

**Strategic Environmental Assessment Screening Report
The Burton Overy Neighbourhood Plan**



**Burton Overy Neighbourhood Plan
Strategic Environmental Assessment
Screening Report**

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

**Burton Overy Parish Council –
The Qualifying Body**

23rd January 2018

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consultation draft

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i. Introduction

- 1.1 Harborough District Council has been asked by Burton Overy Parish Council to undertake this screening report to assess the requirement for a Strategic Environmental Assessment of the Burton Overy Neighbourhood Plan.
- 1.2 This screening report is used to determine whether or not the content of the pre-submission version of the Burton Overy Parish Neighbourhood Plan (BONP) 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:
- Ensure that development takes place in the most sustainable locations;
 - Encourage the right types of development that meet local needs;
 - Protect important buildings and structures of historic and architectural interest;
 - Protect important community facilities and shops;
 - Promote high quality design in new development;
 - Protect the countryside and special landscape; and
 - Protect open spaces that are important to the community and/or wildlife.
- 1.4 The SPNP vision is to:
“maintain and enhance the good quality of life, community spirit and attractive natural and built environment in the Burton Overy Parish now and for future generations”.
- 1.5 The Plan includes policies that:
- Ensure that development takes place in the most sustainable locations;
 - Encourage the right types of development that meets local needs;
 - Protect important community facilities that are special to the local community;
 - Promote good design;
 - Facilitate appropriate employment opportunities;
 - Ensure that the community continues to have good access to the surrounding countryside and green spaces;
 - Protect open spaces that are important to the community and/or wildlife;
 - Improve pedestrian and cycle connections within the Plan area and into the surrounding areas..
- 1.6 The Burton Overy Parish Neighbourhood Plan specifically considers the following:

POLICY S1: LIMITS TO DEVELOPMENT – Development proposals within the Plan area on sites within the Limits to Development, or (in terms of new sporting facilities

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close or adjacent to the Limits to Development as identified in Figure 3), will be supported where it complies with the policies of this Neighbourhood Plan, subject to design and amenity considerations.

POLICY S2: DEVELOPMENT PROPOSALS OUTSIDE THE DEFINED LIMITS TO DEVELOPMENT - Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

Policy H1: HOUSING MIX - New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Burton Overy as evidenced in the Parish Housing Needs Report (2016) and the 2017 HEDNA or more recent documents updating either of these reports.

Dwellings of 3 bedrooms or fewer and single storey accommodation suitable for older people will be supported where in accordance with other policies.

Any two-unit development should include at least one home of 3 bedrooms or fewer.

POLICY H2: SUPPORT FOR DEVELOPMENT ON BROWNFIELD SITES –

Development proposals for the redevelopment or change of use of redundant land or buildings within the village envelope are supported, provided the site has limited environmental, landscape or ecological value.

POLICY H3: WINDFALL SITES – Small scale development proposals for up to two dwellings within infill and redevelopment sites will be supported where:

- a. It is within the Limits to Development for Burton Overy;
- b. It retains existing important natural boundaries such as trees and hedges; and
- c. It provides for a safe vehicular and pedestrian access to the site.
- d. It does not reduce garden space to an extent where it adversely impacts on the character of the area, the amenity of neighbours and the occupiers of the dwelling or has a significant detrimental environmental or heritage impact.

POLICY DBE1: DESIGN - All new development proposals of one or more houses, replacement dwellings and extensions are encouraged to have regard for the following building design principles to a degree that is proportionate to the development:

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, and proposals should clearly show within a Design and Access Statement how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. 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) Adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more;
- c) All new housing should continue to reflect the character and historic context of existing developments within the Parish and incorporate a diversity of materials. However, contemporary and innovative materials and design will be supported where

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positive improvement can be robustly demonstrated without detracting from the historic context;

d) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;

e) Development should be enhanced by biodiversity and landscaping with existing trees and hedges preserved whenever possible. Where this is demonstrably not practicable, they should be replaced with new plantings on a two-for-one basis, using native species, either on site or elsewhere in the parish;

f) Within new residential layouts provision should be made for wildlife, including roof design and construction meeting RSPB guidelines for internal bird nest boxes, and use of hedges (or fences with ground level gaps) to maintain connectivity of habitat for hedgehogs;

g) Where possible, enclosure of plots should be of native hedging, rural wooden open fencing, or brick/stone wall of rural design;

h) 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, and incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; ensuring appropriate provision for the storage of waste and recyclable materials;

i) Having regard to climate change, development should incorporate sustainable drainage systems with viable long-term maintenance regimes to minimise vulnerability to flooding from streams, dykes and surface water run-off, by ensuring appropriate provision for the storage of waste and recyclable materials; all developments must consider impacts both within the site and in the surrounding area of the development within the development period;

j) The use of street lighting will not be supported unless it is deemed necessary for reasons of safety, in which case it should be sympathetic in design and luminosity to the surrounding area. Development must limit the impact on light pollution of artificial externally visible light sources, including security lights.

POLICY ENV 1: LOCAL GREEN SPACES – Within the area of Local Green Space sites designated in this policy and identified on the map below (figure 4), development is ruled out, other than in very special circumstances.

THIS PLAN (supported by inventory scores, see above)

'Fish ponds field' (inventory site number 045)

Springs Field (pasture land east of Scotland) (143) (also as HDC LGS BO2)

Banks Field ('Main Street Pasture') and verges (144) (includes HDC LGS BO1)

HDC PROPOSALS, 2015

Main Street Spinney (Perry's) (147) (as HDC LGS BO/3)

Strip of Land along the front of the Old Heather Garden (165) (as HDC LGS BO7)

Traffic Island bearing the village sign (999) (as HDC LGS BO/6)

POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE – The sites indicated on the map below have been identified as being of local significance for wildlife (biodiversity) and/or history. They

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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 3: BIODIVERSITY GENERAL – Development proposals that cannot avoid (through, for example, locating to an alternative site with less harmful impacts), adequately mitigate, or, as a last resort, compensate for, the loss of a nationally or locally identified site of biodiversity value will not be supported.

Development proposals that conserve or enhance biodiversity, and incorporate biodiversity in and around them, will be supported.

Where a development proposal will affect a protected species, a suitable survey should be undertaken prior to development, and mitigation measures will be required as a development condition.

The Plan designates three wildlife corridors as follows (map Fig. 6).

- a) Riparian corridor along Burton Brook, following the entire eastern and southern Burton Overy parish boundary to its southernmost tip.
- b) Riparian corridor along the Washbrook, from the parish boundary at the Gartree Road, downstream to the western edge of the parish where it borders with Great Glen.
- c) Woodland and hedgerow habitat corridor, running from where the Washbrook meets the parish boundary with Great Glen, north along the ancient boundary hedge line to the Gartree Road.

POLICY ENV 4: BIODIVERSITY, WOODLAND, TREES AND HEDGES –

Development proposals that will adversely affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. Proposals for new build housing should be designed to retain such trees and hedges wherever possible. Where destruction cannot be avoided developers will be required to plant replacement native species trees (on a two-for-one basis) or hedges using native species either on the site or elsewhere in the parish.

Mature farmland hedgerows of ecological, historical and/or landscape significance (map, Fig. 7) should be retained and protected wherever possible. Where loss is unavoidable, it must be minimised and mitigated by replacement planting of locally appropriate native species providing a net gain in length and quality.

POLICY ENV 5: RIDGE AND FURROW - 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 ENV 6: PROTECTION OF IMPORTANT VIEWS - Development that impacts in any adverse way on the eight locally important and valued views (map, fig. 10 above, schedule in supporting information) will be resisted, except in exceptional circumstances.

1. From the Great Glen/Kings Norton Road extensive views in all directions including South East towards the Washbrook and Burton Overy village and north towards Kings Norton.

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2. From the public footpath alongside the Washbrook leading from Burton Overy to Great Glen looking north towards Burton Overy village, west over the Washbrook and east over the fields to Maynes Lane.
3. From the top of Carlton Lane with far reaching views in all directions including west towards the village, east to Carlton Curlieu and north towards Kings Norton.
4. From the public footpath between Burton Overy and Kibworth at the top of the ridgeline looking east to Burton Brook and with extensive views north south and east over the valley towards Carlton Curlieu and Kibworth.
5. From the public footpath close to the village hall leading from Rectory End looking north and west over the Glebe land and beyond towards the Great Glen/Kings Norton road.
6. From the public footpath leading from Carlton Lane to Main Street looking north, northeast and northwest along the fields bounding the eastern edge of the village.
7. Looking north and east from Scotland Lane over the pasture land east of Scotland Lane known as Spring Field towards Elms Lane.
8. North and south along Main Street, taking in three Important Open Spaces with trees of landscape value and a vista that characterises the rural appearance of the village.

POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS – Development proposals that affect any of the following identified non-designated heritage assets, or their settings, will be carefully considered. A balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the heritage asset.

