

**Strategic Environmental Assessment Determination Report  
Medbourne Neighbourhood Plan**



**Medbourne Neighbourhood Plan  
Strategic Environmental Assessment  
Determination Report**

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

**Medbourne Parish Council –  
The Qualifying Body**

**March 2018**

# Strategic Environmental Assessment Determination Report Medbourne Neighbourhood Plan

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# Strategic Environmental Assessment Determination Report Medbourne Neighbourhood Plan

## i. Introduction

- 1.1 Harborough District Council had been asked by Medbourne Parish Council and Neighbourhood Plan Group to undertake a screening report for Strategic Environmental Assessment. The screening report was completed in December 2017 and submitted to the Statutory Consultees for comment.
- 1.2 The screening report is used to determine whether or not the policies of Medbourne Neighbourhood Plan (MNP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.3 This determination gives the opinion of the Local Planning Authority whether the Medbourne Neighbourhood Plan requires a full Strategic Environmental Assessment
- 1.4 The Statutory Consultees (Historic England, Natural England and The Environment Agency) have responded to the Screening Report of December 2017 with the following comments

Consultee	Response
Natural England	<p>Thank you for consulting Natural England on the Medbourne Neighbourhood Plan which has now been submitted to Harborough District Council for Examination.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England has already commented on the Medbourne Neighbourhood Plan in response to a consultation from Medbourne Parish Council. Natural England does not consider that the plan will have likely significant effects on any internationally or nationally designated nature conservation sites and welcomes the broad principles of the plan and some of the specific policy proposals. It is consistent with the National Planning Policy Framework (NPPF) and set within the context of Harborough District Council's existing Core Strategy and emerging Local Plan.</p>

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### Historic England

Thank you for consulting Historic England regarding the above, 13 December 2017 and for the subsequent further information.

For the purposes of this consultation, Historic England will confine its advice to the question 'Is it likely to have a significant effect on the environment?' in respect of our area of concern, cultural heritage. We note the SEA screening statement does not consider that an SEA is required.

We observe that the Plan appears to propose site allocations which may have significant environmental effects upon the historic environment, due to their location within or adjacent to the Conservation Area and close to other heritage assets (designated and non-designated), together with their cumulative impact. These sites have not all been subject to SA/SEA as part of the adopted Local Plan process. We are of the view, at this time, that there may well be significant impacts on the historic environment and it is our view that a SEA is likely to be required.

We understand that our views, together with the views of other statutory consultation bodies should be taken into account before the overall decision on the need for SEA is made. I should be pleased if you could send a copy of the determination when this is issued.

We would like to stress that this is based on the current information provided in the screening request and the current draft Neighbourhood Plan. To avoid any doubt, this does not reflect our obligation to provide further advice on the SEA process, and subsequent draft Plan's.

### The Environment Agency

The Environment Agency has reviewed the submitted information. In particular we concur with the view that the Medbourne Neighbourhood Plan does not require a full SEA to be undertaken.

#### 1.5 Planning Practice Guidance states:

"In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects."

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1.6 The MNP policies have been assessed individually as part of this determination by Harborough District Council (Appendix 4); additionally the effects of the Plan policies on the natural and historic environment have been considered by the Qualifying Body during the preparation of the Plan.

1.7 It is the opinion of the Authority that there will not be any significant environmental impacts that would necessitate a full Strategic Environmental Assessment being completed.

1.8 The purpose of Medbourne Neighbourhood Plan is to reflect the desires of the community and consider through theme groups issues such as:

- seeking to protect existing community facilities, the local shop and community and sporting facilities and to deliver a mix of housing types so that the needs of present and future generations can be met and ensure that there is support for the community's needs and its health, social and cultural wellbeing.
- Housing development is of the right quantity and type in the right location, so that it does not harm but instead positively reflects the existing and historic character of the area;
- The most important open spaces within Medbourne are protected from development, to safeguard the village identity and to retain the rural nature of its surroundings;
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats.
- to ensure that small commercial and retail element are retained within the parish and that appropriate economic activity is maintained as long as the local infrastructure grows to support it.
- Protecting existing employment sites;
- Supporting small scale business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encouraging start-up businesses and home working. Improved community- based support would be particularly welcome.

1.9 The vision for Medbourne Neighbourhood Plan is as follows:

*Our vision for Medbourne is that by 2031 it will remain an attractive, thriving and sustainable place for people to live and work, while keeping its character as a beautiful rural village of historic significance.*

*We will protect the open spaces and heritage assets of our parish. Housing developments will be in accordance with local need, and design will be sympathetic to the character of the village and will have minimal environmental impact.*

*Existing and new small businesses will be supported, and local employment*

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*encouraged. Community amenities will be preserved, and recreational activities promoted to enhance the well-being of Medbourne residents.*

1.5 To help achieve the vision, the following objectives have been established by the Neighbourhood Plan Group:

### **Housing**

- Allocations will meet the minimum housing requirements detailed in the evidence base of the draft Harborough Local Plan and provide a buffer for the future should housing need increase over the Plan period;
- Proposed sites have been subject to a rigorous sustainability analysis;
- Chosen sites reflect the expressed needs of the community in terms of size and location;
- Housing to be provided is of a size and type that meets local need and reflects the outcome of community consultation;
- There is provision of affordable housing that reflects the views expressed during community consultation;
- There is an effective interface with the environmental and heritage needs of the community including the protection of wildlife and provision of footpaths;
- Housing design requirements are in keeping with existing housing and support green technology where appropriate.

### **Environment and Heritage**

- Protect local green spaces of value to the community;
- Protect the historic character with sensitive and appropriate development;
- Protect local and open green spaces of value to the community;
- Ensure new housing development takes biodiversity into account.

### **Community Facilities**

- Protect, preserve and retain Medbourne's existing community facilities where viable;
- Improve and enhance the amenity, capacity and diversity of Medbourne's community facilities to serve population growth;
- Ensure that community facilities are inclusive, accessible and managed for the benefit of Medbourne Parish residents;
- Secure and preserve the status of recreation activity facilities so they continue to benefit the health and wellbeing of Medbourne residents.

### **Employment**

- Retain existing businesses, encourage new small businesses and local employment opportunities, support farm diversification, homeworking and the visitor economy;
- Support developments that improve mobile telecommunication and broadband networks throughout the Parish and ensure that new developments have access to high speed broadband.

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### Transport

- Improve, create new and extend the network of footpaths, cycle-ways and bridleways as leisure activity amenities and to provide safe and sustainable travel options within the Parish.
- Address transport roads and parking issues through policies to ensure that development does not have any adverse effect and other initiatives that will implement improvements.

1.6 Medbourne Neighbourhood Plan specifically considers the following:

POLICY H1: RESIDENTIAL SITE ALLOCATIONS - The plan makes provision for about 39 new dwellings in Medbourne between 2017 to 2031. This is met by land being allocated for five residential development sites at the following locations as shown in figures 2.1/2.2.

Site 1. Station House Livery Yard – Buildings only

Development will be supported subject to the following criteria:

- a) The development will provide for about 12 dwellings;
- b) 40% of the units will be affordable, made available where possible to people with a local connection and incorporating, where possible, accommodation suitable for older people. Low cost home ownership products which include starter homes and shared ownership (offered at a 25% to 75% initial share) will be supported;
- c) A footpath, in keeping with the rural nature of the setting, is to be provided from the site entrance to Station House and around the perimeter to the new development providing safe pedestrian access from the site to the village amenities. This footpath should continue as a permissible footpath to Leviathan Wood;
- d) A new vehicular entrance will be provided direct to the site from Uppingham Road subject to Highways requirements;
- e) At least seven dwellings are three-bed or smaller.

Site 2. Land off Main Street

Development will be supported subject to the following criteria:

- a) The site will provide for about 6 houses;
- b) At least four dwellings are three-bed or smaller

Site 3. Manor Farm Hallaton Road

Development will be supported subject to the following criteria:

- a) The development will provide for about four houses, taking into consideration the immediate proximity to the remains of the Roman Villa (proposed local listing) and its setting, and the visual impact on, and proximity to, the associated listed buildings;
- b) An archeological study and an Impact Assessment on the heritage assets are undertaken and the recommendations implemented;
- c) At least three houses are three-bed or smaller.

Site 4. Hallaton Road site.

Development will be supported subject to the following criteria:

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- a) The development will provide for about 12 dwellings;
- b) 40% of the units will be affordable, made available where possible to people with a local connection and incorporating, where possible, accommodation suitable for older people. Low cost home ownership products which include starter homes and shared ownership (offered at a 25% to 75% initial share) will be supported;
- c) The development shall have regard for the aspects of environmental significance described in policies Env 2 and Env 6;
- d) The development along the Hallaton Road shall be of a form and scale which safeguards the residential amenity of, and visual impact on, neighbouring properties;
- e) The ancient hedge along Hallaton Road should be retained other than the provision of a vehicular entrance and an entrance for a permitted footpath;
- f) A Footpath will be provided opposite the Sports field to provide a circular walk around the border of Home field with a hand gate exit onto Paynes Lane and a further exit onto Hallaton Road adjacent to site 3;
- g) At least seven dwellings are three-bed or smaller.

### Site 5. Rear of 7 Ashley Road

Development will be supported subject to the following criteria:

- a) The development will provide for about 5 dwellings;
- b) At least three dwellings shall be single storey housing to reduce visual impact including any building abutting the road;
- c) At least three houses are three-bed or smaller

**POLICY H2 – The Limits to Development -** Development proposals in the Plan area will be supported within the Limits to Development as identified in Figure 3.

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.

