

**Strategic Environmental Assessment Determination  
Fleckney Neighbourhood Plan**



**Fleckney Neighbourhood Plan  
Strategic Environmental Assessment  
Determination**

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

**Fleckney Parish Council –  
The Qualifying Body**

**May 2019**

# Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

## Contents

1. Introduction	3
2. Legislative Background	3
3. Criteria for Assessing the Effects of Neighbourhood Plans	4
4. Assessment	5
5. Screening Outcome	7

# Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

## 1. Introduction

- 1.1 Harborough District Council has issued its determination on behalf of Fleckney Parish Council for the requirement to undertake a full Strategic Environmental Assessment for the Fleckney Neighbourhood Plan (FNP).
- 1.2 The determination is that in the opinion of the Local Planning Authority the Fleckney Neighbourhood Plan does not require a full Strategic Environmental Assessment to be undertaken.
- 1.3 The screening report issued in February 2019 was used to determine whether or not the Fleckney Neighbourhood Plan (FNP) Submission Version 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.
- 1.4 The Statutory Consultees were asked for their opinion on the screening report and the responses can be seen below

Consultee	Response
Environment Agency	According to the latest information available to the Environment Agency there are a number of SSSI's in relative close proximity to the Neighbourhood Plan area. We note however that Natural England are the statutory body regarding SSSI's and we therefore recommend that you seek that Authority's views regarding the need for a full SEA to be undertaken.
Natural England	<p>Thank you for your consultation on the above dated 27 February 2019 which was received by Natural England on 27 February 2019</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><b>Screening Request: Strategic Environmental Assessment</b></p> <p>It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.</p> <p><b>Neighbourhood Plan</b></p> <p>Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the National Planning Practice Guidance. The guidance highlights three triggers that may require the production of an SEA, for instance where:</p>

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

	<ul style="list-style-type: none"> <li>•a neighbourhood plan allocates sites for development</li> <li>•the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan</li> <li>•the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.</li> </ul> <p>We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.</p> <p>We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.</p> <p>Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.</p> <p>Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.</p>
<b>Historic England</b>	<p>Thank you for consulting Historic England on the above 27 February 2019. 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 have identified no significant effects to cultural heritage.</p> <p>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.</p>

1.5 The purpose of the FNP is to allow people, who live, work and have a business in the parish, to have a say on where they think new houses, businesses and shops should be located and what they should look like.

1.6 The Neighbourhood Plan vision for the village makes it clear what the Plan is aiming to achieve by 2031 as follows:

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

- *Fleckney has met its strategic housing and employment requirements;*
- *Local housing needs have been met;*
- *Residents have access to a good range of local services and facilities;*
- *Fleckney's unique identity has been protected;*
- *A vibrant village centre;*
- *The natural environment is safeguarded;*
- *The impact of traffic on village life has been minimised; and*
- *Valued landscapes have been retained.*

1.7 The vision and policies of the Neighbourhood Plan are based on and address the key issues raised by local people through community consultation. These are:

- How to meet the strategic development requirements for housing and employment set out in the emerging Harborough Local Plan
- The impact of new development and the need for improved infrastructure (especially transport), services and amenities
- Not all new development has been well integrated into the heart of the village
- New housing has not met local needs- especially the needs of older households and young families
- The erosion of local identity through the loss of heritage assets and the poor design of new buildings
- The protection of the local countryside and the natural environment
- The need to maintain separation between Fleckney and the neighbouring villages of Wistow and Saddington
- The retention of important open spaces within the village
- Traffic congestion, speeding vehicles, road safety and parking problems
- Need for bus service improvements
- Better sports and recreation facilities
- Concerns about the vitality of the village centre

1.8 The FNP addresses the key local issues through the following policies:

**Policy F1: Countryside** - The Countryside (land outside the Fleckney Limits to Development as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be strictly controlled in accordance with Harborough Local Plan Policies SS1 and GD3.

**Policy F2: Public Rights of Way network** - Development should protect the Rights of Way and wherever possible create new links to the network including footpaths and cycle ways. The extension of the existing Rights of Way network to create a 'Fleckney Round' together with links to Saddington and Wistow are encouraged.

**Policy F3: Ecology and Biodiversity** - Development should not harm the network of local ecological features and habitats which include (as shown on the Policies Map):

- A. Fleckney Brook
- B. Pond west of Fleckney Lodge

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

- C. Hedgerow along parish boundary (south)
- D. Fleckney Grange Hedgerow
- E. Fox Covert plantation
- F. Coal Pit Lane Hedgerow
- G. Hedgerows near Woodbine Cottage
- H. The Meadows Ash
- I. Fleckney Road Hedgerows & Ash
- J. Ash trees north of Kilby Road

New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity thus demonstrating overall net-gain.

**Policy F4: Trees and Hedgerows** - Existing trees and hedgerows should be retained where possible and integrated into new developments. Development that damages or results in the loss of ancient trees, hedgerows or trees of good arboricultural and amenity value will not normally be supported. Proposals should be designed to retain ancient trees, hedgerows or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows, indicating replanting where appropriate.