- a) The ancient brick wall bounding the farmyard bordered by Elms Lane and Main Street
- b) The mud wall in the yard of Manor House Farm
- c) The former butcher's paddock (inventory site 046; see also policy ENV1)

POLICY ENV 8: AREAS OF SEPARATION – To protect the geographical and visual separation between Burton Overy and neighbouring expanding settlements, two Areas of Separation between Burton Overy, Great Glen and Kibworth Harcourt are designated in the locations shown in Fig. 13 (above).

Development will not be supported which, either individually or cumulatively, would demonstrably adversely affect or diminish the present open and undeveloped character of the area, unless located and designed to preserve the physical and functional separation of the villages.

POLICY ENV 9: FLOODING – Development proposals of appropriate scale and where relevant will be required to demonstrate that:

1. 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;
2. Its design includes, as appropriate, sustainable drainage systems (SuDS), other surface water management measures and permeable surfaces;
3. It does not increase the risk of flooding elsewhere.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility or which

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detrimentally impacts on an existing community facility in such a way that it loses amenity value (including but not limited to the village hall and pub) 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 E1: 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 pollution, increased traffic levels or increased flood risk.

POLICY E2: BROADBAND INFRASTRUCTURE - Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband operation at speeds of 30 megabytes per second (as at the date of publication) or better to reflect higher minimum speeds that may be recommended through the lifetime of the Plan.

Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require aboveground network installations, which must be sympathetically located and designed to integrate into the landscape.

POLICY E5: 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) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and
- b) 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.

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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

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](#)

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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.

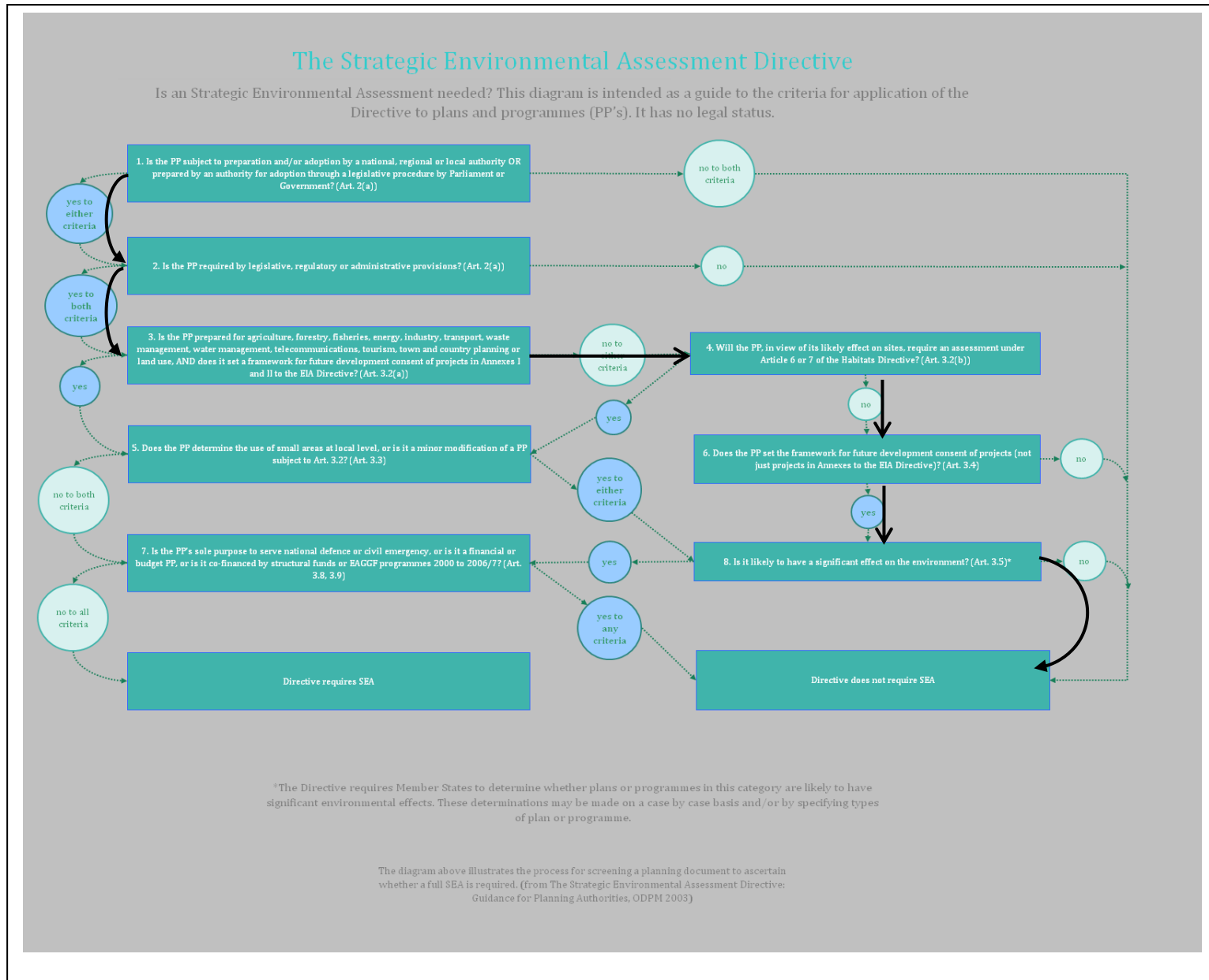
Source: Annex II of SEA Directive 2001/42/EC

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4. Assessment

4.1 Black arrows indicate the process route for the Burton Overy 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 Burton Overy 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 Burton Overy Neighbourhood Plan Advisory Committee and submitted for consultation by Burton Overy Parish Council (as the 'relevant body') The BONP, 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 a full SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	N	Whilst the NP covers a 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 Burton Overy 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. Of the 3 Natura 2000 sites looked at in the Screening Report, Ensor's Pool SAC is

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		<p>approximately 25 Km west of the Burton Overy 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 Burton Overy 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. 30km north west and 20km east respectively from Burton Overy 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 BONP does not seek to allocate sites for housing. Policies within the BONP allows for small scale housing developments of up to 2 dwellings within the Limits to Development.</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 Burton Overy 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. The Plan does not seek to allocate housing sites, but allows for small scale developments of up to 2 units according to certain criteria.</p> <p>The Neighbourhood Area does not have any sites of special scientific interest. The Burton Overy Neighbourhood Plan seeks to enhance protection to sites identified as part of the environmental inventory. Policy ENV2 seeks to identify and protect sites of environmental and historical significance and Policy ENV3 seeks to protect sites that are important for biodiversity.</p> <p>Policy ENV1 of the BONP 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. The Plan also lists the sites that were submitted by the Parish Council in 2015 for designating as Local Green Space in the Local Plan.</p> <p>Flooding from watercourses has not been recognised as an issue in the village of Burton Overy although some areas of the Parish have been identified as being at risk due to the proximity of the Wash Brook. The Plan seeks to ensure that appropriate development only takes place in suitable locations and that the development does not increase flood risk to third parties. The use of SuDS is required as part of ENV9.</p> <p>Surface water flooding has been identified as being an issue for some properties in Burton Overy.</p> <p>Burton Overy Neighbourhood Plan seeks to protect ridge and furrow fields (ENV5) as heritage assets and important views (ENV6). These sites and designations are listed in Appendix 1.</p> <p>The listed buildings and Scheduled Monument within the Burton Overy Neighbourhood Area are recognised and further protected within the NP along with other buildings</p>

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		<p>considered to be non designated heritage assets (ENV7) (see appendix 1).</p> <p>The Conservation area of Burton Overy is recognised in the BONP.</p> <p>The BONP does not seek to designate sites for housing and 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 policies, 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

Burton Overy 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 the view of Harborough District Council is that it is unlikely there will be any significant environmental effects arising from policies in the Burton Overy 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 Burton Overy 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 Burton Overy Neighbourhood Plan Evidence base.
- 6.3 If the issues addressed or policies in the Neighbourhood Plan should change then a new screening process will need to be undertaken determine whether an SEA will be required. Please contact Harborough District Council for advice in this circumstance.