Appropriate development in the countryside can include:

- a) For the purposes of agriculture – including (in principle) farm diversification;
- b) For the provision of affordable housing through a rural exception site, where local need has been identified;
- c) For the provision of a formal recreation or sport use;
- d) Development suitable to a countryside location.

**POLICY H3: HOUSING MIX -** New housing development proposals should provide a mixture of housing types specifically to meet the identified local needs in Medbourne.

Applications for small family homes (2 or 3 bedrooms) or for older people (ground floor accommodation meeting accessible requirements in Building Regulations M2) will be supported where in accordance with other policies. Larger homes (4 or more bedrooms) can feature in the mix of housing but will be expected to provide a minority on any single site.



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**POLICY H4: WINDFALL DEVELOPMENT** - Development proposals for infill and redevelopment sites (four dwellings or fewer) will be supported where:

- a) The site is within the LTD boundary for Medbourne;
- b) The site retains existing important natural boundaries such as gardens, trees, hedges and streams;
- c) The site provides for a safe vehicular and pedestrian access to the site;
- d) The proposal avoids negative impact on the Conservation area and its setting;
- e) The site does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours.

**POLICY H5: BUILDING DESIGN PRINCIPLES** - Development proposals including one or more houses, replacement dwellings and extensions should respect local character, having regard to scale, density, massing, height, landscape, layout, materials and access, as appropriate. It should take into account the amenity of neighbouring occupiers. Where appropriate, development proposals should provide safe and attractive public and private spaces, and well defined and legible spaces that are easy to get around for all, including those with disabilities.

Development proposals are encouraged to have regard to the building design principles and requirements in Appendix 6 to a degree that is proportionate to the development.

**POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE** – The sites listed below and shown on the accompanying plans (map Figure 5, detailed in the supporting information, Appendix 9), are designated as Local Green Space, where new development is ruled out other than in very special circumstances.

- a) 'The Towpath', south end greens and verges (inventory map reference 116a)
- b) Village Hall grounds (116b)
- c) Leviathan Wood (Medbourne part) (091)

**POLICY ENV 2: PROTECTION OF OTHER SITES AND FEATURES OF ENVIRONMENTAL SIGNIFICANCE** – 11 further sites (Appendix 7 environmental inventory, and Figure 6 below) have been identified as being of at least 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 and be accompanied by an environmental survey whose recommendations are implemented.

**POLICY ENV 3: OTHER IMPORTANT OPEN SPACES** – The protection and

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enhancement of the identified significant features of sites shown below, mapped in figure 7 above and detailed in the Environmental Inventory, Appendix 7, will be supported.

Natural and semi-natural greenspaces:

The Hollow (098)

Walk to The Hollow (099a)

Amenity Greenspace

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Springbank (156) (recommended as Local Green Space LGS/MED/8 by HDC 2015)

Outdoor sports facilities:

Sports ground, tennis courts etc. (099) Bowling green (118)

Provision for children and young people:

Play Area (100)

Cemeteries and other burial grounds:

St Giles Churchyard (152)

Green corridors or greenways:

East end of Rectory Lane (101)

### POLICY ENV 4: 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. Development proposals should not damage or adversely affect the wildlife corridors identified on the map, Figure 8.

Permitted development in the Plan Area will be expected to protect and enhance wildlife corridors and other potential habitat links. It should not create barriers to the permeability of the landscape for wildlife in general, or fragment populations of species of conservation concern.

### POLICY ENV 5: BUILT ENVIRONMENT: NON-DESIGNATED HERITAGE

ASSETS – 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. The buildings of local interest currently identified are listed in the supporting information and are:

1. Mission Hall, Main Street
2. Chapel School House, Main Street
3. Reading Room, Main Street
4. Cobblers Cottage, Old Green
5. Brook Terrace, Drayton Road
6. Burnside, no. 8 Brook Terrace, Drayton Road
7. Village Stores and Post Office, 3 Springbank
8. Springbank
9. Old Forge Cottage, Main Street
10. Old Co-Op, 35 Main Street

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11. Old Fernie Hunt Kennels, Manor Road
12. Row of 5 Cottages nos. 22- 30 Manor Road
13. Spring Cottage, No 18 and Nevill Cottage No 20 Manor Road
14. Old Fernie Hunt Stables, Ashley Road
15. Irish Bridge (Ford), Hallaton Road
16. Millennium plinth (towpath)
17. Mill Mound, Slawston Road
18. The Cottage, Rectory Lane
19. Plaque on Medieval Pack Horse Bridge, Hallaton Road
20. Brick Wall – Old Rectory, Rectory Lane and Main Street
21. Site of Roman Villa at  
Saddler's Cottage, Waterfall Way

POLICY ENV 6: RIDGE AND FURROW – The areas of ridge and furrow earthworks mapped above (Figure 10) are non-designated heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) will need to be balanced against their significance as heritage assets.

POLICY ENV 7: PROTECTION OF IMPORTANT VIEWS - Views into and out of the village (Fig. 12) are important to the setting and character of the village. Development will be expected to respect and where possible enhance views and should include the treatment of views in any design statement.

### POLICY ENV 8: RENEWABLE ENERGY GENERATION

INFRASTRUCTURE -Renewable energy generation infrastructure will be supported. Proposals must demonstrate that they will not have an unacceptable adverse impact on:

- a) the health, wellbeing or amenities of residents and visitors (including, amongst other things, noise, visual impact, reflections, glare, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions)
- b) the character of the surrounding landscape and, in particular, views from any valued and accessible viewpoint; biodiversity and designated and non-designated heritage assets.

And also, that it:

- a) represents small-scale, local resident, business, amenity or community-initiated, solar and wind generation infrastructure of an appropriate scale for the size, character and level of other facilities, the built environment and services in the village.
- b) is supported by appropriate and relevant assessments and documentation in respect of, amongst other things, transport, heritage, archaeology, landscape visual impact, environmental impact, flood impact, ecological mitigation, arboriculture (impact and method) and tree reference and protection.

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**POLICY ENV 9: GROUND STABILITY, SPRINGS AND GROUNDWATER –**  
There will be a presumption against new development in areas of Medbourne known to be susceptible to or at risk of natural ground condition issues (substrate and slope instability, springs and issues, high groundwater levels), as mapped in Fig. 13. Proposals will include a survey for ground stability whose recommendations must be implemented.

**POLICY ENV 10: RIVERS AND FLOODING –** Development proposals of appropriate scale and where relevant will be required to demonstrate that:

- a) Its location takes geology, flood risk and natural drainage into account, including undertaking a hydrogeology study whose findings must be complied with in respect of design, groundworks and construction;
- b) Its design includes, as appropriate, sustainable drainage systems (SuDS), surface water management measures and permeable surfaces; and
- c) It does not increase the risk of flooding downstream.

**POLICY CF1: RETENTION OF COMMUNITY FACILITIES AND AMENITIES**  
- Development leading to the loss of an existing community facility or amenity listed above will not be supported unless it can be demonstrated that any of the below apply:

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

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

- a) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle
- b) Will not result in unacceptable traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for Additional parking which cannot be catered for within the curtilage of the property.

**POLICY CF3: PEDESTRIAN PAVEMENTS & FOOTPATHS –** Developments that result in the loss of, or have a significant adverse effect on, the existing network of pedestrian pavements, footpaths and bridleways will not be supported.

The maintenance, upgrading and extension of the pedestrian footpath network in the Parish will be supported including the specific planning improvements set out above.

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POLICY TR1: TRANSPORT, ROADS AND PARKING - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic, development, where appropriate, should:

- a) Be designed to minimise additional traffic generation and movement;
- b) Provide for the improvement of and, where appropriate, the creation of pedestrian footpaths and cycle-ways to connect the development to village facilities in line with Policy CF3;
- c) Incorporate sufficient off-road parking; and
- d) Not remove or compromise the use of any existing off-road parking areas.

The provision of a car park within walking distance of the village centre will be supported.

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES – Where planning permission is required there will be a presumption against the loss of commercial premises or land (B-class) which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least 12 months;
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment-generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES – In supporting additional employment opportunities, new development should:

- a) Fall within the boundary of planned limits of development for the village of Medbourne unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment-related development appropriate to a countryside location;
- b) Where possible be sited in existing buildings or on areas of previously developed land. Live/work units are supported;
- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside;
- d) Not involve the loss of residential dwellings;
- e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;
- f) 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;

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- g) Contribute to the character and vitality of the local area;
- h) Be well integrated into and complement existing businesses.

POLICY E3: Re-use of Agricultural and Commercial Buildings - The re-use, conversion and adaptation of farm buildings for small businesses, recreation, or tourism purposes will be supported where:

- a. The use proposed is appropriate to the rural location and will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- b. The conversion/adaptation works respect the local character of the surrounding area;
- c. The building is structurally sound and capable of conversion without substantial reconstruction;
- d. The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- e. 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;
- f. The floor space is not increased by more than 30%.

POLICY E4: VISITOR ECONOMY - The enhancement of local tourism and the visitor economy will be supported within the Limits of Development. Tourism developments outside the Limits of Development will be supported if in accordance with relevant District and national planning policies. It is a requirement that such developments:

- a) Are of character and scale appropriate to the Parish and do not have a detrimental effect on the distinct character of residential settlements and the countryside.
- b) Do not adversely impact utility infrastructure, particularly local road networks, water supply and sewerage;
- c) Benefits the local community, through for instance, provision of local employment opportunities and improvements to local service provision; and
- d) Where feasible, the development involves the re-use of existing buildings or is part of farm diversification.

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

POLICY E5: COMMUNICATIONS INFRASTRUCTURE - Proposals to provide increased 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.

Where possible this should be by underground cable, but where above ground network installations are unavoidable they must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes.