### **Policy F5: Features of Local Heritage Interest**

The determination of planning applications which would affect the following features of local heritage interest (as shown on the Policies Map) will balance the need for or public benefit of the proposed development against the significance of the asset and the extent to which it will be harmed:

- A. Rowley's Hosiery Factory, Saddington Road
- B. 2-60 Gladstone Street
- C. Fleckney Baptist Chapel, High Street
- D. Fleckney Library
- E. The Band Hall and Field, Wolsey Lane
- F. 1 Wolsey Lane
- G. The Golden Shield Public House, Main Street
- H. The Old Crown Public House, High Street
- I. Carmel House 1 School Street
- J. The Carmel Chapel, Wolsey Lane
- K. Cedars Farm House, 11 High Street (now Greyfriars)
- L. Woodbine Cottage, 123 Leicester Road
- M. Stapleton House, 6 High Street
- N. 2 Kibworth Road
- O. Rear of 23 Kilby Road
- P. Old clay pits
- Q. Ridge and Furrow fields

**Policy F6: Design** - Only development that reflects the distinctive and traditional character of Fleckney will be supported, unless it would be out of keeping with its surroundings. Development must also:

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

1. Be in keeping with the scale, form and character of its surroundings;
2. Protect important features such as traditional walls, hedgerows and trees;
3. Not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution;
4. Have no significantly detrimental impact on the road network following the implementation of the proposal; and
5. Have safe and suitable access.

**Policy F7: Local Green Spaces** - The following sites have been designated as Local Green Spaces:

- A. Duck pond and amenity area, Saddington Road
- B. Amenity area, Priest Meadow Estate
- C. Fleckney Primary School playing field
- D. Amenity areas off Stenor Close
- E. Amenity area at Long Grey
- F. Leicester Road Recreation Ground
- G. Leicester Road allotments
- H. St Nicholas churchyard and cemetery
- I. Attenuation pond, Saddington Road
- J. Kestrel Close amenity area
- K. The Wranglands amenity area
- L. Edward Road play area
- M. Lodge Road Recreation Ground
- N. The Meer Flood Relief Basin
- O. Band Hall Field, Wolsey Lane

Development that would harm the openness or special character of a Local Green Space (as designated on the Policies Map) or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space, such as:

Provision of appropriate facilities to service a current use or function; or

Alterations or replacement to existing building(s) or structure(s) provided that these do not significantly increase the size and scale of the original building(s) or structure(s).

**Policy F8: Housing Provision** - The housing provision for Fleckney for the period 2018 to 2031 will be delivered by way of:

1. Existing commitments; and
2. Infill development within the Fleckney Limits to Development in accordance with Policy F9.

### **Policy F9: Infill Housing**

Permission for housing development within the Fleckney Limits to Development, as defined on the Policies Map, will be supported.

Outside the Fleckney Limits to Development, permission for housing development will be limited to:

1. The re-use and adaptation of redundant rural buildings;

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

2. Rural worker accommodation in accordance with Harborough Local Plan Policy GD4b;
3. An isolated dwelling of innovative and/or exceptional design quality; and
4. Replacement dwellings in accordance with Harborough Local Plan Policy GD4d;

**Policy F10: Housing Mix** - New housing development shall provide for a mix of housing types that will be informed by the most up to date evidence of housing need. Applicants for development of 10 or more dwellings will need to demonstrate how their proposals will meet the housing needs of older households (e.g. bungalows) and the need for smaller, low-cost homes.

**Policy F11: Affordable Housing** - All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Fleckney Parish (i.e. including living, working or with close family ties in the Parish).

**Policy F12: Bus Services** - New developments of more than 10 dwellings will only be supported where all new homes are within 400m walking distance of a bus stop that is served by at least an hourly weekday bus service. Where necessary, new developments will be required to contribute to improvements to bus services to ensure these standards are met as well as the provision of bus shelters.

**Policy F13: Car Parking and New Housing Development** - At least two off-street car parking spaces shall be provided for each new dwelling. At least four such spaces should be provided for four-bedroom or larger dwellings. Residential parking spaces should be located to discourage on-street parking.

**Policy F14: Community Services and Facilities** - The following facilities will be protected in accordance with Harborough Local Plan Policy HC2:

- Fleckney Medical Centre and Fleckney Surgery
- Fleckney Dental Practice
- Fleckney Community Library
- Leicester Road allotments
- Fleckney C of E Primary School
- Fleckney Village Hall
- Fleckney Sports Centre
- Leicester Road Recreation Ground
- Lodge Road Recreation Ground
- Band Hall and Field, Wolsey Lane
- St Nicholas Church
- Fleckney Baptist Church
- Hart of Fleckney Bowls Club
- Fleckney Scout Hut



## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

**Policy F15: Infrastructure** - New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:

1. The improvement, remodelling or enhancement of:
  - a. Fleckney Medical Centre and/or Fleckney Surgery;
  - b. Fleckney C of E Primary School;
  - c. Fleckney Sports Centre;
  - d. Leicester Road Recreation Ground;
  - e. Lodge Road Recreation Ground;
2. Fleckney Community Library lending stock plus reference, audio visual and homework support material;
3. Community infrastructure improvements including the provision of parish notice boards, defibrillator equipment, seats, bus shelters, community garden, litter bins and grit bins; and
4. Village Centre improvements.