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Appendix 1

CONSERVATION AREA AND LISTED BUILDINGS WITHIN THE PARISH OF BURTON OVERY

Other Settlement features:	Occurrence
Conservation Area	<p>Burton Overy village is set in a hollow amidst trees, some two kilometres from the A6 Market Harborough to Leicester Road.</p> <p>Although linked to other villages by very minor roads Burton Overy gives the impression of being a cul-de-sac village; indeed the northern part of the village is so. The village has a tapering linear form 0.8km long with a long loop at its northern end and two significant loops at the wider southern base forming backlanes. Granite kerbs and brick walls are a feature on many of the village streets. The building development runs along Main Street, around the loops and along short cul-de-sac lanes leading off the main thoroughfares.</p> <p>The buildings of the village display considerable variety in age, style, building materials and relationship with the streets. Some are close against the road, as the range in Bell Lane and adjacent Main Street, others are set back with small front gardens, others are further back, often at a higher level. The slight curves in the roads and the changes in levels, as southwards from the church, result in attractive groupings and placing of buildings. There are several examples of the timber frame tradition of the 16th and 17th centuries with brick and mud infill panels and partitions; these are thatched and include South View standing high near the southern entrance to the village and the former butcher's shop and cottage in the Main Street. Some of the older properties have lost their thatch which has been replaced by slate. Apart from the iron-stone and limestone</p>

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church and the churchyard wall which is constructed in granite, stone (ironstone and river cobbles) is confined to the plinths and lower walls of some of the older buildings. The rest is red brick of varying ages, that of the later 19th century with interesting brick detailing such as The Springs in Carlton Lane. Roofing is of Welsh or Swithland slates. Some plots in the village have been infilled with later twentieth century buildings.

There are several significant open areas between the buildings. These include most of the southern most loop (an area of garden with mature trees subject to a Tree Preservation Order), the field in the centre of the village and an enclosed area of paddock within the loop of Scotland Lane and Elms Lane. At the end of Scotland Lane (deriving from the mediaeval scot or tax) are a number of assarts (medieval land clearances). Alongside the north churchyard wall is a small intimate area, Rectory End, which ends abruptly with an old cottage that serves as the front of the village hall; here is a mature clump of trees (Horse Chestnut, Lime, Sycamore and Scots Pine). A large walnut tree stands in Town Street and another about half way down Main Street opposite the field.

Farms are found at the entrances to the village. The Conservation Area not only includes the settlement along the roads but also some of the narrow fields at the back of the houses and gardens or roads. An example of such would be from Carlton Road and Elms Lane behind Main Street, or alongside Scotland Lane, which areas provide a setting for the built up area.

The churchyard itself forms an interesting space with the elegant former Rectory behind it and farm buildings flanking its southern side. Although not in the Conservation Area there is an area of field beyond Rectory End, crossed by a public footpath, which provides an important open space at the edge of the village alongside the village hall.

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The Burton Overy Neighbourhood Plan

Scheduled Monuments	<p>Name: Medieval manorial fishponds at The Banks</p> <p>List entry Number: 1018835</p> <p>Location</p> <p>County: Leicestershire</p> <p>District: Harborough</p> <p>District Type: District Authority</p> <p>Parish: Burton Overy</p> <p>Date first scheduled: 09-Oct-1981</p> <p>Date of most recent amendment: 19-Mar-1999</p> <p>List entry Description</p> <p>Summary of Monument</p> <p>Reasons for Designation</p> <p>A fishpond is an artificially created pool of slow moving freshwater constructed for the purpose of cultivating, breeding and storing fish to provide a constant and sustainable supply of food. They may be dug into the ground, embanked above ground level, or formed by placing a dam across a narrow valley. Groups of up to twelve ponds variously arranged in a single line or in a cluster and joined by leats have been recorded. The ponds may be of the same size or of several different sizes with each pond being stocked with different species or ages of fish. The size of the pond was related to function, with large ponds thought to have had a storage capability whilst smaller, shallower ponds were used for fish cultivation and breeding. Fishponds were maintained by a water management system which included inlet and outlet channels carrying water</p>
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from a river or stream, a series of sluices set into the bottom of the dam and along the channels and leats, and an overflow leat which controlled fluctuations in water flow and prevented flooding. Buildings for use by fishermen or for the storage of equipment, and islands possibly used for fishing, wildfowl management or as shallow spawning areas, are also recorded. The tradition of constructing and using fishponds in England began during the medieval period and peaked in the 12th century. They were largely built by the wealthy sectors of society with monastic institutions and royal residences often having large and complex fishponds. The difficulties of obtaining fresh meat in the winter and the value placed on fish as a food source and for status may have been factors which favoured the development of fishponds and which made them so valuable. The practice of constructing fishponds declined after the Dissolution of the Monasteries in the 16th century although in some areas it continued into the 17th century. Most fishponds fell out of use during the post-medieval period although some were re-used as ornamental features in 19th and early 20th century landscape parks or gardens, or as watercress beds. Documentary sources provide a wealth of information about the way fishponds were stocked and managed. The main species of fish kept were eel, tench, pickerel, bream, perch, and roach. Large quantities of fish could be supplied at a time. Once a year, probably in the spring, ponds were drained and cleared. Fishponds are widely scattered throughout England and extend into Scotland and Wales. The majority are found in central, eastern and southern parts and in areas with heavy clay soils. Fewer fishponds are found in coastal areas and parts of the country rich in natural lakes and streams where other sources of fresh fish were available. Although 17th century manuals suggest that areas of waste ground were suitable for fishponds, in practice it appears that most fishponds were located close to villages, manors or monasteries or within parks so that a watch could be kept on them to prevent poaching. Although approximately 2000 examples are recorded nationally, this is thought to be only a small proportion of those in existence in medieval times. Despite being relatively common, fishponds are important for their associations with other classes of medieval monument and in providing evidence of site economy.

Many early houses had gardens associated with them. The creation of gardens has an early history in England, the earliest examples known being associated with Roman villas. However, the major development in gardening took place in the late medieval and early post-medieval periods when the idea of the garden

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	<p>as a 'pleasure ground' developed. Early gardens take a variety of forms. Some involved significant water management works to create elaborate water gardens which could include a series of ponds or even ornamental canal systems. At other sites flower gardens were favoured, with planting in elaborately shaped and geometrically laid out beds. Planting arrangements were often complemented by urns, statues and other garden furniture. Such sites were often provided with raised walkways or prospect mounds which provided vantage points from which the garden design could be seen and fully appreciated. Whilst gardens were probably a common accompaniment to high status houses from the late medieval period onwards, continued occupation of houses and related use and re-modelling of gardens in response to changing fashions means that early remains rarely survive undisturbed. Gardens provide a valuable insight into contemporary aesthetics and views about how the landscape could be modified to enhance the surroundings. Their design often mirrors elements of the design of the associated house; particularly following the symmetry of the buildings. In view of their rarity, great variety of form, and importance for understanding high status houses and their occupants, all surviving examples of early date will be identified to be nationally important.</p> <p>The remains of the fishponds and formal gardens associated with the medieval manorial site at The Banks survive as a series of earthworks and buried deposits. The formal garden remains represent an extremely rare survival in that contemporary documentary sources show them to be demonstrably early in comparison to other similar sites. The earthworks remain largely undisturbed by subsequent activity with the result that the preservation of archaeological deposits relating to their construction and use will be good. In addition, waterlogging in the area of the ponds suggests a high level of survival for organic remains which might contain information about the economy of the site and its contemporary environment. The earthworks also offer a good opportunity to understand the development and status of the manorial site whilst providing an important insight into the wealth and social status of its occupants in the medieval period.</p> <p>History</p>
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The Burton Overy Neighbourhood Plan

