

**Strategic Environmental Assessment Determination Report
Great Glen Neighbourhood Plan**



**Great Glen Neighbourhood Plan
Strategic Environmental Assessment
Determination Report**

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

Great Glen Parish Council

June 2019

Strategic Environmental Assessment Determination Report Great Glen Neighbourhood Plan

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Strategic Environmental Assessment Determination Report

Great Glen Neighbourhood Plan

1. Introduction

1.1 This determination by the LPA is to determine whether or not the contents of the submission version of the revision Great Glen Neighbourhood Plan (GGNP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

1.2 The LPA has determined that after consultation with Natural England, Historic England and the Environment Agency that a full SEA is not required for the Great Glen Neighbourhood Plan.

1.3 The consultation responses from the statutory consultees are set out below:

Consultee	Response
Environment Agency	<p>We have reviewed the screening opinion for Strategic Environmental Assessment for the submission version of Great Glen Neighbourhood Plan. We are pleased to see that the allocated housing site within the plan (Land North of Glen House) is located within flood zone 1 and agree with the conclusion of the SEA that this neighbourhood plan does not require a full SEA to be undertaken.</p> <p>From the perspective of the Environment Agency's remit we do not consider that a full SEA need be undertaken.</p> <p>However before making your decision we advise you seek the views of Natural England.</p>
Natural England	<p>Great Glen Neighbourhood Plan SEA Screening</p> <p>Thank you for your consultation on the above dated 30 April 2019. 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 is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan However we support policy GG15, Biodiversity and Wildlife Corridors and policy GG16, Important Trees and Hedgerows. These policies will help to protect and enhance the natural assets found within Great Glen.</p> <p>We refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a</p>

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	Neighbourhood Plan.
Historic England	<p>Thank you for your email and please accept my apologies for the late response. I've looked at the submitted information and can offer the following advice.</p> <p>For site GG1, the assessment finds under "Potential for likely significant effects on national and local historic and/or environmental designations" that,</p> <p>The policy is unlikely to result in significant effects. Policy promotes sustainable development in principle.</p> <p>In our assessment the contrary is true – the development of this site would almost inevitably affect the significance of the grade II* listed St Cuthbert's Church due to impact on its setting because of its proximity and views north along London Road.</p> <p>We therefore advise that SEA will be required due to significant environmental effects.</p>

1.4 The purpose of the Great Glen Neighbourhood Plan is to reflect the desires of the community to plan for their community. There are many other issues that are of importance to the residents of Great Glen that have emerged through the consultation process and which have been tackled through the revision of the Neighbourhood Plan. The protection of important environmental spaces; safeguarding important buildings; addressing concerns over traffic and transport issues; shaping economic development in the Parish and safeguarding important community facilities are all referenced and addressed within the document..

1.5 The Great Glen Neighbourhood Plan revision version vision is:

“to set out policies for the years up to 2031 that will ensure that our area develops and grows in a way that is sustainable economically, socially and environmentally, and which enhances and improves the community in which we live”;

1.6 The Great Glen Neighbourhood Plan specifically considers a small number of Great Glen specific planning policies grouped around the key policy issues identified by the community as being of special importance to them. These include:

- Designation of Local Green Spaces, which identify and protect these special and locally important areas from development.
- A small number of Great Glen specific planning policies grouped around the key policy issues identified by the community as being of special importance to them. These include:

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- Policies in relation to housing provision and need, including an allocation of residential development;
- Policies to address car parking issues within the Village;
- The protection of important community assets;
- The incorporation of the design aspects of the Village Design Statement into the Neighbourhood Plan;
- The encouragement of 'green' and environmentally sensitive building development with preservation of natural features such as hedges and trees
- Protection of important buildings and structures and open spaces of local importance; and
- Protecting businesses and supporting business expansion in appropriate locations.

1.7 In order to demonstrate that a draft neighbourhood plan or Order contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan or Order guides development to sustainable solutions. There is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, qualifying bodies may find this a useful approach for demonstrating how their draft plan or order meets the basic condition. Material produced as part of the Sustainability Appraisal of the Local Plan may be relevant to a neighbourhood plan.

1.8 The SEA Directive and NPPG guidance is clear in that a SEA Environmental Report need only be as detailed as appropriate to the content and level of detail of the neighbourhood plan¹. An environmental report must identify, describe and evaluate the likely significant effects on the environment of implementing the neighbourhood plan policies and of the reasonable alternatives taking into account the objectives and geographical scope of the neighbourhood plan². NPPG guidance goes on to state that reasonable alternatives must also be sufficiently distinct, realistic and deliverable³.

1.9 At no point does the SEA legislation or guidance state that reasonable alternatives are a requirement for each and every policy area in a plan and it is considered that a proportionate approach, taking into account legislation and guidance above, should be satisfactorily undertaken.

1.10 Regulations state that the Environmental Report should consider whether certain matters are more appropriately assessed at different levels of the planning system to avoid duplication⁴.