Contributions will be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.

**Policy F16: Village Centre** - Proposals for the modernisation and improvement of Village Centre shops, facilities and services that ensure they are retained for the benefit of the community will be supported.

A sequential test will be applied to planning applications for main Village Centre Uses\* that are not within the Village Centre. Proposals for main Village Centre Uses\* should be located in the Village Centre, then in edge of Village Centre locations and only if suitable sites are not available should out of Village Centre sites be considered.

When assessing applications for retail development outside of the Village Centre, an impact assessment will be required if the development is to provide more than 100m<sup>2</sup> retail floor space. This should include an assessment of the impact of the proposal on Village Centre vitality and viability.

Where an application fails to satisfy the sequential test, or is likely to have an adverse impact on Village Centre vitality and viability, it will not be supported.

Except where changes of use are allowed through permitted development, Class A1 Shops should remain the dominant use in the Village Centre and development leading to an over-concentration of any other one use will not be permitted and planning applications for uses other than Village Centre Uses\* will not be supported.

**Policy F17: Village Centre Car Parking** - Additional off-street car parking is essential to maintain the vitality and viability of the Village Centre. The extension and improvement of existing off-street car parks to provide additional spaces and cycle parking to serve the Village Centre will be supported. The loss of Village Centre car parking will not be supported unless it is replaced by equivalent or better car parking provision in terms of quantity, quality and location.

New developments within or on the edge of the Village Centre should incorporate additional car parking spaces in accordance with the parking requirements set out in

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

Appendix 3 unless it can be demonstrated that it would not be practical and the development would not add significantly to the demand for parking space.

- 1.9 The legislation set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the FNP and the need for a full SEA.

### 2. Legislative Background

2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is [European Directive 2001/42/EC](#) and was transposed into English law by the [Environmental Assessment of Plans and Programmes Regulations 2004](#), or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication [‘A Practical Guide to the Strategic Environmental Assessment Directive’ \(ODPM 2005\)](#).

2.2 Schedule 2 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the Habitats Directive. The Directive requires that any plan or project, likely to have a significant effect on a European site, must be subject to an appropriate assessment. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans. In particular paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site or a European offshore marine site.

2.3 Schedule 3 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the [Environmental Impact Assessment \(EIA\) Directive](#). The Directive requires that EIA development must be subject to a development consent process. To enable this, Schedule 3 prescribes a basic condition that applies where development which is the subject of a proposal for a neighbourhood development order is of a type caught by the EIA Directive, and applies the relevant provisions of the [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2011\(3\)](#) (“the EIA Regulations”) with appropriate modifications ([regulation 33](#) and paragraphs [1 to 4 and 6 of Schedule 3](#)). Paragraphs 5 and 7 to 13 of Schedule 3 correct errors in the EIA Regulations

2.4 This report focuses on screening for SEA and the criteria for establishing whether a full assessment is needed in light of the Sustainability Appraisal and Strategic Environmental Assessment undertaken for the Core Strategy in 2010. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#).

# Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

## 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:

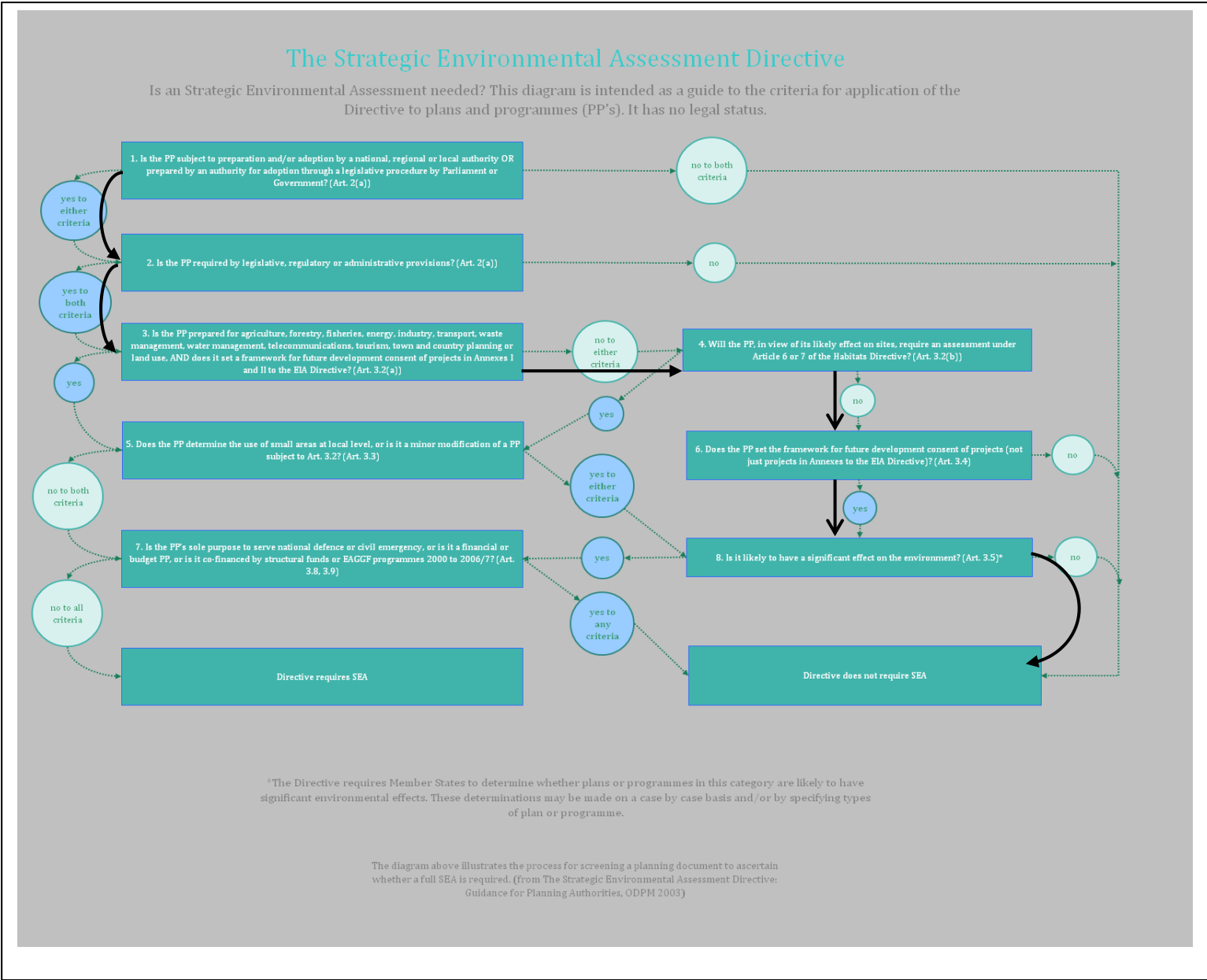
1. The characteristics of neighbourhood plans ("plan"), having regard, in particular, to
  - the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
  - the degree to which the 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

# Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

## 4. Assessment

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



## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

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

Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? <a href="#">(Art. 2(a))</a>	<b>Y</b>	The preparation of and adoption of the Fleckney 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 Fleckney Neighbourhood Plan Steering Group and submitted by Fleckney 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 environmental effects and hence whether SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, <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>	Fleckney NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites. A Habitat Regulations Assessment (HRA) has been undertaken as part of the Local Plan preparation. The assessment concludes that the Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in conjunction with other plans and projects. These conclusions are based on the fact that no such sites are located within the district and no impact pathways were identified linking internationally important wildlife sites outside of the district (e.g. Rutland Water SPA/Ramsar site) to development within Harborough District.  The emerging Local Plan HRA considered but dismissed the following sites from the analysis due to a combination of distance and absence of impact pathways linking it to the

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

		<p>District:</p> <ul style="list-style-type: none"> <li>• Ensor's Pool SAC;</li> <li>• The Upper Nene Valley Gravel Pits SPA and Ramsar; and</li> <li>• River Mease SAC.</li> </ul> <p>The HRA looked into the potential effects of the plan on Rutland Water SPA and Ramsar site in more detail. However it concluded that the Local Plan will not have a likely significant effect on the site as no impact pathways were identified linking it to development within Harborough District. Given that Fleckney lies some 30 km from Rutland Water SPA/Ramsar, it is considered that the NP will not affect any Natura 2000 sites inline with the findings of the HRA. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> <p>The Local Plan Habitat Regulations Assessment is available at:  <a href="https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment">https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment</a></p>
5. Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to <a href="#">Art. 3.2</a> ? (Art. 3.3)	<b>Y</b>	Determination of small sites at local level. The Fleckney Neighbourhood Plan does not allocate sites for development but its policies guide development to appropriate locations.
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>	Once 'made' the NP will be part of the development plan and will be used in the determination of 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>	
8. Is it likely to have a significant effect on the environment? <a href="#">(Art. 3.5)</a>	<b>N</b>	The Fleckney NP is a self contained planning unit and considers sites only at a local level to meet requirement figures set out in the Local Plan. The level of development proposed is not going to impact on any Natura 2000 site and the Neighbourhood Area does not have any sites of special scientific interest within it. Proposed development will not impact on any nationally recognised landscape designations. Most of the Parish is in Flood Risk Zone 1. Land and property in Flood Zone 1 have a low probability of flooding. However, Flood Risk Zones 2 and 3 are identified to east of village centre around Fleckney Brook. There have also been incidents of sewer flooding in the village, including Badcock Way, Kilby Road, Lamplighters, Manor Road, Orchard Street and School Street. The policies of the Local Plan sufficiently deal with flooding and the FNP does not consider it necessary to include