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

- 1.7 The legislation set out below outlines the regulations that require the need for the screening exercise of December 2017. 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 \(SEA\)](#).

### 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.

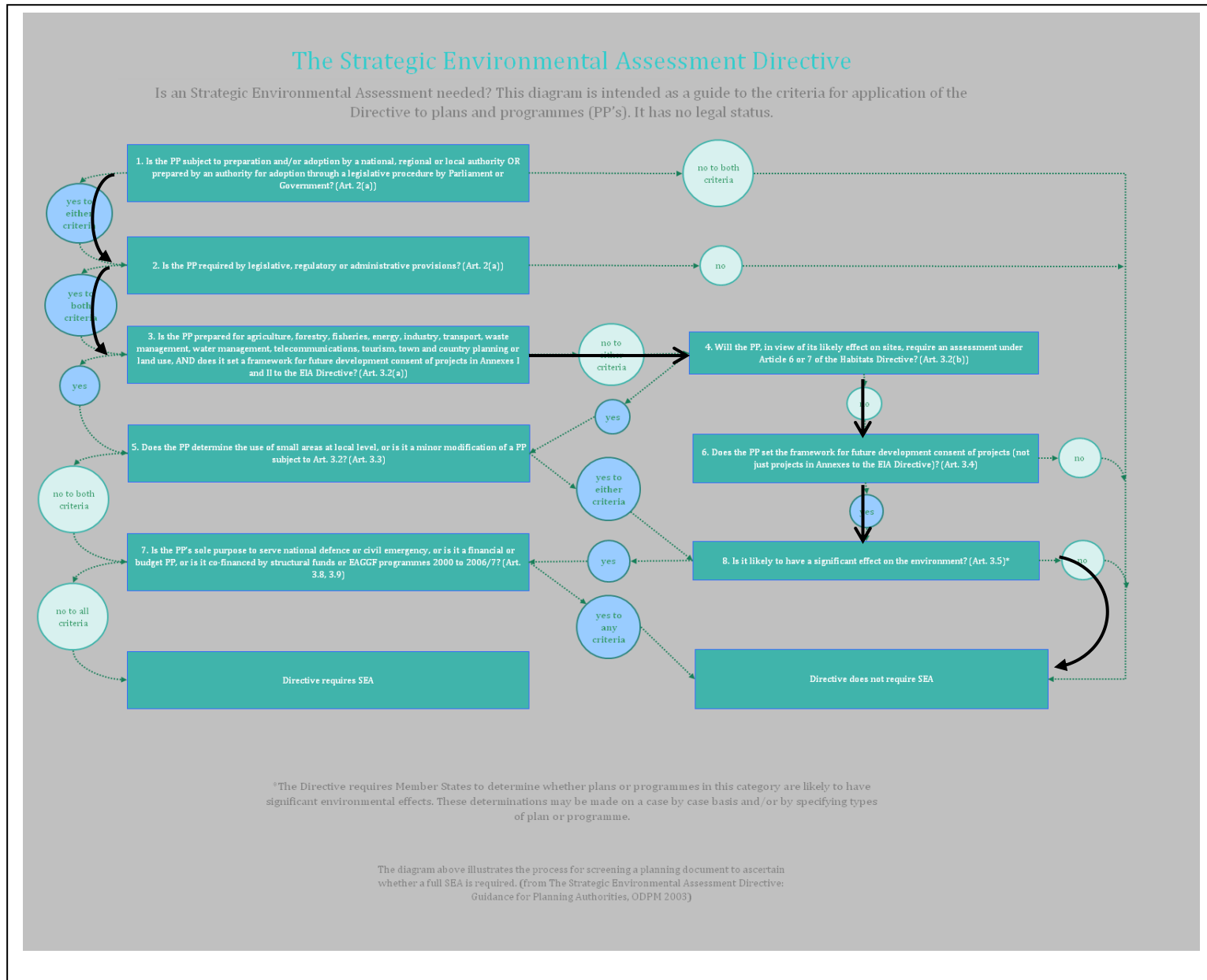
Source: Annex II of SEA Directive 2001/42/EC



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## 4. Assessment

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



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4.2 The table below shows the screening assessment of whether the Neighbourhood Plan (NP) would 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? <a href="#">(Art. 2(a))</a>	<b>Y</b>	The preparation of and adoption of Medbourne 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 Medbourne Neighbourhood Plan Steering group and submitted by Medbourne Parish Council (as the 'relevant body' ) and will be 'made' by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012, The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 and The Neighbourhood Planning (referendums) Regulations 2012
2. Is the NP required by legislative, regulatory or administrative provisions? <a href="#">(Art. 2(a))</a>	<b>Y</b>	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, <b>AND</b> does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? <a href="#">(Art 3.2(a))</a>	<b>N</b>	Whilst the NP covers a wide range of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? <a href="#">(Art. 3.2 (b))</a>	<b>N</b>	Medbourne 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 <i>Natura 2000</i> sites within approximately 25kms of the boundary of the district.

# Strategic Environmental Assessment Determination Report Medbourne Neighbourhood Plan

	<p>Of the 3 Natura 2000 sites looked at in the Screening Report, Ensor's Pool SAC is approximately 40 Km away from the Neighbourhood Development Area of Medbourne. <a href="#">Ensor's Pool</a> 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 Medbourne Neighbourhood Development Plan.</p> <p>The <a href="#">River Mease SAC</a> and <a href="#">Rutland Water SPA</a> were also considered in the Habitat Regulations Assessment Screening Report. They lie approx. 50km and 30km respectively from Medbourne.</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"><li>• 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</li><li>• 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.</li></ul> <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>An additional Habitat Regulations Screening assessment has been undertaken as part of the preparation of the pre submission version of the Local Plan. The report 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 full Habitat Regulation Assessment Screening Report for the Core Strategy can be viewed at: <a href="#">Habitat Regulations Screening Report</a></p> <p>The Local Plan HRA screening report can be found at: <a href="#">Habitat Regulations Screening - Report to Harborough Local Plan 2017 8 10</a></p>
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## Strategic Environmental Assessment Determination Report Medbourne Neighbourhood Plan

5. Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to <a href="#">Art. 3.2</a> ? (Art. 3.3)	<b>Y</b>	Determination of small sites at local level. The Medbourne Neighbourhood Plan does not seek to allocate sites for housing development.
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? ( <a href="#">Art 3.4</a> )	<b>Y</b>	The NP is to be used for determining future planning applications
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	<b>N</b>	No further comments
8. Is it likely to have a significant effect on the environment? ( <a href="#">Art. 3.5</a> )	<b>N</b>	<p>Medbourne 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. Although the Plan seeks to allocate an amount of housing on 4 sites, these are not considered to be significant development.</p> <p>The Neighbourhood Plan for Medbourne seeks to protect locally important environmental sites through policies ENV1 – Local Green Space, ENV2 Protection of other sites and features of environmental significance, ENV 3 Other Important Open Spaces.</p> <p>Additionally Policy ENV4 – Biodiversity and Wildlife seeks to protect local corridors important to wildlife.</p> <p>Policy ENV5 Built Environment ; Non Designated Heritage Assets recognises the setting of building and structures of historical and architectural significance and seeks to protect them wherever possible.</p> <p>ENV 6 – Ridge and Furrow also seeks to protect this non designated heritage asset.</p> <p>Flooding has been highlighted as an issue in Medbourne from the Brook and the NP recognises this. Policy ENV 10 Rivers and Flooding seeks to ensure that development takes account of flood risk, geology and natural drainage.. The Sustainability Appraisal (SA objective 6) for the Local Plan states: <i>'There is potential new development would be at risk of river flooding, though most sites are only adjacent to flood zones 2/3, rather than being fully intersected. Nevertheless, SUDs would almost certainly need to be part of any new development to ensure flood risk in the area did not increase.</i></p>

# Strategic Environmental Assessment Determination Report Medbourne Neighbourhood Plan

	<p><i>Surface water run-off would also need to be managed to ensure that surface water flooding did not occur on site or elsewhere in the village. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.'</i></p> <p>The Medbourne Neighbourhood Plan seeks to allocate 5 sites for housing. The effect of this development and whether it will have significant detrimental effect on either the natural or the historic environment has been considered.</p> <p>The housing policies seek to reinforce the requirement for assessments to consider the effects on the historic environment, especially the Roman Villa close to Site 3. However it is considered that the policy requirements offer sufficient assurance that the historic environment will be protected and that a full SEA is therefore not required.</p> <p>Other policies will have a positive effect on the natural and historic environment.</p> <p>While the Sustainability Appraisal for the Local Plan recognises the minor negative impact of moderate growth (Scenario 1) on the natural and built heritage the possible detrimental effects are not significant. The Sustainability Appraisal recognises that mitigation of the effects can be achieved through good design principles, which Policy H5 – Building Design Principles and Appendix 6 seeks to address.</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.