	<p>Details</p> <p>The monument includes the earthworks and buried remains of two medieval manorial fishponds and medieval garden remains situated on a westerly slope immediately east of a stream in an area known as The Banks.</p> <p>The fishponds comprised a part of the medieval gardens known to exist from documentary sources and the formal layout of the earthworks visible on the site. The ponds are defined by parallel banks, lie 60m apart and are orientated on a NNE-SSW axis.</p> <p>The eastern pond is situated at the top of the slope and measures up to 40m in length and 10m in width. Its eastern bank is 65m in length, 8m in width and a maximum of 2.5m in height. At its southern end the bank has been reduced in height to 0.3m for a length of approximately 25m. The bank forming the western side of the pond is 38m in length, 7m in width and 2m in height. A faint bank continuing for 30m on the same axis from its southern end probably represents one side of a drainage channel leading from the pond. A second pond 60m in length, 13m in width and 2m in depth is cut into the base of the slope with a retaining bank on its eastern side. A section of leat connecting the southern end of the pond to the stream is defined by a narrow channel up to 0.8m in width, 0.6m in depth and 10m in length. The southern side of the slope between the ponds shows faint traces of earlier medieval cultivation in the form of ridge and furrow.</p> <p>In the Domesday survey of 1086 the village of Burtone or Burton Overy was in the ownership of Hugh de Grentmesnil. After his death it passed to Robert, Earl of Leicester, eventually being divided between the sisters of the last male heir on his death in 1204. One of these was the wife of William de Ferrers, Earl of Derby. In 1307 Robert de la Warde was recorded as having held a manor at Burton from the Ferrers family. A document dated to 1307 clearly mentions '...the great garden on the west' and records the payment of a dower to Ida, the widow of Robert de la Warde. The size and nature of the ponds and garden features suggests that they were located in relation to a building of high status such as a manor house, and together with the documentary references, that it was probably that of the Ferrers family.</p>
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Listed buildings	<p>All fences are excluded from the scheduling, although the ground beneath these features is included.</p> <p><u>BURTON HOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061586• Heritage Category: Listing• Grade: II• Location: BURTON HOUSE, MAIN STREET, Burton Overy, Harborough, Leicestershire <p><u>K6 TELEPHONE BOX</u></p> <ul style="list-style-type: none">• List Entry Number: 1250978• Heritage Category: Listing• Grade: II• Location: K6 TELEPHONE BOX, MAIN STREET, Burton Overy, Harborough, Leicestershire <p><u>BARN AT AND CIRCA 20 METRES EAST OF KINGARTH FARMHOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061593• Heritage Category: Listing• Grade: II• Location: BARN AT AND CIRCA 20 METRES EAST OF KINGARTH FARMHOUSE, TOWN STREET, Burton Overy, Harborough, Leicestershire <p><u>IVY COTTAGE</u></p> <ul style="list-style-type: none">• List Entry Number: 1180104• Heritage Category: Listing• Grade: II• Location: IVY COTTAGE, Burton Overy, SCOTLAND, Harborough, Leicestershire <p><u>RIDGEFIELD THE COTTAGE</u></p>
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	<ul style="list-style-type: none">• List Entry Number: 1061589• Heritage Category: Listing• Grade: II• Location: RIDGEFIELD, MAIN STREET, Burton Overy, Harborough, Leicestershire <p><u>SMITH'S COTTAGE ADJOINING FORGE MEWS TO THE EAST AND APPROXIMATELY 10 METRES NORTH OF THE OLD HOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061625• Heritage Category: Listing• Grade: II• Location: SMITH'S COTTAGE ADJOINING FORGE MEWS TO THE EAST AND APPROXIMATELY 10 METRES NORTH OF THE OLD HOUSE, BELL LANE, Burton Overy, Harborough, Leicestershire <p><u>THE BANKS FARM HOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1360718• Heritage Category: Listing• Grade: II• Location: THE BANKS FARM HOUSE, MAIN STREET, Burton Overy, Harborough, Leicestershire <p><u>OVERTON COTTAGE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061585• Heritage Category: Listing• Grade: II• Location: OVERTON COTTAGE, MAIN STREET, Burton Overy, Harborough, Leicestershire <p><u>BARN AND WALL AT THE BANKS FARM HOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061588• Heritage Category: Listing• Grade: II• Location: BARN AND WALL AT THE BANKS FARM HOUSE, MAIN STREET, Burton Overy, Harborough, Leicestershire <p><u>SOUTH VIEW</u></p> <ul style="list-style-type: none">• List Entry Number: 1061592
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	<ul style="list-style-type: none">• Heritage Category: Listing• Grade: II• Location: SOUTH VIEW, THE GRAVEL, Burton Overy, Harborough, Leicestershire <p><u>MANOR HOUSE FARMHOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061626• Heritage Category: Listing• Grade: II• Location: MANOR HOUSE FARMHOUSE, MAIN STREET, Burton Overy, Harborough, Leicestershire <p><u>1, SCOTLAND LANE</u></p> <ul style="list-style-type: none">• List Entry Number: 1180129• Heritage Category: Listing• Grade: II• Location: 1, SCOTLAND LANE, Burton Overy, Harborough, Leicestershire <p><u>THE ELMS</u></p> <ul style="list-style-type: none">• List Entry Number: 1360660• Heritage Category: Listing• Grade: II• Location: THE ELMS, ELMS LANE, Burton Overy, Harborough, Leicestershire <p><u>WHITE HOUSE FARMHOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1360698• Heritage Category: Listing• Grade: II• Location: WHITE HOUSE FARMHOUSE, BACK LANE, Burton Overy, Harborough, Leicestershire <p><u>THE MANOR FARMHOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061624• Heritage Category: Listing• Grade: II• Location: THE MANOR FARMHOUSE, BACK LANE, Burton Overy,
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	<p>Harborough, Leicestershire</p> <p><u>KINGARTH FARMHOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1295055• Heritage Category: Listing• Grade: II• Location: KINGARTH FARMHOUSE, TOWN STREET, Burton Overy, Harborough, Leicestershire <p><u>POST OFFICE THATCHED COTTAGE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061590• Heritage Category: Listing• Grade: II• Location: THATCHED COTTAGE, MAIN STREET, Burton Overy, Harborough, Leicestershire <p><u>THE OLD HOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1360680• Heritage Category: Listing• Grade: II• Location: THE OLD HOUSE, MAIN STREET, Burton Overy, Harborough, Leicestershire <p><u>HIGHER HOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1360717• Heritage Category: Listing• Grade: II• Location: HIGHER HOUSE, MAIN STREET, Burton Overy, Harborough, Leicestershire <p><u>PARISH BOUNDARY POST CIRCA 30 METRES SOUTH OF THE BOUNDARY HOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1180202• Heritage Category: Listing• Grade: II• Location: PARISH BOUNDARY POST CIRCA 30 METRES SOUTH OF THE BOUNDARY HOUSE, LONDON ROAD, Great Glen, Harborough, Leicestershire
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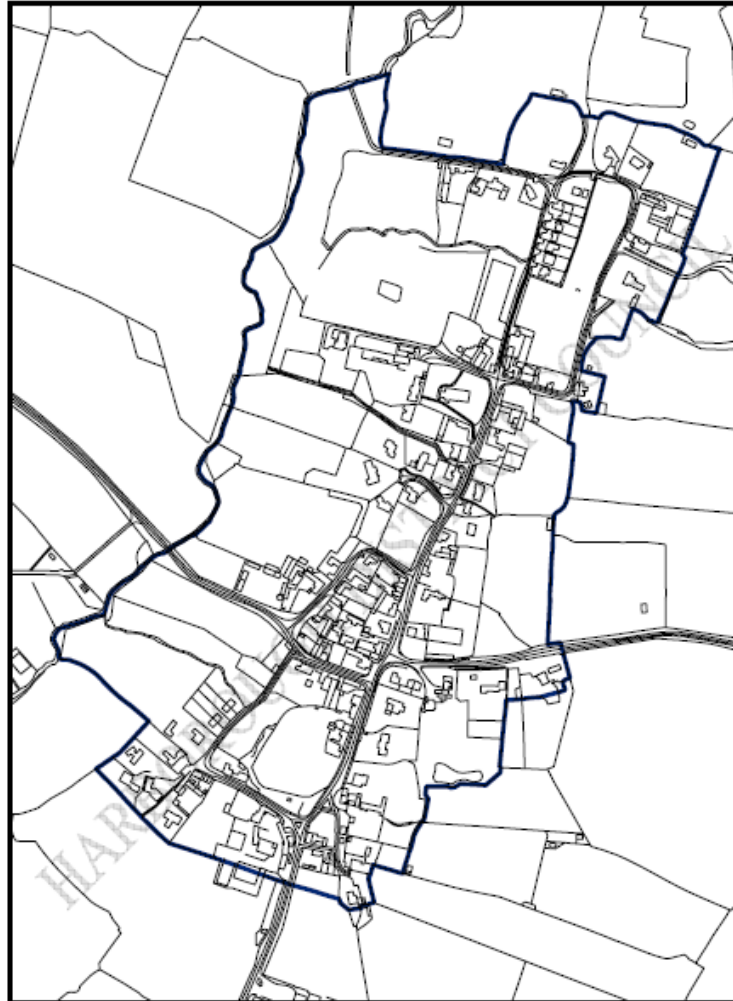
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	<p><u>THE OLD RECTORY</u></p> <ul style="list-style-type: none">• List Entry Number: 1061591• Heritage Category: Listing• Grade: II• Location: THE OLD RECTORY, Burton Overy, SCOTLAND, Harborough, Leicestershire <p><u>CHURCH OF ST ANDREW</u></p> <ul style="list-style-type: none">• List Entry Number: 1061587• Heritage Category: Listing• Grade: II*• Location: CHURCH OF ST ANDREW, MAIN STREET, Burton Overy, Harborough, Leicestershire <p><u>Local Heritage Assets (ENV7)</u></p> <p>a) The ancient brick wall bounding the farmyard bordered by Elms Lane and Main Street</p> <p>b) The mud wall in the yard of Manor House Farm</p> <p>c) The former butcher's paddock (inventory site 046; see also policy ENV1) as 'pump' on 1903 Ordnance Survey map</p>
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Burton Overy Conservation Area