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

	<p>further policy requirements.</p> <p>Local ecological features are identified on the policies map for protection as are important trees and hedgerows. Listed buildings are noted in the FNP as are features of Local Heritage Interest for protection should a planning application affect them.</p> <p>The FNP identifies a number of Local Green Spaces for protection because of their special significance to the community.</p> <p>It is considered that the policies of the FNP will not have a detrimental affect on Natura 2000, Ramsar sites or other sites of environmental significance.</p>
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These questions are answered using the flow diagram above. The result is given by following the logical steps shown by the black arrows on the flow diagram. Note: some of the questions may not be applicable depending on previous answers.

### 5. Local Plan Sustainability Appraisal

5.1 A full [Sustainability Appraisal](#) of the Local Plan was undertaken as part of its preparation. This tested 2 scenarios for Fleckney (scenario 1 (referred to as 1a in summary table)) equates to the selected strategy as taken forward in the Local Plan (i.e. East of Lutterworth SDA and Scraftoft North SDA) as set out below:

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

### Fleckney

#### Scenarios tested for Fleckney

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	High residual growth (492 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	Two distinct growth scenarios have been determined using both the scale of growth and/or employment provision in Fleckney or nearby Kibworth. Variations in employment provision in Lutterworth are not considered to be a significant factor for Fleckney.  Given the very close links to Kibworth, the significantly increased housing and employment provision at an SDA ought to have implications in Fleckney.
2	Moderate – High residual growth (463-478 dwellings) SDA nearby	B. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	
		C. All 3 SDAs		27ha	25ha		68ha	

5.2 The findings of the scenarios tested in the SA are set out in detail at Appendix 3 and summarised below:



# Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

## Summary of effects for Fleckney

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

5.3 The growth envisaged for Fleckney under Scenario 1/1a forms part of the strategy set out in the Local Plan and there is planning permission in place for the identified housing and employment requirements. The commitments to meet strategic development requirements are acknowledged in the Neighbourhood Plan. Alongside these commitments, the focus of policies in the Neighbourhood Plan is to ensure that development is limited to infill within defined limits to development, the natural environment and local heritage is protected, the village centre thrives and services/facilities are maintained and encourage. The Neighbourhood Plan does not allocate any development sites in addition to those which have extant planning consent.

## 6. Determination

6.1 As a result of the assessment in Section 4, it is unlikely there will be any significant environmental effects arising from the Fleckney Neighbourhood Plan Submission Draft as submitted at the date of this assessment, that were not covered in the Sustainability Appraisal of the Local Plan. As such, it is the view of the Local Planning Authority that the Fleckney Neighbourhood Plan does not require a full SEA to be undertaken.

## **Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan**

6.2 The Environment Agency, Natural England and English Heritage have been consulted on this Screening Report and their responses have been included in section 1 of this determination. The Statutory Consultees have not raised any concerns about the screening report outcomes.

# Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

## Appendix 1

### DESIGNATED HERITAGE ASSETS WITHIN THE PARISH OF FLECKNEY

#### Listed buildings:

#### THE MANOR HOUSE AND FLANKING WALL

List Entry Number: 1360758

Heritage Category: Listing

Grade: II

Location: THE MANOR HOUSE AND FLANKING WALL, MAIN STREET, Fleckney, Harborough, Leicestershire

#### WOLSEY HOUSE

List Entry Number: 1180210

Heritage Category: Listing

Grade: II

Location: WOLSEY HOUSE, 15, MAIN STREET, Fleckney, Harborough, Leicestershire

#### CHURCH OF ST NICHOLAS

List Entry Number: 1180219

Heritage Category: Listing

Grade: II\*

Location: CHURCH OF ST NICHOLAS, CHURCH STREET, Fleckney, Harborough, Leicestershire

# Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

## Appendix 2

### Annex I

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

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

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

# Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

## Annex II

### 1. Agriculture

- (a) Projects for the restructuring of rural land holdings.
- (b) Projects for the use of uncultivated land or semi-natural areas for intensive agricultural purposes.
- (c) Water-management projects for agriculture.
- (d) Initial afforestation where this may lead to adverse ecological changes and land reclamation for the purposes of conversion to another type of land use.
- (e) Poultry-rearing installations.
- (f) Pig-rearing installations.
- (g) Salmon breeding.
- (h) Reclamation of land from the sea.