## 5. Sustainability Appraisal and SEA for New Local Plan

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

5.2 The scenarios tested and summary of the outcomes for Medbourne is shown in the table below.

# Strategic Environmental Assessment Determination Report Medbourne Neighbourhood Plan

## Medbourne

Scenarios tested for Medbourne

The table below sets out two distinct growth scenarios for Medbourne to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Medbourne. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate growth (37 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	It is likely that the effects of employment provision for Medbourne would be the same regardless of variations in employment land provision across the four options. This is because access to jobs from Medbourne is more likely to be at larger nearby towns such as Corby and Market Harborough, for which employment land provision is consistent across the four options. Employment provision in Lutterworth would be less likely to benefit Medbourne given that Lutterworth is over 30km away. An SDA in Kibworth with 5ha of employment land could potentially have positive effects for residents in Medbourne, but these would not be anticipated to be significant given Medbourne's close proximity to Corby and Market Harborough.
2	Low-Moderate growth (29-30 dwellings)	B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	
		C: Kibworth SDA		4 ha	5 ha		22 ha	
		D: Lutterworth SDA		10 ha	-		23 ha	

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## Summary of effects for Medbourne

	Scenario 1	Scenario 2
Natural Environment (SA Objectives 1 and 2)	✘	✘
Built and Natural Heritage (SA Objective 3)	✘	?
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓
Resilience (to climate change) (SA Objective 6)	?	?
Housing and Economy (SA Objectives 7 and 8)	✓	✓
Resource Use (SA Objective 9)	-	-

5.3 Scenario 1 (moderate growth) is showing a minor negative impact on Built and Natural Environment. The remainder of the scenarios show a minor positive or neutral impact on the settlement.

5.4 Medbourne NDP seeks to allocate about 39 houses across 5 sites. The policies within the Plan support the retention and protection of both historic and environmental assets. The amount of growth proposed is in accordance with that tested as part of the preparation of the Local Plan, which has not identified significant detrimental effects. The Plan sympathetically considers windfall development where it supports, amongst other criteria, important natural boundaries and avoids negative impact on the Conservation Area. The Conservation Area and listed buildings are respected within the proposed policies.

# Strategic Environmental Assessment Determination Report

## Medbourne Neighbourhood Plan

### 6. Determination of March 2018

6.1 As a result of the assessment in Section 4 above and the further detailed consideration of each policy in the submission version Neighbourhood Plan (Appendix 4), it is unlikely there will be any significant environmental effects arising from policies in Medbourne Submission version Neighbourhood Plan as submitted. Any environmental effects will in the opinion of the LPA be small and local in nature. The environmental effects have been considered in the Sustainability Appraisal of the Core Strategy and the Sustainability Appraisal for the emerging New Local Plan. The policies of the Medbourne Neighbourhood Plan give sufficient assurance to the Authority that any effects on the natural and historic environment have been considered during the preparation on fht Plan and will be mitigated against by implementation of those policies. **As such, it is the consideration of the Local Planning Authority that Medbourne Neighbourhood Plan does not require a full SEA to be undertaken.**



# Strategic Environmental Assessment Determination Report Medbourne Neighbourhood Plan

## Appendix 1

### CONSERVATION AREA AND LISTED BUILDINGS WITHIN THE PARISH OF MEDBOURNE

Other Settlement features:	Occurrence
<p><b>Conservation Area</b></p>	<p><u>Medbourne Conservation Area</u></p> <p>Medbourne is a comparatively large village loosely clustered around the large Church of St. Giles set in a near circular churchyard in the centre of the village. Six roads converge on the village which was a small settlement in Roman times. The line of the Roman road is not now discernible. Included in the Conservation Area is the site of a Roman villa whose remains have been variously excavated over the last 150 years.</p> <p>The Medbourne Brook flows prominently through the village centre. The juxtaposition of the brook with roads and open space is a characteristic of the village, notably where it flows alongside the western edge of the churchyard and is crossed by a high 5 arched medieval packhouse bridge; where it crosses the Hallaton Road by a ford; where it flows by tree lined paths from the ford to the Nevill Arms Public House; where it flows through an important open area between the Main Street and the Nevill Arms and is crossed by a footbridge and enhanced by a post dovecote; and where it runs alongside the Drayton Road. The spaces and trees within the village centre are significant and numerous. Dominating is the central circular Churchyard with its many mature Oak, Sycamore and Lime trees. Trees in the grounds of the adjacent Old Rectory and Old Hall are subject to Tree Preservation Orders as are other groups in the</p>

# Strategic Environmental Assessment Determination Report

## Medbourne Neighbourhood Plan

village and alongside the Medbourne Brook. The Horse Chestnut in the small triangle of green at the junction of Main Street with Drayton Road and another in front of Brook Terrace are important.

The many open spaces of Medbourne contribute to its character; there are spaces within and alongside the road system as well as open spaces between development. Amongst the former are the spaces between the Drayton Road and Brook Terrace (a row of cottages) in the south; the land either side of the Medbourne Brook between the Nevill Arms and Main Street; the brook with its grass banks and footpath between the Nevill Arms and the packhorse bridge; the land by the ford and packhorse bridge in the Hallaton Road; and the space between Main Street, Spring Bank and the churchyard. Other significant spaces include that between Manor Road and the Horse and Trumpet Public House (part of which forms the bowling green); the gardens and paddocks to the Old Hall, Manor House and the Old Rectory; and the land (former play area) to the south of the former Village School. The majority of the traditional buildings are in ironstone, many still retaining Collyweston slates, others now have Welsh slates or tiles. Many of the buildings are substantial, and date from the 17/18th Century, these include four Grade II\* Listed Buildings and Manor Farmhouse. Between these and the other stone buildings are a number of 19th century red brick buildings. These include the former chapel in Main Street, the former village school and school house both by H Goddard of 1858 and some picturesque estate cottages in Manor Road in wealden style with decorative woodwork and hung tiles, and the former Fernie Hunt stables in the Ashley Road. There are many stone walls within the village impacting a special character, notable are those in Rectory Lane and Main Road and by the riverside walk. Within these walls and others are water conduits. Views across to the village from the Slawston/Market Harborough Road and to the village across the valley from the Hallaton Road are important as are those looking down from the

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	road to Nevill Holt.
<b>Scheduled Monuments</b>	<p><b>Bridge at Medbourne</b></p> <p><b>Heritage Category: Scheduling</b></p> <p><b>Grade:</b></p> <p><b>Location:</b></p> <ul style="list-style-type: none"> <li>• <b>Medbourne, Harborough, Leicestershire</b></li> </ul>
<b>Listed buildings</b>	<p><b>Location and Grade</b></p> <p>BRIDGE OVER MEDBOURNE BROOK List Entry Number: 1061606 Heritage Category: Listing Grade: II Location: BRIDGE OVER MEDBOURNE BROOK, ASHLEY ROAD, Medbourne, Harborough, Leicestershire .</p> <p>WATERFALL HOUSE AND WALL BORDERING MEDBOURNE BROOK List Entry Number: 1360693 Heritage Category: Listing Grade: II Location: WATERFALL HOUSE AND WALL BORDERING MEDBOURNE BROOK, WATERFALL WAY, Medbourne, Harborough, Leicestershire .</p> <p>BRIDGE OVER RIVER WELLAND (THAT PART IN MEDBOURNE CIVIL PARISH) List Entry Number: 1360689 Heritage Category: Listing Grade: II Location: BRIDGE OVER RIVER WELLAND (THAT PART IN MEDBOURNE CIVIL</p>