— Conservation Area Boundary 0 55 110 220 330 440 Meters

Designated 1975
Boundary Revised 9th March 2005

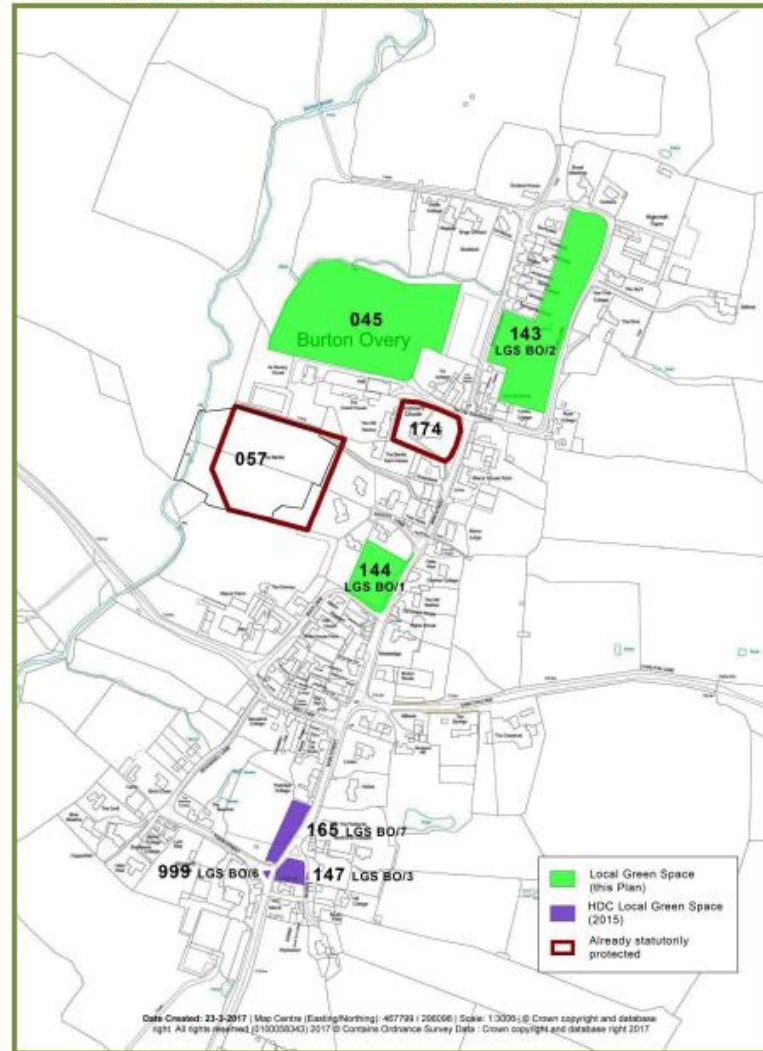
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Burton Overy Parish Neighbourhood Plan maps

Fig. 4: Local Green Spaces and other sites with statutory protection

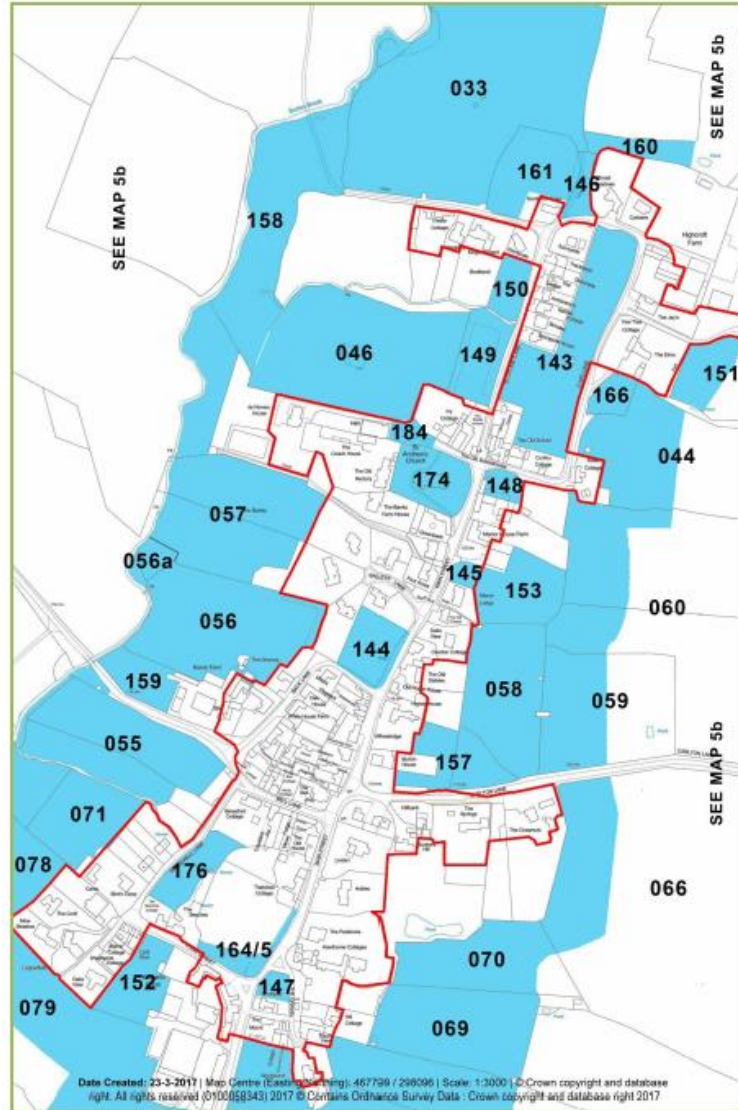


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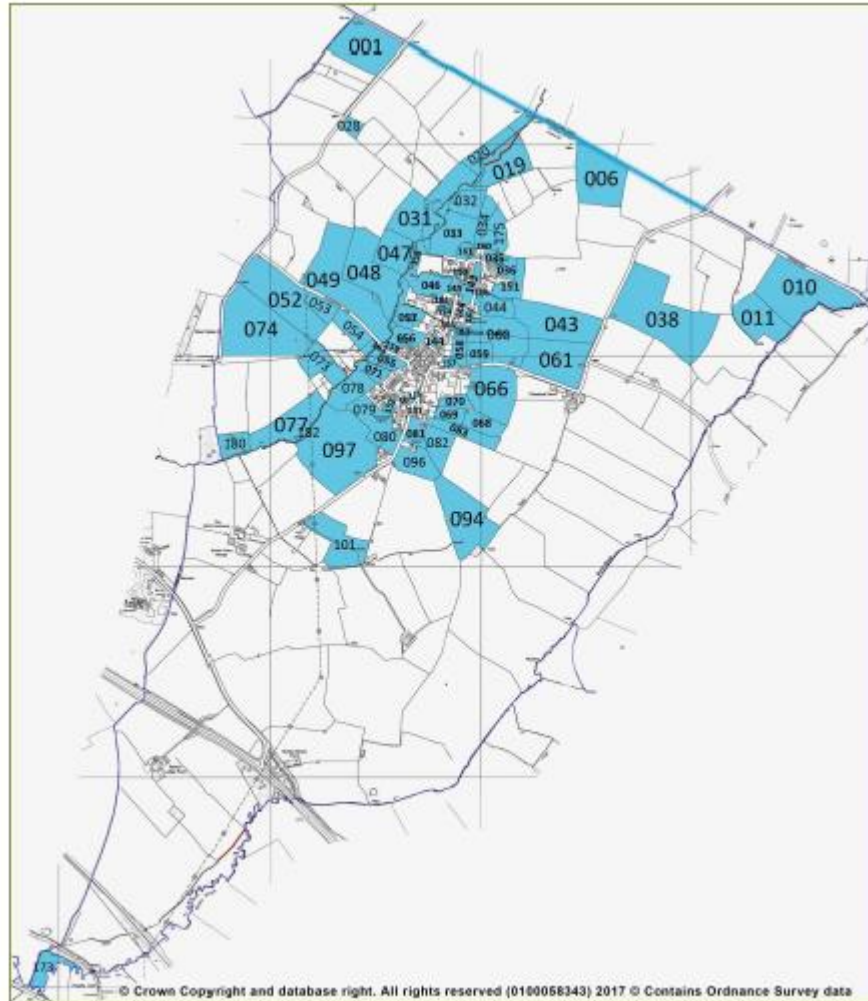
Fig. 5a: (detail) Sites of Environmental Significance within and adjacent to the Limits to Development