### 2. Extractive industry

- (a) Extraction of peat.
- (b) Deep drillings with the exception of drillings for investigating the stability of the soil and in particular:
  - geothermal drilling,
  - drilling for the storage of nuclear waste material,
  - drilling for water supplies.
- (c) Extraction of minerals other than metalliferous and energy-producing minerals, such as marble, sand, gravel, shale, salt, phosphates and potash.
- (d) Extraction of coal and lignite by underground mining. (e) Extraction of coal and lignite by open-cast mining. (f) Extraction of petroleum.
- (g) Extraction of natural gas.
- (h) Extraction of ores.
- (i) Extraction of bituminous shale.
- (j) Extraction of minerals other than metalliferous and energy-producing minerals by open-cast mining.
- (k) Surface industrial installations for the extraction of coal, petroleum, natural gas and ores, as well as bituminous shale.
- (l) Coke ovens (dry coal distillation).

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

(m) Installations for the manufacture of cement.

### 3. Energy industry

- (a) Industrial installations for the production of electricity, steam and hot water (unless included in Annex I).
- (b) Industrial installations for carrying gas, steam and hot water; transmission of electrical energy by overhead cables.
- (c) Surface storage of natural gas.
- (d) Underground storage of combustible gases.
- (e) Surface storage of fossil fuels.
- (f) Industrial briquetting of coal and lignite.
- (g) Installations for the production or enrichment of nuclear fuels.
- (h) Installations for the reprocessing of irradiated nuclear fuels.
- (i) Installations for the collection and processing of radioactive waste (unless included in Annex I).
- (j) Installations for hydroelectric energy production.

### 4. Processing of metals

- (a) Iron and steelworks, including foundries, forges, drawing plants and rolling mills (unless included in Annex I).
- (b) Installations for the production, including smelting, refining, drawing and rolling, of nonferrous metals, excluding precious metals.
- (c) Pressing, drawing and stamping of large castings.
- (d) Surface treatment and coating of metals.
- (e) Boilermaking, manufacture of reservoirs, tanks and other sheet-metal containers.
- (f) Manufacture and assembly of motor vehicles and manufacture of motor-vehicle engines.
- (g) Shipyards.
- (h) Installations for the construction and repair of aircraft.
- (i) Manufacture of railway equipment.
- (j) Swaging by explosives.
- (k) Installations for the roasting and sintering of metallic ores.

### 5. Manufacture of glass

### 7. Chemical industry

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

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

### 8. Food industry

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

### 9. Textile, leather, wood and paper industries

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

### 10. Rubber industry

Manufacture and treatment of elastomer-based products.

### 11. Infrastructure projects

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

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

### 12. Other projects

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

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



## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

### Appendix 3

#### Fleckney

##### Scenarios tested for Fleckney

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	High residual growth (492 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	Two distinct growth scenarios have been determined using both the scale of growth and/or employment provision in Fleckney or nearby Kibworth. Variations in employment provision in Lutterworth are not considered to be a significant factor for Fleckney.  Given the very close links to Kibworth, the significantly increased housing and employment provision at an SDA ought to have implications in Fleckney.
2	Moderate – High residual growth (463-478 dwellings) SDA nearby	B. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	
		C. All 3 SDAs		27ha	25ha		68ha	

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

### SA findings for Fleckney

Natural Environment (SA Objectives 1 and 2)		Scenario 1	Scenario 2
<b>Nature of effects</b>	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. Development would also present the potential for greater visitor disturbance to the Grand Union Canal. The potential to enhance green infrastructure could be a positive effect.</p> <p><i>Environmental quality</i> - There would be a loss of land classified as Grade 3 under both scenarios.</p>		
<b>Sensitivity of receptors</b>	<p>The Grand Union SSSI lies to the East of Fleckney. Areas of land outside the settlement boundary to the East fall within the SSSI risk zone that requires development above 50 dwellings to be assessed for potential effects on the SSSI. Within the urban area and surrounding land to the north, south and west, development above 100 dwellings should be assessed. Individually, developments surrounding Fleckney may not trigger this requirement, but there is a potential for cumulative effects. There are areas of land surrounding Fleckney that may have local importance to wildlife. For example, adjacent to Fleckney Brook.</p> <p>Agricultural land surrounding Fleckney is classified as Grade 3.</p>		
<b>Likelihood of effects</b>	<p>For both scenarios, effects on biodiversity would be likely as there would be a need to release all or most land identified in the SHLAA and/or further land that may come forward. This would need to be on greenfield land, and there would likely be a loss of trees, hedgerows and grassland.</p> <p>It is very likely that there would be a permanent loss of agricultural land (over 20ha) under both of the scenarios.</p>		

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

<b>Significance</b>	<p>Both scenarios are likely to have negative effects on wildlife due to the scale of development and the need to release most or all identified SHLAA sites / and/ or further sites on the settlement edge. Whilst this would not have a direct effect on any designated wildlife sites, it could lead to the loss of local habitat such as hedgerows, trees and grassland. There would also be the potential for cumulative effects on the Grand Union Canal SSSI from increased visitor pressure, which would need to be managed. However, mitigation and enhancement measures would be likely to be secured through plan policies, so the magnitude of effects would be likely to be reduced. Nevertheless, a minor negative effect is predicted for these two scenarios.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case. Furthermore, the overall loss of open space required to deliver housing is likely to outweigh the potential benefits, and hence a negative effect would remain for both scenarios.</p> <p>There would be a loss of agricultural land which would be unavoidable. This constitutes a minor negative effect on soil as over 20ha of land could be likely to be lost in total.</p> <p>There could be likely a noticeable increase in car trips through the village centre, which could have an effect on air quality. The extent of effects is unclear at this stage as traffic modelling has not been undertaken.</p> <p>The effects on natural resources are predicted to be a minor negative to reflect disturbance and loss of wildlife habitats and species, effects on agricultural land and potential increase in traffic. For scenario 2 there could be increased traffic generated by the SDA in Kibworth, which could have further negative effects on air quality.</p>
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## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