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	<p>PARISH), ASHLEY ROAD, Ashley, Kettering, Northamptonshire</p> <p>.</p> <p>MEDBOURNE OLD VILLAGE SCHOOL AND THE OLD SCHOOL HOUSE List Entry Number: 1360691 Heritage Category: Listing Grade: II Location: MEDBOURNE OLD VILLAGE SCHOOL AND THE OLD SCHOOL HOUSE, MAIN STREET, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>K6 TELEPHONE KIOSK List Entry Number: 1249513 Heritage Category: Listing Grade: II Location: K6 TELEPHONE KIOSK, MAIN STREET, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>STUMP OF CROSS AT CHURCHYARD OF ST GILES, CIRCA 10 METRES SOUTH OF SOUTH PORCH OF CHURCH List Entry Number: 1061610 Heritage Category: Listing Grade: II Location: STUMP OF CROSS AT CHURCHYARD OF ST GILES, CIRCA 10 METRES SOUTH OF SOUTH PORCH OF CHURCH, MAIN STREET, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>STABLE AT THE HORSE AND TRUMPET INN PUBLIC HOUSE List Entry Number: 1061613 Heritage Category: Listing Grade: II Location: STABLE AT THE HORSE AND TRUMPET INN PUBLIC HOUSE, OLD</p>
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	<p>GREEN, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>WOODFIELD HOUSE List Entry Number: 1188278 Heritage Category: Listing Grade: II Location: WOODFIELD HOUSE, 29, MAIN STREET, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>THE SHEILING List Entry Number: 1061608 Heritage Category: Listing Grade: II Location: THE SHEILING, 1, HALLATON ROAD, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>CROWN HOUSE List Entry Number: 1061609 Heritage Category: Listing Grade: II Location: CROWN HOUSE, MAIN STREET, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>HOLLY FARMHOUSE List Entry Number: 1061612 Heritage Category: Listing Grade: II Location: HOLLY FARMHOUSE, OLD GREEN, Medbourne, Harborough, Leicestershire</p> <p>.</p>
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	<p>OLD QUEEN HOUSE List Entry Number: 1294805 Heritage Category: Listing Grade: II Location: OLD QUEEN HOUSE, 7, SPRING BANK, Medbourne, Harborough, Leicestershire .</p> <p>WALL AT NUMBER 3 (OLD HALL) BORDERING RECTORY LANE List Entry Number: 1061615 Heritage Category: Listing Grade: II Location: WALL AT NUMBER 3 (OLD HALL) BORDERING RECTORY LANE, RECTORY LANE, Medbourne, Harborough, Leicestershire .</p> <p>HORSE AND TRUMPET INN PUBLIC HOUSE) List Entry Number: 1188321 Heritage Category: Listing Grade: II Location: HORSE AND TRUMPET INN PUBLIC HOUSE), 12, OLD GREEN, Medbourne, Harborough, Leicestershire .</p> <p>THE OLD FORD COTTAGE List Entry Number: 1188348 Heritage Category: Listing Grade: II Location: THE OLD FORD COTTAGE, WATERFALL WAY, Medbourne, Harborough, Leicestershire .</p> <p>SWALLOW COTTAGE</p>
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	<p>List Entry Number: 1188351 Heritage Category: Listing Grade: II Location: SWALLOW COTTAGE, 14, WATERFALL WAY, Medbourne, Harborough, Leicestershire .</p> <p>SHAW'S FARMHOUSE List Entry Number: 1294818 Heritage Category: Listing Grade: II Location: SHAW'S FARMHOUSE, 36, MAIN STREET, Medbourne, Harborough, Leicestershire .</p> <p>OLD HALL List Entry Number: 1294798 Heritage Category: Listing Grade: II* Location: OLD HALL, 3, RECTORY LANE, Medbourne, Harborough, Leicestershire .</p> <p>SADDLER'S COTTAGE List Entry Number: 1061616 Heritage Category: Listing Grade: II Location: SADDLER'S COTTAGE, WATERFALL WAY, Medbourne, Harborough, Leicestershire .</p> <p>WALL AND DRINKING TROUGH NICHE AT NUMBER 4 (OLD HALL), RECTORY LANE AND THE MANOR HOUSE, AND BORDERING MANOR ROAD List Entry Number: 1360692 Heritage Category: Listing</p>
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	<p>Grade: II Location: WALL AND DRINKING TROUGH NICHE AT NUMBER 4 (OLD HALL), RECTORY LANE AND THE MANOR HOUSE, AND BORDERING MANOR ROAD, MANOR ROAD, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>WAR MEMORIAL List Entry Number: 1188275 Heritage Category: Listing Grade: II Location: WAR MEMORIAL, MAIN STREET, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>BRIDGE DALE FARMHOUSE List Entry Number: 1061607 Heritage Category: Listing Grade: II* Location: BRIDGE DALE FARMHOUSE, 8, BROOK TERRACE, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>MANOR HOUSE List Entry Number: 1061611 Heritage Category: Listing Grade: II* Location: MANOR HOUSE, MANOR ROAD, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>THE OLD RECTORY List Entry Number: 1061614 Heritage Category: Listing Grade: II</p>
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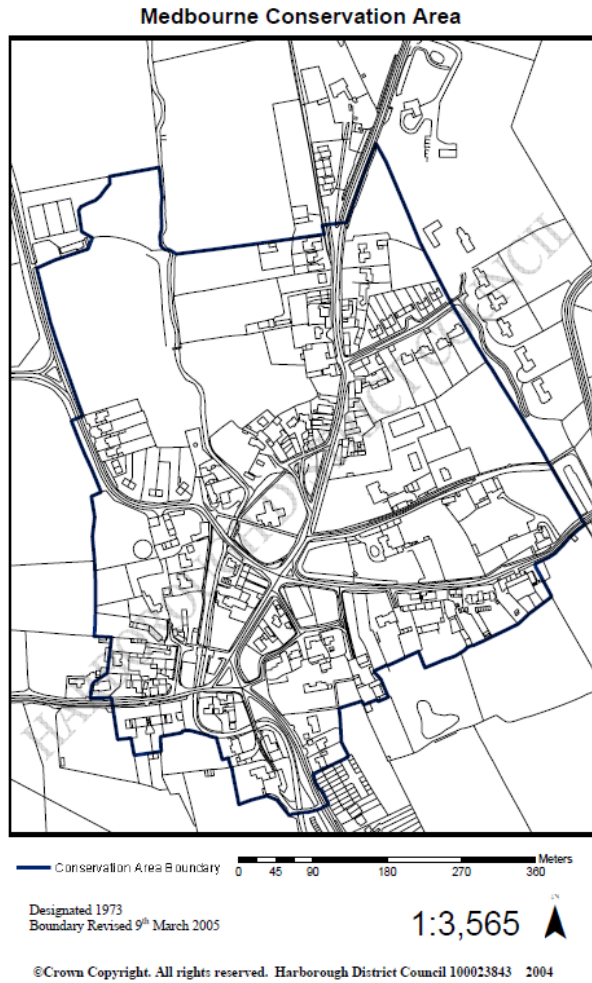
	<p>Location: THE OLD RECTORY, RECTORY LANE, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>THE NEVILL ARMS PUBLIC HOUSE List Entry Number: 1061617 Heritage Category: Listing Grade: II Location: THE NEVILL ARMS PUBLIC HOUSE, WATERFALL WAY, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>THE OLD HOUSE List Entry Number: 1294796 Heritage Category: Listing Grade: II Location: THE OLD HOUSE, OLD GREEN, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>MANOR FARMHOUSE List Entry Number: 1360690 Heritage Category: Listing Grade: II Location: MANOR FARMHOUSE, HALLATON ROAD, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>OUTBUILDINGS AT OLD HALL List Entry Number: 1380351 Heritage Category: Listing Grade: II Location: OUTBUILDINGS AT OLD HALL, RECTORY LANE, Medbourne, Harborough, Leicestershire</p>
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	<p>.</p> <p>DALE FARMHOUSE List Entry Number: 1294791 Heritage Category: Listing Grade: II* Location: DALE FARMHOUSE, MANOR ROAD, Medbourne, Harborough, Leicestershire</p> <p>.</p> <p>CHURCH OF ST GILES List Entry Number: 1294816 Heritage Category: Listing Grade: II* Location: CHURCH OF ST GILES, MAIN STREET, Medbourne, Harborough, Leicestershire</p> <p>.</p>
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Appendix 2

Medbourne Conservation Area



## **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.

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- (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.

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- (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.

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- (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

- (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.



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- (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

### Sustainability Appraisal for Medbourne within the New Local Plan SA and SEA

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

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

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

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Option	Description
<p><b>Option 4: Scraftoft / Thurnby SDA</b></p> <p>Scraftoft / Thurnby Strategic Development Area and reduced growth in other parts of the District</p>	<p>A proposal which would provide a significant extension to the east of Scraftoft and Thurnby has been received by the Council. The proposal is for at least 1000 dwellings with community facilities together with a link-road between Scraftoft village and the A47. Further assessment of transport impacts, landscape and viability is needed. However, delivery of this strategic development area would reduce the requirement for all other settlements in the District.</p> <p>The bulk of employment provision would be in Market Harborough (approximately 10ha) with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth. The potential SDA at Scraftoft does not include proposals to deliver employment land.</p>

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<p><b>Option 5: Kibworth SDA</b></p> <p>Kibworth Strategic Development Area and reduced growth in other parts of the District</p>	<p>Two proposals near have been received. Both proposals offer new road infrastructure, community and employment facilities and around 1,200 houses. One proposal involves development to the north of Kibworth Harcourt and a potential relief road for the existing A6. The other involves development to the west of and linking road infrastructure between the A6 and Saddington Road. Further assessment of transport impacts, landscape and viability is needed in terms of both proposals. <u>This Option would include just one of these two strategic development areas.</u> Delivery of either potential strategic development area would reduce the requirement for all other settlements in the District.</p> <p>Approximately 5ha of employment land would be delivered as part of the Kibworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough along with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>
<p><b>Option 6: Lutterworth SDA</b></p> <p>Lutterworth Strategic Development Area and reduced growth in other parts of the District</p>	<p>A proposal which could result in development of approximately 1,950 dwellings, local facilities and employment land by 2031 to the east of Lutterworth has been received by the Council. This would involve provision of a road link between the A4304 (to the east of Lutterworth) and A426 (Leicester Road to the north of Lutterworth) thus providing relief for Lutterworth town centre. It would lead to approximately 550 dwellings delivered in this location after 2031. There is also scope for provision of a motorway service facility adjoining M1 Junction 20 and land for logistics and distribution. Further assessment of transport impacts, landscape and viability is needed. Delivery of this strategic development area would reduce the requirement for all other settlements in the District.</p> <p>Approximately 10ha of employment land would be delivered at Lutterworth in conjunction with delivery of the Lutterworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough along with approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>

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

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

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

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

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



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

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

The scenarios for growth are:

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate growth (37 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	It is likely that the effects of employment provision for Medbourne would be the same regardless of variations in employment land provision across the four options. This is because access to jobs from Medbourne is more likely to be at larger nearby towns such as Corby and Market Harborough, for which employment land provision is consistent across the four options. Employment provision in Lutterworth would be less likely to benefit Medbourne given that Lutterworth is over 30km away. An SDA in Kibworth with 5ha of employment land could potentially have positive effects for residents in Medbourne, but these would not be anticipated to be significant given Melbourne's close proximity to Corby and Market Harborough.
2	Low-Moderate growth (29-30 dwellings)	B: Scraptoft SDA	10 ha	4 ha	-	3 ha	17 ha	
		C: Kibworth SDA		4 ha	5 ha		22 ha	
		D: Lutterworth SDA		10 ha	-		23 ha	

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The SA topics are:

SA Topic	SA Objectives covered
<b>1. Natural Environment</b>	<i>Biodiversity, agricultural land, soil, water geodiversity</i>
<b>2. Built and Natural Heritage</b>	<i>Landscape &amp; settlement character, heritage</i>
<b>3. Health and Wellbeing</b>	<i>Education, health, recreation, open space access to services, air quality, community cohesion</i>
<b>4. Resilience to Climate Change</b>	<i>Flooding, green infrastructure</i>
<b>5. Housing and Economy</b>	<i>Housing delivery, rural economy, investment</i>
<b>6. Resource Use</b>	<i>Energy efficiency, water efficiency, carbon emissions, minerals</i>

To determine the effects on each SA Topic, consideration has been given to the factors listed in the SEA Regulations to determine whether the effects are significant or not, for example: *the nature of effects (including magnitude and duration); the sensitivity of receptors; the Likelihood of effects occurring; and the significance of effects*

These factors have been considered to predict effects against each SA Topic using the following scoring system.