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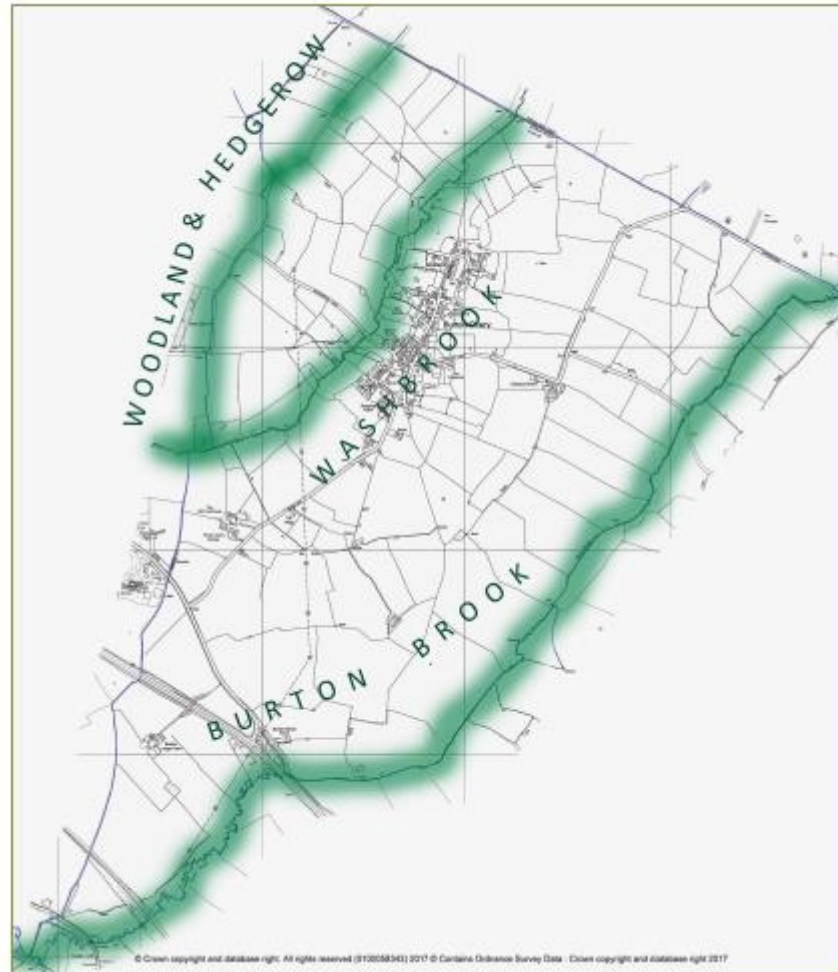
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Fig. 5b: Sites of Environmental Significance in the full Plan Area



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Fig. 6 Wildlife Corridors



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Fig. 7: Species-rich and/or 'ancient' (pre-19th century) farmland hedgerows (Policy ENV 4)



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Fig. 8: Important Open Spaces in and close to Burton Overy village

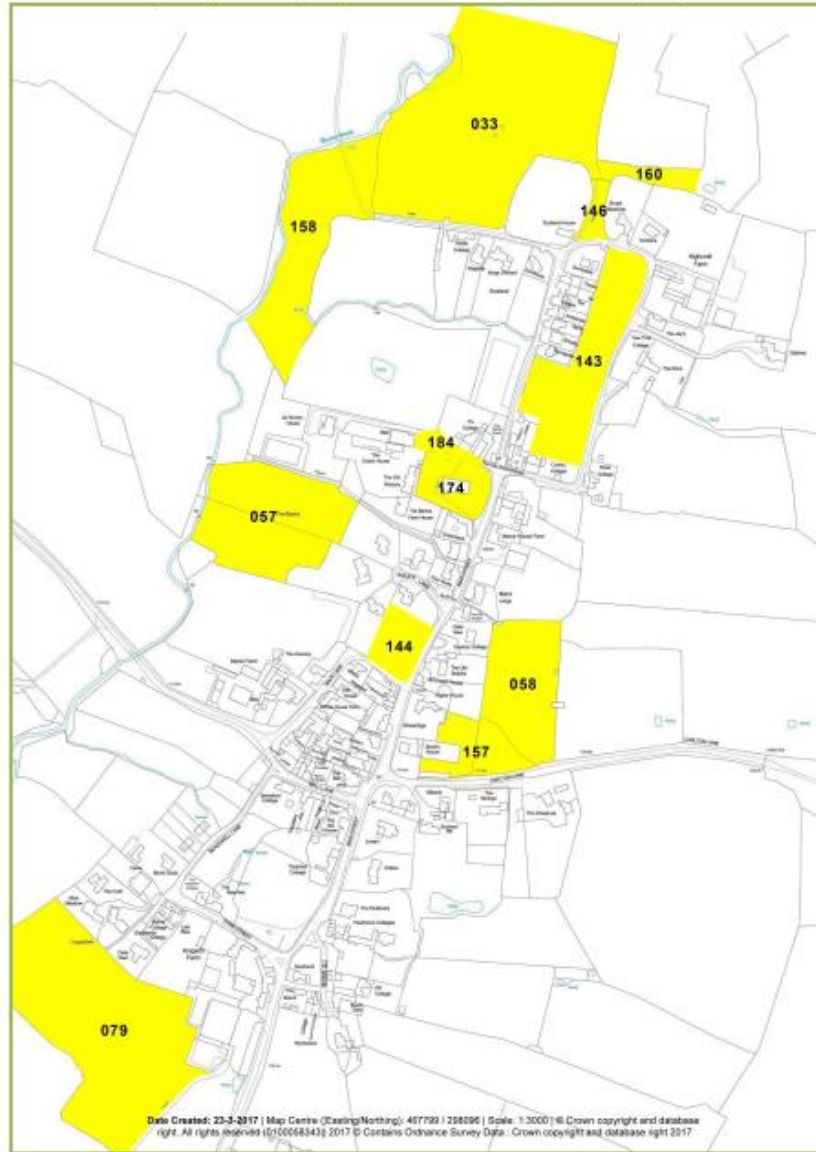
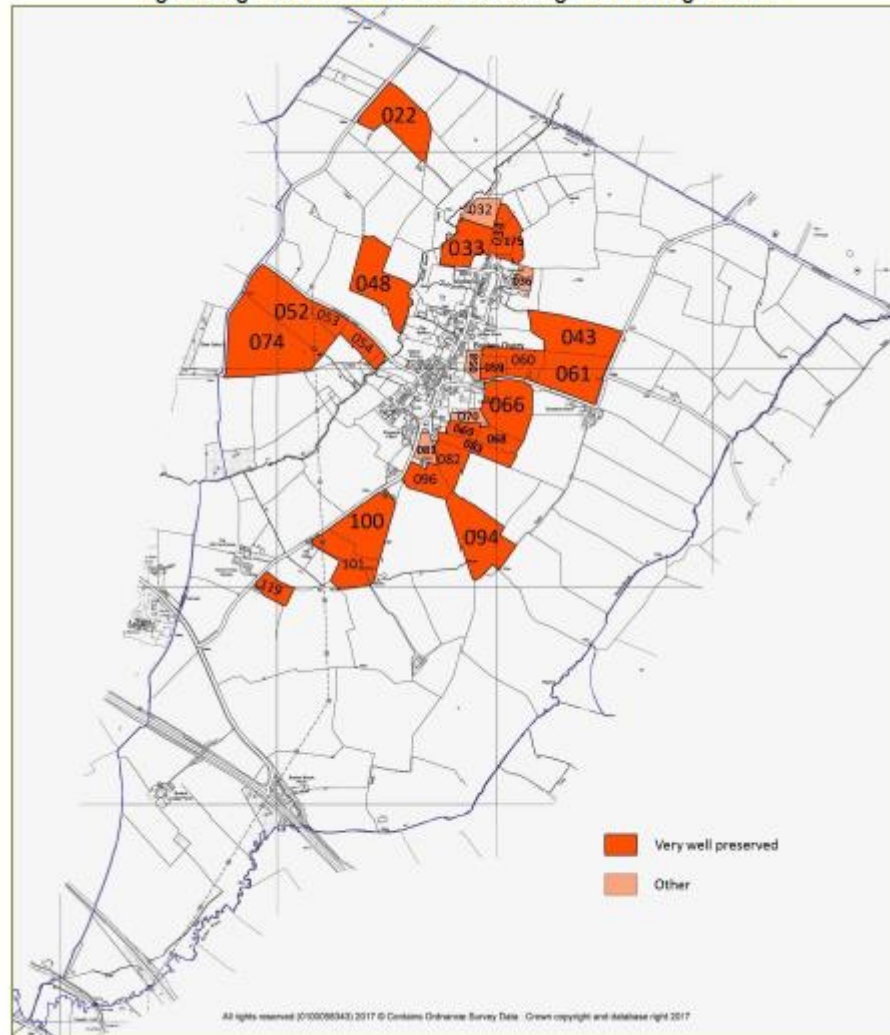
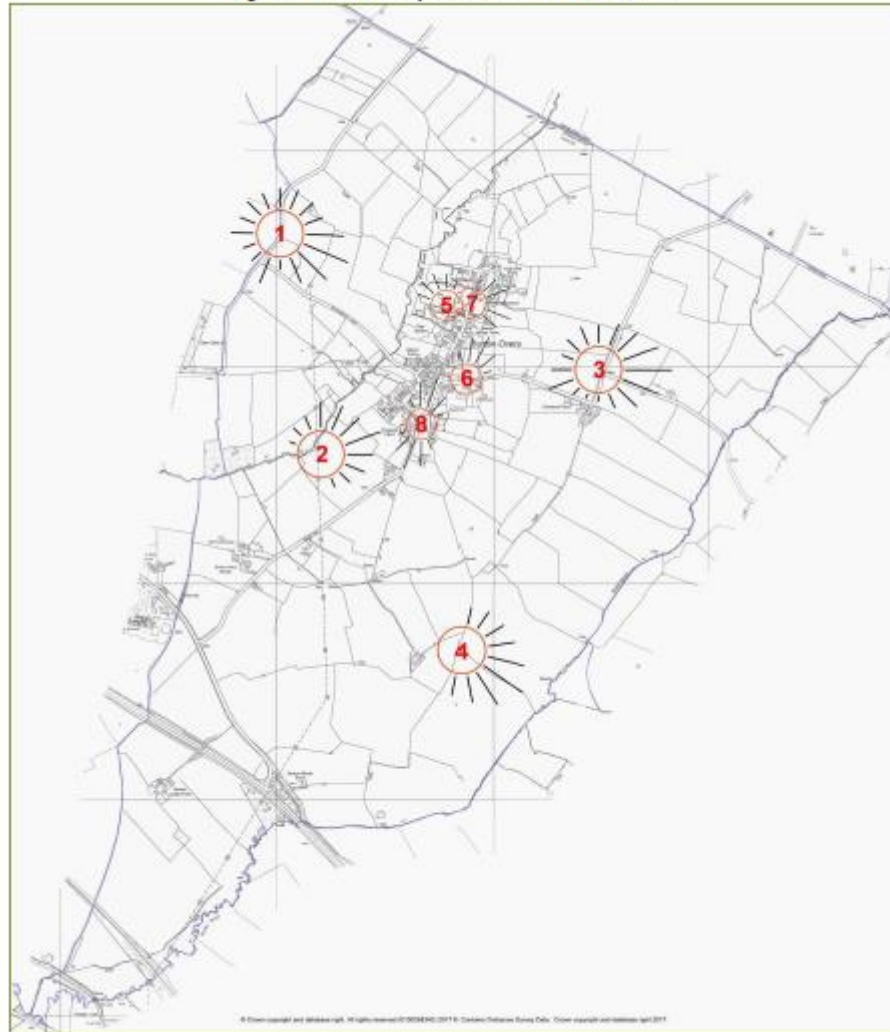