¹ Para 030 of <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

² Para 039 - http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033

³ Para 038 - http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033

⁴ Regulation 12(3)(d) - http://www.legislation.gov.uk/uksi/2004/1633/pdfs/ukxi_20041633_en.pdf

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- 1.11 Each policy of the revision version of the Great Glen Plan at submission stage has been individually assessed for its effects on Habitat Regulations (and other environmental effects) (see appendix 4). The HRA for the Core Strategy and Local Plan 2011 to 2031 have determined that no European sites lie within Harborough District. Outside the district, the nearest European site is Rutland Water SPA and Ramsar site, which is located 7km to the north-east of the district boundary but 22km from the main population centres (Market Harborough and Thurnby/Scraptoft) as the district is largely rural with a fairly sparsely distributed population.
- 1.12 The HRA for the Local Plan concluded in 2017 that:
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. These conclusions are based on the findings of this screening which conclude that no Natura 2000 sites are located within the district and no impact pathways have been identified linking Natura 2000 sites outside of the district e.g. Rutland Water SPA/Ramsar to development within Harborough District. Therefore an Appropriate Assessment is not required.
- 1.13 The recent CJEU ruling (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) (April 2018)) states that:
“In the light of all the foregoing considerations, the answer to the question referred is that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site” (paragraph 40).
- 1.14 This SEA Screening Report dated January 2019 for the Great Glen Neighbourhood Plan does not take account of measures intended to avoid or reduce the harmful effects of the Plan. The harmful effects, if any, have been considered in the preparation of the Screening Report of January 2019 and this further determination of May 2019. The LPA believes they have been demonstrated to be nil or very minor to the natural and historic environment, Natura 2000 sites and Habitat Regulations.
- 1.15 Historic England raise a concern in their response to the screening report that the significance of the grade II* listed St Cuthbert’s Church will be affected due to impact on its setting because of its proximity and views north along London Road. The LPA has assessed the impact on the setting of St Cuthbert’s Church and other historic assets in the vicinity. The specific findings for this and other assets can be found in **Appendix 5** of this report.
- 1.16 The vision and core objectives of the Pre-Submission Draft Neighbourhood Plan are based on the key issues raised by local people. They have been summarised and refined by the Steering Group to form the basis of the Neighbourhood Plan for Great Glen.

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- 1.17 The Neighbourhood Plan (revision draft January 2019) has the following policies at its core:

Policy GG1: Residential Site Allocation - Land is allocated for residential development at the site known as 'land north of Glen House' for around 10 dwellings (SHLAA reference A/GG/HSG/14).

POLICY GG2: SETTLEMENT BOUNDARY - Development proposals in the Plan area will be supported within the Settlement Boundary as identified in Figure 3. Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled.

Appropriate development in the countryside includes:

- a) For the purposes of agriculture - including farm diversification and other land-based rural businesses;
- 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 or for rural tourism that respects the character of the countryside.

POLICY GG3: HOUSING PROVISION WINDFALL SITES

Small residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this Plan and District-wide planning policies and where such development:

- a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Great Glen or where the site is closely surrounded by buildings;
- b) Does not involve the outward extension of the built-up area of Great Glen;
- c) Respects the shape and form of Great Glen in order to maintain its distinctive character and enhance it where possible
- d) Retains existing important natural boundaries such as trees, hedges and streams;
- e) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling where relevant;
- f) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise in line with Harborough District Council Supplementary Planning Guidelines;
- g) If it involves two or more dwellings, provides for at least one small dwelling with two or fewer bedrooms for every one larger dwelling (i.e. three or more bedrooms).

POLICY GG4: HOUSING MIX

New housing development proposals should provide a mixture of housing types specifically to meet identified and evidenced current local needs in Great Glen.

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Priority should be given to smaller family homes (3 bedrooms or fewer), starter homes, and those suitable for older people (especially those who wish to downsize). There will be a presumption against homes with more than 4 bedrooms.

POLICY GG5: AFFORDABLE HOUSING

Development proposals for new housing should make provision for high quality affordable housing in line with Local Plan policies to meet identified and evidenced local needs and to be in accordance with district wide planning policies. Priority should be given to:

- a) The provision of Starter homes, homes for young people and older people;
- b) Local residents in the allocation of affordable housing.

If it is not possible to provide affordable housing on site it will be acceptable to provide funding in lieu of affordable housing on-site if this leads to the provision of additional affordable housing in the Parish.

POLICY GG6: DESIGN QUALITY

Development proposals must demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the Parish in accordance with the approved Great Glen Village Design Statement:

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views. Three-storey houses are unlikely to suit the scale and mass of existing development;
- b) New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment;
- c) New housing should reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
- d) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;
- e) Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient;

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- f) Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible
- g) Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;
- h) Development is encouraged to incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate; and
- i) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate Change; ensuring appropriate provision for the storage of waste and recyclable materials.