- Major positive      ✓✓✓
- Moderate positive    ✓✓
- Minor positive        ✓
- Insignificant impacts -
- Minor negative        ✗
- Moderate negative    ✗✗
- Major negative        ✗✗✗
- Uncertain effect      ?

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## Medbourne

### Scenarios tested for Medbourne

Natural Environment (SA Objectives 1 and 2)		Scenario 1	✘	Scenario 2	✘
<b>Nature of effects</b>	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land (Scenario 1 and 2) could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term.</p> <p><i>Environmental quality</i></p> <p>There could be loss of land classified as Grade 3 under both scenarios. The scale of development involved would not have a significant effect on levels of water quality.</p>				
<b>Sensitivity of receptors</b>	<p>There is one Local Wildlife Sites, Nevill Holt Quarry which is mesotrophic grassland. There are also a number of TPOs in Medbourne.</p> <p>Open land for development may contain hedges and trees and other habitats of local wildlife value. Development near the brook to the north of Medbourne could potentially have negative effects.</p> <p>Agricultural land surrounding Medbourne is classified as Grade 3, with an area of Grade 2 agricultural land located adjacent to west of village and further areas close to north and east of village.</p>				
<b>Likelihood of effects</b>	<p>Mitigation measures could be secured as part of developments on affected sites to reduce impacts on biodiversity. This could also include the potential for enhancement. There is likely to be greater environmental effects the higher the growth option.</p>				
<b>Significance</b>	<p>Although Scenarios 1 and 2 (to a slightly lesser extent) present the potential for negative effects, mitigation measures could limit the effects on local wildlife. Nevertheless, both scenarios are recorded as a minor negative effect as the higher scale of growth would make it more difficult to avoid wildlife damage and disturbance on relatively small scale sites.</p> <p>There would be a loss of agricultural land under Scenario 1 and 2, which would be unavoidable, contributing to a minor negative effect overall.</p>				

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Built and Natural Heritage (SA Objective 3)		Scenario 1	x	Scenario 2	?
<b>Nature of effects</b>	<p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. Almost the entire village is designated as a Conservation Area with many original structures dating as far back as the 16th century.</p> <p>Effects on built and natural heritage would be most prominent for Scenario 1 and slightly lesser for Scenario 2.</p>				
<b>Sensitivity of receptors</b>	<p>Medbourne is in a Conservation Area and contains Medbourne Bridge, a Scheduled Monument, along with four Grade II* Listed buildings, Bridge Dale Farmhouse, 8 Brook Terrace, Manor House, and Old Hall on Rectory Lane. There are 25 other Grade II buildings in Medbourne too.</p> <p>There may be some archaeological sites of value.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p>				
<b>Likelihood of effects</b>	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character.</p> <p>Two sites identified in the SHLAA (2015) fall entirely within the Conservation Area, and could therefore present the potential for effects upon the character of the village. Alternative sites are on the settlement boundary, which are more likely to affect landscape character.</p> <p>For Scenario 1 and to a slightly lesser extent for Scenario 2, it would be likely that development would either be at a higher density, or would need to cover more land (i.e. more than one site option, or one large site option). Therefore, the effects on the character of the settlement could be more pronounced.</p>				
<b>Significance</b>	<p>Housing is very low density in Medbourne and if development occurred it could alter the character in this location; thus a minor negative effect is predicted for Scenario 1. If there is lower delivery of housing, particularly lower density or smaller scale, a neutral effect is predicted. Although Scenario 2 is only 7/8 dwellings less than Scenario 1, it should allow for lower density, more sensitively designed development on particular sites, and so the potential for negative effects ought to be slightly reduced. An uncertain negative effect is predicted at this stage as site locations are unknown.</p> <p><b>Recommendation</b> – Development in Medbourne ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), Scheduled Monuments and number of listed buildings would need to be respected.</p>				

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Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓	Scenario 2	✓
<b>Nature of effects</b>	<p>Development would support a greater choice of housing and present more opportunities to contribute to improvements to community infrastructure. This ought to have positive effects on health and wellbeing.</p> <p>A lack of growth could restrict housing opportunities, which could have a negative effect on health and wellbeing, as well as leading to increased outmigration in the longer term.</p> <p>Increase growth could put pressure on local services.</p> <p>The scale of development involved would not have an effect on levels of air quality.</p>				
<b>Sensitivity of receptors</b>	<p>The population in Medbourne has an absence of those aged 16-34, which may be attributable to a lack of employment opportunities and affordability issues. The 35-64 age groups are particularly well represented in Medbourne.</p> <p>The primary school for Medbourne is close to capacity. It is noted that the site may be able to be expanded with S106 contributions.</p> <p>There are a number of different facilities in the village, and currently cater adequately for the current population, but there are concerns with some facilities. There are no public transport services, apart from an 'on-demand / ring to book' service two times per week. Personal car reliance is high. 70% of people use a car or van to get to work and 17% work from home (Census 2011). Market Harborough and Corby are relied on as the primary service areas.</p> <p>The Parish Council has noted that the shop, village hall and post office may be at risk though. Losing these facilities would mean then people would have to travel elsewhere, which would be negative in terms of wellbeing and community identity.</p> <p>Air quality is not identified as an issue for Medbourne.</p>				
<b>Likelihood of effects</b>	<p>For Scenario 1 and to a lesser extent 2, it is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue, particularly with the reliance for services in Corby and Market Harborough. Whilst growth under these Scenarios (more so for Scenario 1) could help to support the viability of a new village amenities, it is unclear whether this would occur, or if the scale of growth would be adequate. However, several services have been identified as at risk, so growth in population is likely to be positive in this respect.</p>				

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<b>Significance</b>	Scenario 1 will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, these options also support residents to remain in the area by providing new affordable housing. These options could support the viability of amenities and may also help to enhance open space through developer contributions, but the likelihood of this is unclear. On balance a minor positive effect is predicted for both scenarios.
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Resilience (to climate change) (SA Objective 6)	Scenario 1	?	Scenario 2	?
<b>Nature of effects</b>	<p>New development could increase surface water run-off through the development of greenfield land.</p> <p>Flood Zones 2 and 3 are identified around brook running through the village. This would affect development and require buffer zones on some sites identified in the SHLAA 2015.</p>			
<b>Sensitivity of receptors</b>	There are Flood Zones 2 and 3 running through the main settlement boundary.			
<b>Likelihood of effects</b>	<p>There is potential new development would be at risk of river flooding, though most sites are only adjacent to flood zones 2/3, rather than being fully intersected. Nevertheless, SUDs would almost certainly need to be part of any new development to ensure flood risk in the area did not increase.</p> <p>Surface water run-off would also need to be managed to ensure that surface water flooding did not occur on site or elsewhere in the village. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>			
<b>Significance</b>	<p>Flood risk would be unlikely to be a major issue for any of the development sites if mitigated appropriately. At this stage, development locations are unknown so an uncertain negative effect is predicted, but this would only be expected to be minor at worst.</p> <p><b>Recommendation:</b> It will be important to ensure that the cumulative effect of development in the village is managed (i.e. to ensure that each development does not increase overall surface water run-off).</p>			

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Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓	Scenario 2	✓
<b>Nature of effects</b>	<p>There is potential for new homes to be plugged in to fibre optic networks, as there are plans to upgrade in 2015/16. This would help supplement the current 17% of residents who work from home.</p> <p>Scenario 1, and to a slightly lesser extent Scenario 2 would help to improve housing choice and affordability in Medbourne, with knock on beneficial effects on the village economy, through increased spending on local services.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help supplement the current 13% of residents who work from home.</p>				
<b>Sensitivity of receptors</b>	<p>The 2011 Census found that 62.3% of households had 2 or more bedrooms than required. Growth in Medbourne could provide new housing types.</p> <p>There has been an increase of 14% dwellings since 2001 in Medbourne. There is a need for affordable housing in rural areas.</p> <p>There are only 2% of economically active people in Medbourne who are unemployed (Census 2011).</p> <p>The Parish Council has noted that the shop, village hall and post office may be at risk. Losing these facilities would mean then people would have to travel elsewhere, which would be negative in terms of wellbeing and community identity.</p>				
<b>Likelihood of effects</b>	<p>Increased housing would improve the offer available in Medbourne. Scenario 1 would likely bring about the most affordable housing, though the difference between Scenario 1 and Scenario 2 is minimal.</p> <p>Medbourne is within 7 miles of Market Harborough and 10 miles of Corby, both of which have an extensive range of services, facilities and employment opportunities. It is likely any new homes would provide places for commuters to these towns to live. This could help encourage local economic growth with new money coming in to the area.</p>				
<b>Significance</b>	<p>Growth under both scenarios ought to have a positive effect on the provision of housing targets (including an element of affordable housing). It is unlikely that there would be a major effect on infrastructure provision.</p> <p>In terms of the economy and employment, Scenario 1 (and to a lesser extent 2) could help to support the viability of local services which have been identified as at risk. These are potential positive effects.</p> <p>A minor positive effect is predicted on housing and employment for Scenario 1, as it would help to support improved housing choice and potentially support the viability of at risk local services. The effects are similar for Scenario 2, but at a slightly lesser scale.</p>				