Built and Natural Heritage (SA Objective 3)		Scenario 1	x?
		Scenario 2	x?
<b>Nature of effects</b>	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement.		
<b>Sensitivity of receptors</b>	<p>Fleckney does not contain a Conservation Area, although it contains 3 listed buildings in the village centre.</p> <p>There are two areas of potential archaeological interest; both are located along the brook, one to the east of the centre and one off Amesby Road to the west of the village.</p> <p>The capacity for landscape to accommodate change varies around the settlement, with less sensitive areas concentrated to the north, areas of moderate/low sensitivity running alongside Fleckney Brook, and areas of moderate sensitivity focused to the south.</p>		
<b>Likelihood of effects</b>	Due to its proximity, any development on the edge of the settlement would be unlikely to have a direct effect on the listed buildings in the centre of the village. The main effects would be related to the character of the settlement edge. For both scenarios, there would be a need for comprehensive development around Fleckney that could potentially lead to negative effects on the openness of these areas and the approach to the village along roads. Mitigation and design could be secured to reduce the effects, but this would be more difficult at higher levels of growth, where the demand for land would mean that higher densities or more land would need to be released. The nature of effects would be dependent upon which sites were allocated.		
<b>Significance</b>	<p>Both scenarios would require substantial development on the edge of the settlement. This would lead to a change in the character of the settlement, which in some areas, there is only moderate-low capacity to change. It would be more difficult to avoid these areas if this level of development was proposed, and even though mitigation and design measures would be likely to be secured, new development could change the approach into Fleckney along several routes. Development may also put additional pressure on car parking in the village centre, which could affect the setting of the built environment. Should development in more sensitive areas be avoided (for example the approach to the centre from Amesby Road) the effects would be less prominent. However, at this stage, the exact site allocations are not known, so it is not possible to predict with certainty that effects would only be minor. Consequently, minor negative effects are predicted for both scenarios (<i>with some uncertainty to reflect the potential for moderate negative effects</i>) to reflect the issues discussed above.</p> <p><b>Recommendation:</b> There are sufficient sites to accommodate growth without requiring land in areas of medium/low landscape sensitivity to be released. The effects upon landscape character and built environment would be minimised by avoiding such sites (provided they are appropriate and suitable with regards to other factors).</p>		

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	Scenario 2
<b>Nature of effects</b>	<p>Development would require increased provision of local school and health provision. This would have positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>For scenario 2 that involves an SDA at nearby Kibworth, access to employment opportunities and housing would also be likely to improve, although this would not be within Fleckney itself.</p> <p>Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre. This could potentially be an issue for both scenarios which would generate a greater number of trips.</p>		
<b>Sensitivity of receptors</b>	<p>The primary school has some surplus, and has potential to expand on site. Fleckney is supported by the branch surgeries of the Kibworth practices. There are capacity issues in Kibworth although a new surgery is planned for one of the practices for the existing patients. S106 contributions would be sought to fund a Kibworth surgery extension. There are shortfalls in some types of open space.</p>		
<b>Likelihood of effects</b>	<p>The amount of growth could potentially support a viable new primary school in Fleckney (assuming a dwelling/pupil ratio of 0.2). This would be positive locally as it would provide greater choice to existing and new residents. The capacity to extend existing schools exists, but there may be a limit to this, and therefore some contributions may go towards provision outside of Fleckney, which is less positive. There may be capacity issues with secondary schools in Kibworth.</p> <p>Contributions would be sought to improve health facilities in Kibworth, so effects would be anticipated to be neutral. The level of growth may help to support the provision of a new health facility in Kibworth, which would have a positive effect with regards to access to healthcare. However, there is uncertainty regarding this. <i>It should also be noted that scenario 2 would involve an SDA at Kibworth, which would also be likely to involve new / improved health facilities.</i></p> <p>It is likely that development would secure enhancements to open space provision, which could help to address any identified shortages in Fleckney.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car could potentially increase, as development would be likely to occur on the settlement edges. It is considered unlikely that those options involving a SDA at Kibworth would have an effect on road traffic through Fleckney. This is because access to services and jobs from a SDA in Kibworth would be more likely to be direct to the A6.</p>		