Fig. 9: Ridge and Furrow fields as non-designated heritage assets



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Fig. 10 Valued and important views in the Plan Area



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Fig. 11: Statutorily protected historic environment: Listed Buildings and Scheduled Monument

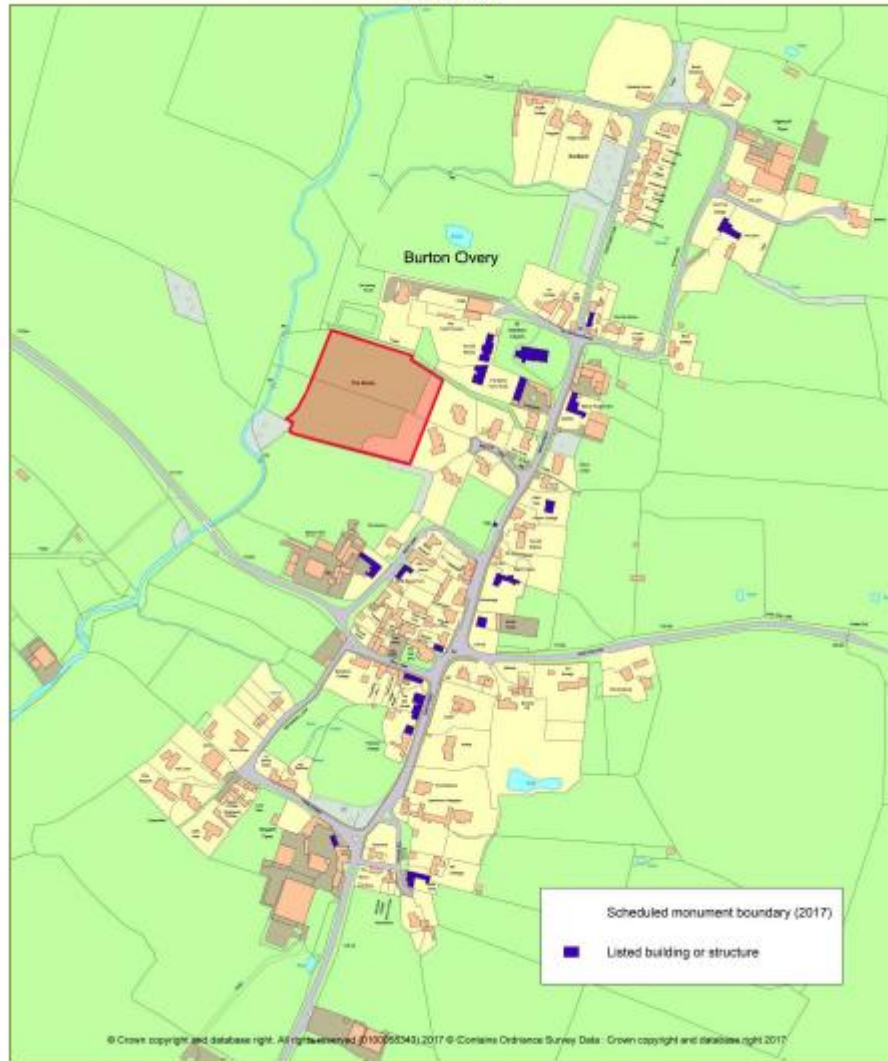
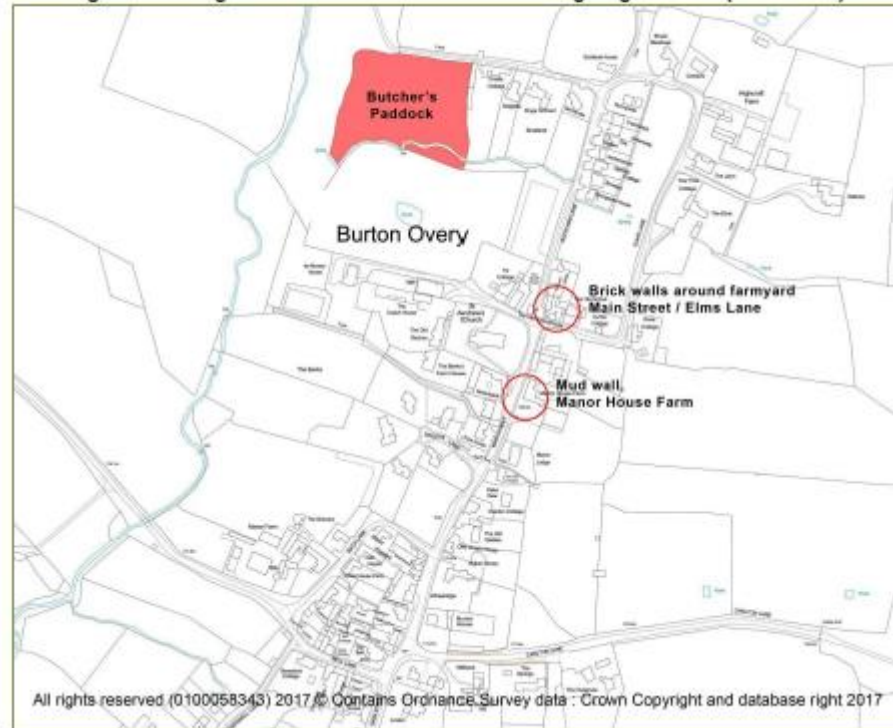


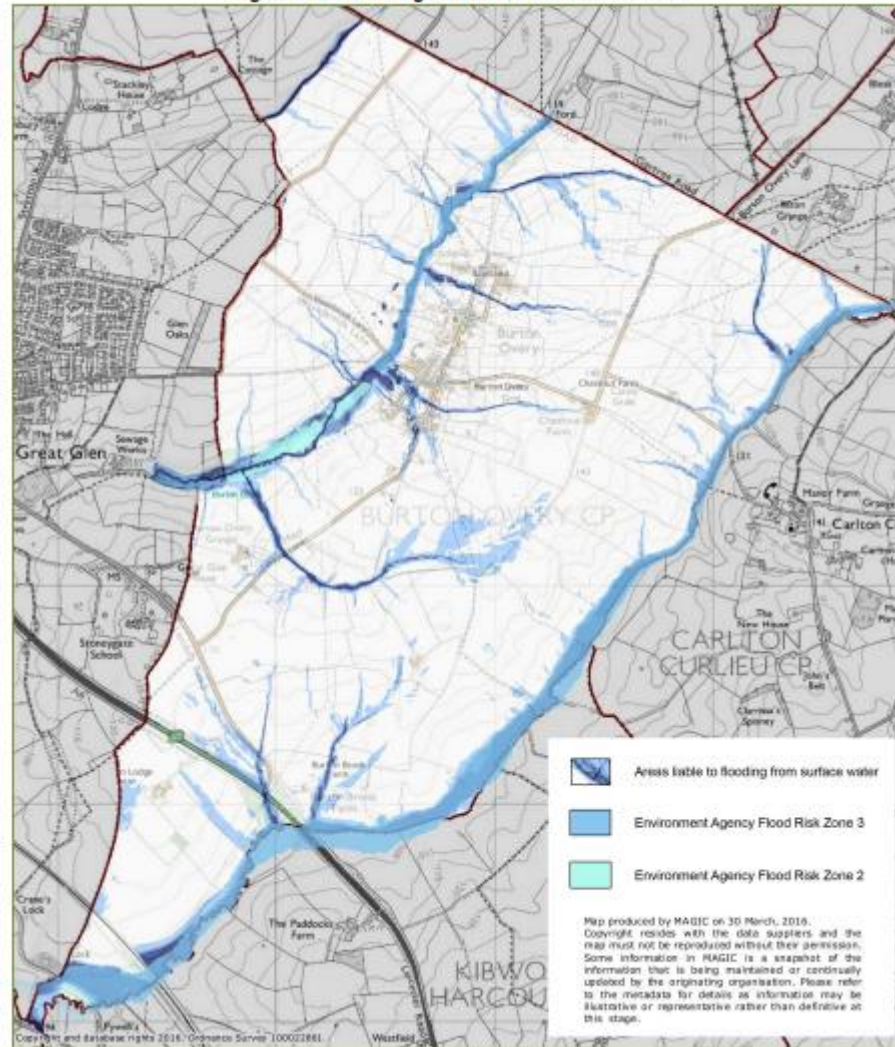
Fig. 12: Buildings and structures of local built heritage significance ('Local List')