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Resource Use (SA Objective 9)		Scenario 1	-	Scenario 2	-
<b>Nature of effects</b>	<p>Both scenarios would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will also be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions. More car trips would be generated for Scenario 1, and slightly less for Scenario 2. Growth could help to support the viability of local services which have been identified as 'at risk'. A loss of these services could lead to more trips; so on another hand, higher growth in Medbourne might actually be beneficial in terms of reducing carbon emissions.</p>				
<b>Sensitivity of receptors</b>	<p>Access to public transport is relatively poor in Medbourne. As such there is a reliance on private transport.</p> <p>The Parish Council have noted that the shop, village hall and post office may be at risk though. Losing these facilities would mean then people would have to travel elsewhere, leading to increase car trips and associated emissions.</p>				
<b>Likelihood of effects</b>	<p>Access to mains gas and electricity would be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Medbourne and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>				
<b>Significance</b>	<p>The level of growth proposed would lead to increased numbers of people living in Medbourne; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth could therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor). However, growth could help to support the viability of local services which have been identified as 'at risk'. A loss of these services could lead to more trips; so on another hand, growth in Medbourne might actually be beneficial in terms of reducing carbon emissions. On balance a neutral effect is predicted.</p> <p>A positive effect could possibly be achieved with much higher levels of growth to help provide substantial support for local services. However, this would have implications for other elements of sustainability.</p>				

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### Appendix 4 – The Medbourne NDP Determination March 2018

Medbourne Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Medbourne 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 (Rutland Water SPA (15km) away)	Conclusion relating to Habitat Regulations (HRA)
<b>POLICY H1: RESIDENTIAL SITE ALLOCATIONS</b>	<p>Policy CS2 – Delivering New Housing (now out of date in relation to number of houses required and due to lack of 5 year housing land supply).</p> <p>Policy CS17 – Countryside, Rural Centres and Rural Villages.</p> <p>NPPF – Delivering sustainable development and delivering a wide choice of high quality homes (para 55).</p>	<p>The CS is a strategic document and does not set out housing allocations. However, it identifies Medbourne as a selected rural village and suitable for housing on a scale reflective of its size, character and service provision.</p> <p>The NPPF allows allocations to take place in Local Plans and Neighbourhood Plans. The emerging LP will not identify specific sites where a NP is at an advanced stage of preparation (as is the case with Medbourne).</p> <p>Policy H3 is in general</p>	<p>The policy is unlikely to result in significant effects. The allocations have undergone a housing site assessment for each potential site which looked into their constraints and used a RAG rating to prioritise the sites..</p> <p>It is considered that impact on heritage assets and environmental designations has been considered in arriving at the allocations. The policy for Site 3 Manor</p>	<p>No significant effects are identified. It is considered that the scale and impact of development in relation to heritage assets has been considered in the identification of allocations. There is a requirement for applications which impact on the historic environment to submit a Heritage Impact</p>	<p>None</p>	<p>No negative effect. Development of this small scale will not adversely impact on Rutland Water.</p>

## Strategic Environmental Assessment Determination Report Medbourne Neighbourhood Plan

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	Emerging LP will set out a sustainable housing target for Great Easton but will only allocate large strategic sites. It will set the policy context to enable NPs to identify local sites.	conformity with the emerging local plan in so far as it takes into account the latest housing need evidence (at the time of preparation) and seeks to support rural vitality of Medbourne, identified as a selected rural village and therefore a sustainable location for rural development.	Farm Hallaton Road benefits from criteria that specify an archaeological impact assessment.  Furthermore, Development Management will require the submission of a Heritage Impact Assessment for planning proposals which potentially have an impact on heritage assets and/ or their setting.	Assessment. This will ensure that any impacts are identified and, where possible, mitigated through the Development Management process.		
<b>POLICY H2: LIMITS TO DEVELOPME</b>	CS2: Delivering New Housing (out of date in relation to number of	H2 is considered to be in general conformity with CS and NPPF. H2 aims to	The policy is unlikely to result in significant effects. While the policy	No significant effects are identified. The	None	No negative effect. Although a

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NT	<p>houses to be provided) Policy CS17 – Countryside, Rural Centres and Rural Villages.</p> <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. It will also set out the number of dwellings to</p>	<p>achieve an appropriate balance between the need to provide sufficient new homes and affording protection to the countryside in line with CS policies (where not out of date), NPPF and the emerging LP.</p> <p>The emerging LP will set out settlement targets, including one for Medbourne which is currently a minimum of 30 dwellings. As CS2 is out of date, Medbourne NP has been informed by emerging settlement requirement figures in the Local Plan. These figures are based on the latest available evidence. The LP will only allocate</p>	<p>seeks (through limits to development) to ensure protection of open countryside, the limits have been drawn to allow for a sustainable level of development in a settlement which has access to 4 key services</p> <p>Key Services Present:</p> <ul style="list-style-type: none"> <li>o Village Shop and Post Office (Spring Bank);</li> <li>o Pub (The Nevill Arms, Waterfall Way);</li> <li>Other</li> </ul> <p>Services/Community Facilities Present:</p> <ul style="list-style-type: none"> <li>o Old School Village Hall (Main Street);</li> <li>o Minor Illness Clinic (Village Hall, Mondays 3-4pm, part of Dr</li> </ul>	<p>Local Plan SA process has not suggested that Medbourne housing requirement will have a detrimental impact on</p>		<p>HRA screening report has been undertaken in relation to the LP strategy, Medbourne level of housing growth will not have significant effects on Rutland Water.</p>

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	be provided to 2031, reflecting up to date evidence.	strategic sites, leaving smaller sites to come forward through NPs and the development management system. The full sustainability appraisal for the proposed submission Local Plan is now available and does not identify any significant harm for Medbourne from new development	Kilpatrick & Partners Surgery; o Church (St Giles', Main Street); o Accommodation (Homestead House B&B, Ashley Road; Waterfall Cottage B&B, Waterfall Way);			
<b>POLICY H3: HOUSING MIX</b>	Policy CS2 – Delivering New Housing  NPPF – Delivering a wide choice of high quality homes – para. 50  Proposed submission LP	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 evidence of local need in Medbourne.	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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	has a policy requiring developments to deliver a suitable mix of housing.					
<b>POLICY H4: WINDFALL SITES</b>	<p>Policy CS17 – Countryside, Rural Centres and Rural Villages.</p> <p>NPPF – Presumption in favour of sustainable development (para 14)</p> <p>Proposed submission LP has a settlement development policy which allows windfall sites to come forward.</p>	Policy H4 is considered to be in general conformity with CS, NPPF and proposed submission LP in encouraging small sites to come forward as has historically taken place in the District’s settlements.	<p>Given that the policy is referring to development of four dwellings or fewer only, there are unlikely to be significant effects which the policy does not cover.</p> <p>The Development Management process will consider any impacts on heritage assets as part of its determination.</p>	No significant effects identified.	None	No negative effect. Number of dwellings coming forward will be limited.
<b>POLICY H5: BUILDING</b>	Policy CS11: Promoting Design and Built	H5 is considered to be in general conformity with CS	The policy is unlikely to result in significant	No significant effects identified.	None.	No negative effect arising

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<b>DESIGN PRINCIPLES</b>	Heritage.  NPPF – Requiring good design (paras 56-68). Proposed submission LP has a policy to achieve good design in development.	and NPPF in settling out building design principles and emphasising the importance of the design affecting the Conservation Area. The Policy is very locally focussed.	effects as it promotes design of new development which reflects the character and historic context of its surroundings.			from this policy.
<b>POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE</b>	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.  NPPF – Promoting healthy communities (para 76 and para 77).	ENV1 is considered to be in general conformity with the CS and NPPF in identifying LGS and setting out policy for their protection.  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 policy is unlikely to result in significant effects as it identifies and protects open land that is of demonstrable value to the community and of outstanding significance for their natural and historical environmental features.	No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect local green space.

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	Pre submission Local Plan identifies LGS where submitted by Parish Councils or others.					
<b>POLICY ENV 2: PROTECTION OF OTHER SITES AND FEATURES OF NATURAL ENVIRONMENTAL SIGNIFICANCE</b>	<p>Policy CS8: Protecting and Enhancing Green Infrastructure.</p> <p>Policy CS17: Countryside, rural centres and rural villages.</p> <p>NPPF: 11. Conserving and enhancing the natural environment</p> <p>Pre submission LP has policies protecting the</p>	ENV2 is considered to be in general conformity with the NPPF and CS as it seeks to protect non-LGS sites which are of environmental significance locally.	The policy is unlikely to result in significant effects as it aims to protect sites with local environmental significance.	No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect other environmental sites of significance in the parish.



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	natural environment.					
<b>POLICY ENV 3: OTHER IMPORTANT OPEN SPACE</b>	<p>Policy CS8: Protecting and Enhancing Green Infrastructure. Policy CS17: Countryside, rural centres and rural villages.</p> <p>NPPF: 11. Conserving and enhancing the natural environment</p> <p>Pre submission LP has policies protecting local landscape character.</p>	ENV3 is considered to be in general conformity with the NPPF and CS as it seeks to protect non-LGS sites which are of natural significance locally.	The policy is unlikely to result in significant effects as it aims to protect sites with local natural significance.	No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect other natural sites of significance in the parish.