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

<b>Significance</b>	<p>Scenario 1 is predicted to have a major positive effect on health and wellbeing as it would help to provide housing in Fleckney, as well as the potential for new education facilities locally. This could reduce the need to travel to Kibworth.</p> <p>Scenario 2 ought to have a slightly more positive effect on health and wellbeing by improved access to jobs at an SDA in Kibworth. Therefore a major positive effect is predicted.</p> <p>Both scenarios could potentially increase traffic through Fleckney. Whilst it is unlikely to lead to significant effects on air quality, there could be some minor negative effects when the influence of the SDA is also factored in, which is reflected by an uncertain negative effect for Scenario 2</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1	Scenario 2
<b>Nature of effects</b>	New development could increase surface water run-off through the need to develop greenfield land. Although plan policies would seek to limit surface water run-off into the sewer system (C3/CC4 in the emerging Local Plan) this would not ensure that there was no net increase in run off. Therefore, there could be the potential for cumulative effects on flood risk locally where higher levels of development are proposed.		
<b>Sensitivity of receptors</b>	Flood zones 2 and 3 are identified around Fleckney Brook and are located close to two sites included in the SHLAA. Surface water flooding may also present a risk throughout the settlement.		
<b>Likelihood of effects</b>	The majority of land surrounding Fleckney is not at risk of flooding and hence effects would be unlikely in this respect for each scenario. Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. Policy CS10 in the Adopted Core Strategy seeks to ensure that new development does not increase flood risk elsewhere and include SUDs. However, the intention is to ' <i>minimise the net increase in surface water run-off discharged to sewers</i> ', which means that an increase might be anticipated in some areas.		
<b>Significance</b>	The level of development on greenfield land associated would be likely to lead to an increase in surface water run-off. Although plan policies would seek to manage the impacts and incorporate SUDs, there is potential for a cumulative minor negative effect on local flood risk from surface water for both scenarios.		

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓✓
		Scenario 2	✓✓✓
<b>Nature of effects</b>	Development would deliver housing, helping to support local provision of affordable and market homes to meet needs. This would have a positive effect on housing and help to support the vitality of the village. The level of growth would be moderate - high, and would likely attract in-migration for homes. For scenario 2, which involves an SDA at nearby Kibworth, access to employment opportunities and housing would also be likely to improve. Although this would not be within Fleckney itself, the likely benefits would likely be felt by residents in the village.		
<b>Sensitivity of receptors</b>	House prices are relatively affordable compared to other Rural Centres. Fleckney has a young population profile, which could continue to create a need for housing to support young people and families ( <i>Population increased by 6.5% between 2001 and 2011 and the number of dwellings by 9.1% over the same period of time</i> ). The creation of local jobs is therefore an attractive proposition in this area.  Fleckney is relatively well off with respect to existing employment provision compared to the other rural centres. There is potential to enhance and increase employment provision locally, and reasonable road links to the Leicester Urban Area and Market Harborough.		
<b>Likelihood of effects</b>	There is sufficient land identified in the SHLAA (May,2016) to meet the housing targets for each alternative. It is likely that residents would use local shops and services, and the level of growth would provide opportunities for new or expanded shops and services to be developed.		
<b>Significance</b>	The scenario would deliver a moderate - high level of housing (In additional to completions and commitments) in an area that is attractive to families and has a young population profile. This ought to help maintain growth in the settlement and allow local residents to remain in the village if they wish to. The level of growth would also support the vitality of the local economy, potentially supporting shops and services. There would be a moderate positive effect. For Scenario 2 (Alternatives Option B and C) that include an SDA at Kibworth the positive effects upon the housing market are likely to be more pronounced as there would be increased choice in the surrounding area, which would help to improve affordability, boost the potential to secure starter homes, and maintain links between Fleckney and Kibworth. The economic boost provided by an SDA in Kibworth could also have positive effects on Fleckney through an increase in local spending. Consequently, Scenario 2 is predicted to have a major positive effect overall.		

## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

Resource Use (SA Objective 9)		Scenario 1	Scenario 2
<b>Nature of effects</b>	<p>Growth would be likely to lead to increased road trips with associated greenhouse gas emissions.</p> <p>New development will lead to an overall increase in energy and water use in Fleckney. However, this would be the case wherever development was located.</p>		
<b>Sensitivity of receptors</b>	<p>Fleckney contributes some 1.8 Tonnes per person of CO2 emissions from domestic electricity and gas consumption (based on 2011 data). The majority of homes have access to mains gas. The settlement is reasonable well served by daytime bus services, but there is no local train station.</p>		
<b>Likelihood of effects</b>	<p>Access to mains gas and electricity would be available in Fleckney, 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 Fleckney and any new development would be unlikely to change this.</p> <p>Although there are reasonable 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 would lead to increased numbers of people living in Fleckney; which as a rural centre only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth would contribute to an increase in greenhouse gas emissions across the district. Consequently a minor negative effect is predicted for both scenarios.</p>		



## Strategic Environmental Assessment Determination Fleckney Neighbourhood Plan

### Summary of effects for Fleckney

	Scenario 1a	Scenario 1b
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)	✘	✘