criteria such development need to meet. It reflects Core Strategy and NPPF policy in recognising the importance of community facilities in promoting healthy communities.</p>	<p>The policy is unlikely to result in significant effects given the scale of such facilities/ improvements and the safeguards set out in the policy.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

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<p>Policy BE1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES</p>	<p>Policy CS7: Enabling Employment and Business Development.</p> <p>NPPF: Supporting a prosperous rural economy.</p> <p>Emerging LP will have policies promoting healthy rural communities.</p>	<p>E1 is considered to be in general conformity with the CS and NPPF in so far it aims to prevent the loss of current employment opportunities in the village.</p>	<p>The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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<p>POLICY BE2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES</p>	<p>Policy CS7: Enabling Employment and Business Development.</p> <p>NPPF: Supporting a prosperous rural economy.</p> <p>Emerging LP will have policies promoting healthy rural communities.</p>	<p>BE2 is considered to be in general conformity with the CS and NPPF in so far it aims to support new employment opportunities in a specific location in the village, providing certain criteria are met.</p>	<p>The policy is unlikely to result in significant effects given the policy criteria would limit the impacts of any employment development. Impact on historic environment is covered by other policies and would be taken into account.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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POLICY BE3: WORKING FROM HOME	<p>CS17: Countryside, rural centres and rural villages.</p> <p>NPPF: Supporting high quality communications infrastructure.</p>	BE3 is considered to be in general conformity with the CS and NPPF in supporting working from home providing residential amenity is protected and any associated development does not detract from the existing building.	The policy is unlikely to result in significant effects given the policy specifies that any development will need to be subservient and in character.	No significant effects identified.	None.	No negative effect arising from this policy
POLICY BE4: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS	<p>Policy CS7: Enabling Employment and Business Development.</p> <p>NPPF: Supporting a</p>	BE4 is considered to be in general conformity with the CS and NPPF by supporting the re-use of agricultural and commercial buildings providing the proposals meet certain criteria aimed at	The policy is unlikely to result in significant effects given the policy criteria set out to protect the local environment.	No significant effects identified.	None.	No negative effect arising from this policy

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	<p>prosperous rural economy.</p> <p>Emerging LP will have policies promoting healthy rural communities.</p>	<p>protecting landscape, character of the area, historic and environmental features, road network and residential amenity.</p>				

Consultation

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<p>POLICY BE5: TOURISM</p>	<p>Policy CS6 seeks to promote tourism in larger settlements.</p> <p>Policy CS8 seeks to maximise the opportunities to use Green Infrastructure for tourism.</p> <p>NPPF: Para 23 ensuring the vitality of town centres promotes tourism in larger settlements. Para 28 promotes rural tourism.</p> <p>Local Plan TR4 seeks to promote tourism in the District</p>	<p>BE5 is considered to be in general conformity with NPPF and District Council policies as it seeks to apply a local policy for tourism that is suitable for Saddington.</p>	<p>Additional tourism at Saddington Reservoir may have a minor detrimental effect on a SSSI, however protection policies are in place to ensure sufficient protection</p>	<p>No significant effects identified.</p>	<p>No significant effects identified.</p>	<p>No significant effects identified.</p>

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POLICY T1: TRAFFIC MANAGEMENT	<p>CS5: Providing sustainable transport.</p> <p>CS12: Delivering development and supporting infrastructure.</p> <p>NPPF: Promoting sustainable transport.</p> <p>Promoting healthy communities.</p> <p>Emerging LP will have as part of its design policy the need to ensure safe, efficient and convenient movement of all highway users (including cyclists and pedestrians).</p>	<p>T1 is considered to be in general conformity with the CS and NPPF in seeking to ensure traffic generation is minimised and off road parking is provided.</p>	<p>The policy is unlikely to result in significant effects.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

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Conclusion

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

Consultation draft