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<b>POLICY ENV 4: BIODIVERSITY AND WILDLIFE CORRIDORS</b>	<p>Policy CS8: Protecting and Enhancing Green Infrastructure.</p> <p>NPPF: 11 Conserving and enhancing the natural environment.</p> <p>Proposed submission LP has policy GI5 relating to biodiversity and geodiversity protection and improvement.</p>	ENV4 is considered to be in general conformity with NPPF and CS policy in seeking to protect existing habitats.	The policy is unlikely to result in significant effects as it expects development proposals to protect biodiversity.	No significant effects identified.	None.	No negative effect arising from this policy as it promotes biodiversity.
<b>POLICY ENV 5: BUILT ENVIRONMENT: NON-DESIGNATED HERITAGE ASSETS</b>	<p>Policy CS11: Promoting Design and Built Heritage.</p> <p>NPPF – Conserving and enhancing the historic environment (paras 126-141).</p>	ENV5 is considered to be in general conformity with CS11 and NPPF in seeking to ensure that development which affects a listed building or structure of architectural interest or its setting is conserved and	The policy is unlikely to result in significant effects as its aim is to ensure that development takes into account potential impacts on heritage assets and their setting.	No significant effects identified.	None.	No negative effect arising from this policy which seeks to conserve and enhance heritage

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	Pre submission LP has policies relating to conserving and enhancing built heritage.	enhanced.				assets.

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<b>Policy ENV6: RIDGE AND FURROW FIELDS</b>	<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>Pre submission LP has policies to protect heritage and local landscape character.</p>	ENV6 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.
<b>POLICY ENV 7: PROTECTION OF</b>	Policy CS17: Countryside, rural centres and rural villages.	ENV7 is considered to be in general conformity with CS and NPPF in seeking to safeguard important and	The policy is unlikely to result in significant effects as it is affording important views	No significant effects identified.	None.	No negative effect arising from this policy as it

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<b>IMPORTANT VIEWS -</b>	<p>NPPF: Conserving and enhancing the natural environment/ Conserving and enhancing the historic environment.</p> <p>Pre submission LP policy GD5 refers to safeguarding public views, skylines and landmarks.</p>	valued views as identified by the community.	protection.			protects views.
<b>POLICY ENV 8: RENEWABLE ENERGY GENERATION INFRASTRUCTURE</b>	<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</p>	ENV8 is considered to be in general conformity with the CS and NPPF setting out local criteria which renewable energy infrastructure must meet.	The policy is unlikely to result in significant effects as it has safeguards to ensure schemes are acceptable in terms of impacts and scale.	No significant effects identified.	None.	No negative effect arising from this policy.

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	<p>a positive strategy to promote energy from renewable and low carbon sources.</p> <p>Policy ENV8 seeks to promote renewable infrastructure while protecting the historic and natural environment.</p>					

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<p><b>POLICY ENV 9: GROUND STABILITY, SPRINGS AND GROUNDWATER</b></p>	<p>Policy CS9: Addressing climate change. CS17: Countryside, rural centres and rural villages.</p> <p>NPPF: 10 – meeting the challenge of climate change, flooding and coastal change.</p> <p>NPPF: 11. Conserving and enhancing the natural environment/ 12 . Conserving and enhancing the historic environment.</p> <p>Emerging Local Plan will have a policy to prevent net loss or sterilisation</p>	<p>ENV 9 is considered to be in general conformity with the CS and NPPF as it seeks to avoid significant adverse impact to local ground water, springs and ground stability</p>	<p>The policy may have minor positive effects as it seeks to strengthen protection for the areas of groundwater and therefore the health and wellbeing, flora and fauna associated with them.</p>	<p>Limited positive impacts. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it is about protecting the parish’s ground water and springs</p>

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	of natural assets and resources					
<b>POLICY ENV 10: RIVERS AND FLOODING</b>	Policy CS10: Addressing Flood Risk.  NPPF: Meeting the challenge of climate	ENV10 is considered to be in general conformity with the CS and NPPF in setting the policy context to ensure that development takes into	The policy is unlikely to result in significant effects given the small scale of development set out in the plan and	No significant effects identified.	None.	No negative effect arising from this policy.



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	<p>change, flooding and coastal change.</p> <p>Proposed submission LP has a policy (CC3) dealing with managing flood risk.</p>	<p>account implications in relation to local flood risk, takes measures to incorporate appropriate mitigation and SuDS.</p>	<p>the policy approach set out to ensure that areas at most risk of flooding are not developed.</p>			
<b>POLICY CF1: RETENTION OF COMMUNITY FACILITIES AND AMENITIES</b>	<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>Proposed submission LP policy HC2 and HC3 seek to protect local</p>	<p>CF1 is considered to be in general conformity with the CS and NPPF in aiming to prevent the loss of community facilities and amenities. It sets out that the facility is no longer required and/or the proposal makes alternative provision.</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 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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	services and community facilities from unnecessary loss.					
<b>POLICY CF2: NEW AND IMPROVED COMMUNITY FACILITIES</b>	<p>Policy CS12: Delivering Development and Supporting Infrastructure.</p> <p>CS6: Improving town centres and retailing.</p> <p>CS17: Countryside, rural centres and rural villages.</p> <p>NPPF: Supporting a prosperous rural economy.</p> <p>Emerging LP will have policy to encourage provision of new community facilities.</p>	CF2 is considered to be in general conformity with the CS and NPPF in supporting the provision of new community facilities providing the development is accessible, does not impact on residential amenity and is of an appropriate scale,	The policy is unlikely to result in significant effects as scope for such new facilities is likely to be limited. Any development proposals will also be assessed against other NP policies.	No significant effects identified.	None.	No negative effect arising from this policy

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<b>POLICY CF3: PEDESTRIAN PAVEMENTS &amp; FOOTPATHS</b>	<p>CS5: Providing sustainable transport.</p> <p>CS8: Protecting and enhancing green infrastructure.</p> <p>NPPF: Promoting healthy communities.</p> <p>Proposed submission LP has policies (GI1) promoting linkages within the green infrastructure network.</p>	<p>CF3 is considered to be in general conformity with the CS and NPPF in seeking to protect the existing network of footpaths and pavements. The policy will also contribute to healthy lifestyles and community safety.</p>	<p>The policy is unlikely to result in significant effects as it is about protection of footpaths, pavements and bridleways</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it is concerning protection of footpaths.</p>
<b>POLICY TR1: TRANSPORT , ROADS AND PARKING</b>	<p>CS5: Providing sustainable transport.</p> <p>CS8: Protecting and enhancing green</p>	<p>T1 is considered to be in general conformity with the CS and NPPF in seeking to improve safety for pedestrians and road users.</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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	<p>infrastructure.</p> <p>NPPF: Promoting sustainable transport. Promoting healthy communities.</p> <p>Pre submission 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>NPPF: Promoting healthy communities.</p> <p>NPPF para 69 - strong neighbourhood centres</p>	<p>The policy will also have the benefit of increasing healthy communities through provision of new footpaths and cycleways</p>				

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	and active street frontages which bring together those who work, live and play in the vicinity					
<b>POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES</b>	<p>Policy CS7: Enabling Employment and Business Development.</p> <p>NPPF: Supporting a prosperous rural economy.</p> <p>Proposed submission LP has policies supporting rural economic development</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.	The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.	No significant effects identified.	None.	No negative effect arising from this policy.
<b>POLICY E2: SUPPORT FOR NEW</b>	Policy CS7: Enabling Employment and Business Development.	E2 is considered to be in general conformity with the CS and NPPF in so far it aims	The policy is unlikely to result in significant effects given the policy	No significant effects identified.	None.	No negative effect arising from this

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<b>EMPLOYMENT OPPORTUNITIES</b>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>Proposed submission LP has policies supporting rural economic development</p>	to support new employment opportunities in the village providing certain criteria are met.	criteria would be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the wider Plan area. Impact on historic environment is covered by other policies and would be taken into account.			policy.
<b>POLICY E3: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS</b>	<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</p>	E3 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 protecting landscape, character of the area, historic and environmental features, road network and	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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Medbourne Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Medbourne 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 (Rutland Water SPA (15km) away)	Conclusion relating to Habitat Regulations (HRA)
	communities.	residential amenity.				
<b>POLICY E4: VISITOR ECONOMY</b>	<p>CS8 promotes opportunities to maximise the potential value of existing and new green space through the promotion of issues such as tourism.</p> <p>CS17 seeks to promote sustainable growth of tourism and access to countryside.</p> <p>Local Plan Policy RT4 Tourism and Leisure allows for visitor attractions to be directed to country side locations in certain circumstances</p>	CS8 is considered to be in conformity with the CS and LP by supporting the visitor economy in certain circumstances that do not have detrimental impacts.	The policy is unlikely to result in significant effects given the policy criteria set out to protect the local historic and environmental characteristics.	No significant effects identified.	None.	No negative effect arising from this policy

## Strategic Environmental Assessment Determination Report Medbourne Neighbourhood Plan

Medbourne Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Medbourne 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 (Rutland Water SPA (15km) away)	Conclusion relating to Habitat Regulations (HRA)
	<p>NPPF para 28 expansion of tourist and visitor facilities</p> <p>NPPF para 21 identify priority areas for economic regeneration, infrastructure provision and environmental enhancement</p>					
<b>POLICY E5: COMMUNICATIONS INFRASTRUCTURE</b>	<p>CS17: Countryside, rural centres and rural villages.</p> <p>NPPF: Supporting high quality communications infrastructure.</p> <p>Proposed submission LP has a policy (IN1) to support the provision of</p>	<p>E5 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.</p>	<p>The policy is unlikely to result in significant effects given the requirement for sensitive location of such installations.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>



## Strategic Environmental Assessment Determination Report Medbourne Neighbourhood Plan

Medbourne Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Medbourne 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 (Rutland Water SPA (15km) away)	Conclusion relating to Habitat Regulations (HRA)
	infrastructure alongside new development.					

### **Conclusion and determination**

The table above has demonstrated that in the opinion on the Local Planning Authority the policies of the Medbourne Neighbourhood Plan do not give potential for significant detrimental effects on local historic or environmental sites, Natura 200 sites, or Habitat Regulations.

It is therefore the determination of the Local Planning Authority that a full Strategic Environmental Assessment is not required for the Medbourne Neighbourhood Plan.