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Fig 14 Risk of Flooding from rivers and surface water



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

- (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 Burton Overy Neighbourhood Plan

The BONP 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 BONP 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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The Burton Overy Neighbourhood Plan

Burton Overy Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Burton Overy 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 S1: LIMITS TO DEVELOPMENT	Policy CS17: Countryside, rural centres and rural villages. NPPF: 3 - Supporting a prosperous rural economy. NPPF para. 55 – Promoting sustainable development in rural areas..	S1 could be considered to be in general conformity as it allows for development proposals within the area identified NPPF supports sustainable development in rural areas	There may be some potential limited impacts but the policy is unlikely to result in significant effects	No significant effects identified. Detailed mitigation will be considered through the Development Management process	None	No negative effect. Development of this scale and on these sites will not adversely impact on Natura 2000 sites.
POLICY S2: DEVELOPMENT PROPOSALS OUTSIDE THE DEFINED LIMITS TO DEVELOPMENT	Policy CS17: Countryside, rural centres and rural villages. NPPF: Delivering sustainable development / delivering a wide choice of high quality homes	The options consultation of the LP does not set a figure for Burton Overy. 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. Core Strategy policy CS17 states ‘Outside these rural	Any negative impacts will be minor	Low level of impact identified. provision.	None	No negative effect identified.

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The Burton Overy Neighbourhood Plan

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	<p>(para 55 promotes sustainable development in rural areas).</p> <p>Emerging LP will have a settlement development policy aimed at protecting settlements from development in inappropriate locations.</p> <p>Emerging LP will not set a housing number for Burton Overy as it is below the level of Selected Rural Village (SRV)</p>	<p>settlements, new development in the Countryside and other settlements not identified as selected rural villages will be strictly controlled.'</p>				

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POLICY H1: HOUSING MIX	<p>Policy CS2 – Delivering New Housing</p> <p>NPPF – Delivering a wide choice of high quality homes – para. 50</p> <p>Emerging LP will have a policy requiring developments to deliver a suitable mix of housing.</p>	H1 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.

CONSULTATION

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POLICY H2: SUPPORT FOR DEVELOPMENT ON 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 H2 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 H3: WINDFALL SITES	<p>Policy CS17 – Countryside, Rural Centres and Rural Villages.</p> <p>NPPF: Delivering</p>	<p>H3 recognises that throughout the NP period small scale housing sites may come forward that are not allocated in the Plan. Limits to development have been</p>	<p>There may be some limited impacts but the policy is unlikely to result in significant effects. Only a limited number of dwellings are likely to</p>	<p>Limited impact. No significant effects are identified. The policy includes the necessary safeguards to</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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	<p>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>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>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>ensure that development (within limits to development) takes into account the character of the village, its size and form</p>		
POLICY DBE1: DESIGN	<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>DBE1 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 street scene, visual amenity and wider landscape views.</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 ENV1: LOCAL GREEN SPACES	<p>CS11: Promoting design and built heritage.</p> <p>Policy CS8: Protecting and Enhancing Green Infrastructure.</p> <p>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>ENV1 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>	Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community and of outstanding significance for their natural and historical or environmental features.	Possible positive impacts. No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect local green space.

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<p>POLICY ENV 2: PROTECTION OF SITES AND FEATURES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE</p>	<p>Policy CS8: Protecting and Enhancing Green Infrastructure. Policy CS11: Promoting Design and Built Heritage.</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>ENV2 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; it also seeks to protect non designated sites which are of historical significance locally.</p>	<p>Possible positive impact as the policy requires development proposals are required to conserve and enhance areas of biodiversity. It also aims to protect sites with local historic or architectural significance.</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 3: BIODIVERSITY GENERAL	<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>	ENV3 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.	Possible positive impact as the policy requires development proposals are required to conserve and enhance areas of biodiversity and specifically along the wildlife corridors	Possible positive impact. No significant effects identified.	None.	No negative effect arising from this policy as it promotes biodiversity.
POLICY ENV 4: BIODIVERSITY, WOODLAND, TREES AND HEDGES	<p>Policy CS8: Protecting and Enhancing Green Infrastructure.</p> <p>NPPF: Conserving and</p>	ENV4 is considered to be in general conformity with the NPPF and CS as it seeks to protect areas of important woodland, trees and hedgerows	The policy is unlikely to result in significant effects as it gives protection to woodland, trees and hedgerows.	No significant effects identified.	None.	No negative effect arising from this policy which gives protection to trees and

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	enhancing the natural environment.					hedgerows.
POLICY ENV 5: RIDGE AND FURROW	<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>	ENV5 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.	The policy is unlikely to result in significant effects as it aims to protect ridge and furrow as part of the historic landscape.	No significant effects identified.	None.	No negative effect arising from this policy which gives protection to historic landscape feature.

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POLICY ENV 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>	ENV6 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 10 and defined in the policy.	The policy is unlikely to result in significant effects as it is affording important views protection.	No significant effects identified.	None.	No negative effect arising from this policy as it seeks to protect defined views/ vistas.

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POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS	<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>	ENV7 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.	The policy is unlikely to result in significant effects as it aims to protect sites with local historic or architectural significance.	No significant effects identified.	None.	No negative effect arising from this policy
POLICY ENV8: AREA OF SEPARATION	Policy CS1: Spatial Strategy to safeguard the identity of communities	ENV8 is considered to be in conformity with the Core Strategy in that it seeks to safeguard the identity of	The policy is unlikely to result in significant detrimental effects (note: in the current Reg	No significant effects identified.	None.	No negative effect

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	Local Plan GD6: Areas of Separation	<p>communities.</p> <p>The emerging Local Plan will have policies that consider areas of separation and coalescence of settlements</p>	<p>14 version the area of separation as drawn is not supported by the LPA)</p>			

Consultation

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<p>POLICY ENV 9: FLOODING</p>	<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 9 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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POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES	<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>	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.	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.	No significant effects identified.	None.	No negative effect arising from this policy.
POLICY E1: RE-USE OF AGRICULTURA	Policy CS7: Enabling Employment and	E1 is considered to be in general conformity with the CS and NPPF by supporting the	The policy is unlikely to result in significant effects given the policy	No significant effects identified.	None.	No negative effect arising

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LAND COMMERCIAL BUILDINGS	<p>Business Development.</p> <p>NPPF: Supporting a prosperous rural economy.</p> <p>Emerging LP will have policies promoting healthy rural communities.</p>	re-use of agricultural and commercial buildings providing the proposals meet certain criteria aimed at protecting landscape, character of the area, historic and environmental features, road network and residential amenity.	criteria set out to protect the local environment.			from this policy
POLICY E2: BROADBAND INFRASTRUCTURE	<p>CS17: Countryside, rural centres and rural villages.</p> <p>NPPF: Supporting high quality communications</p>	E2 is considered to be in general conformity with the CS and NPPF in supporting the provision infrastructure to ensure the provision of super-fast broadband providing it is sensitively located.	The policy is unlikely to result in significant effects given the requirement for sensitive location of such installations.	No significant effects identified.	None.	No negative effect arising from this policy

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	<p>infrastructure.</p> <p>Emerging LP will have a policy to support the provision of infrastructure alongside new development.</p>					

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POLICY E5 [3]: WORKING FROM HOME	<p>CS17: Countryside, rural centres and rural villages.</p> <p>NPPF: Supporting high quality communications infrastructure.</p>	E5 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

Conclusion

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