POLICY GG7: LOCAL HERITAGE ASSETS OF HISTORICAL AND ARCHITECTURAL INTEREST

Development proposals that affect the buildings and structures of local historic or architectural interest listed below, or their setting, will be expected to conserve the historic and architectural interest in those development proposals.

- Stretton Hall Gardens
- Stackley House, off Stretton Road
- Romano-British farmstead site, Stretton Glen
- Surviving line of the 1725 London to Manchester Turnpike (London Road)
- Earthworks near St Cuthbert's Church (Anglo-Saxon to Medieval 'palace', early Christian site and settlement)
- St Cuthbert's Church burial ground (medieval to modern churchyard)
- 8 - 12 High Street (medieval to 20th century house, blacksmith's workshop)
- Cruck Cottage, High Street
- Console Cottages, 11 - 17 High Street (Victorian almshouses)
- Royal Oak, High Street
- 19 - 21 High Street (18th century farmhouse, later public house, now two houses)
- The ford, Bindley's Lane
- Ducking Ponds, The Mere
- Glenn House, Church Road
- Former Fox & Goose Inn, Church Road Tack House, Church Road
- Village Hall, Main Street
- Packe Row, 21 - 35 Main Street ('Peep Row')
- The White House, London Road
- The Yews, London Road
- Wizards Haunt, London Road
- Burton Brook culvert, London Road

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- Landscaped parkland, lake and spinneys, Great Glen Hall Gate Lodge, Great Glen Hall
- Old watermill, London Road, with associated mill leat (Burton Brook)
- Great Glen House
- Great Glen Manor (Stoneygate School)
- Orchard Lane earthworks (site of medieval settlement associated with one of the two 13th century Manors of Great Glen)
- Carlton Lodge, Orchard Lane
- Glen Lodge, Station Road
- Great Glen Station

POLICY GG8: EMPLOYMENT AND BUSINESS DEVELOPMENT

Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be permitted unless it can be demonstrated that the site or building is no longer suitable for employment use.

Proposals for employment-related development (for new and/or expansion of employment uses, including homeworking) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; that it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.

POLICY GG9 SHOPS

Development proposals that result in the loss, or have a significant adverse effect on, an existing shopping use will not be supported unless it can be demonstrated that its continued use for shopping is no longer viable..

POLICY GG10: COMMUNITY BUILDINGS AND FACILITIES

Development proposals that result in the loss of, or have a significant adverse effect on, a community facility will not be supported, unless the building or facility is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that the service or facility is not viable or is no longer required by the community. Proposals to enhance the provision of community buildings to meet local needs will be viewed positively.

POLICY GG11: ASSETS OF COMMUNITY VALUE

Development that will result in the loss of, or has a significant adverse on, a designated Asset of Community Value will not be permitted unless in special circumstances, such as the Asset is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that it is not viable or no longer needed.

POLICY GG12: DESIGNATION OF LOCAL GREEN SPACES

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Development proposals that would result in the loss of, or have an adverse effect on, the following designated Local Green Spaces (shown in figure 5) will not be permitted unless in very special circumstances:

GG/LGS/01 Burton Brook Community WildSpace (inventory site 140)

GG/LGS/02 Grazing fields southwest of St Cuthbert's Church (178-179-180-181)

GG/LGS/03 Great Glen Hall parkland, lake and ornamental woodland (128)

GG/LGS/04 St Cuthbert's churchyard (171)

LGS/GRTG/1 Post Office Green

LGS/GRTG/2 Grassed area outside chemist

POLICY GG13: RIDGE AND FURROW

Development proposals should seek to preserve the identified areas of well-preserved ridge and furrow in figure 7 below) wherever possible.

POLICY GG14: IMPORTANT OPEN SPACES

The Parish Council will actively work with the District Council and other stakeholders to bring the ratio of 'area of open space to population size' in Great Glen closer to recognised standards.

Development proposals that result in the loss of, or have a significant adverse effect on, the following areas of important open space (figure 8) will not be supported, unless the public open space is replaced by an equivalent or better provision in an equally suitable location, or it can be demonstrated to the Parish Council that the open space or is no longer required by the community:

Existing Open Space, Sport & Recreation sites:

Bridgewater Drive amenity green space north

Bridgewater Drive amenity green space south

Great Glen Recreation Ground

Children's play area, recreation ground

St Cuthbert's Churchyard

Church paddock amenity open space and extension burial ground

Memorial Green

St Cuthbert's C of E School playing field

Devana Way amenity open space and children's play area

Stretton Glen bund amenity open space

Children's play area, off Cromwell Road

Stonehill Court amenity open space

Other Important Open Areas (this Plan)

Great Glen recreation ground annexes: dog-walking area, entrance drive and car park

Sence-side paddock (rare breeds etc.)

Open Space and garden of Brookfield Gardens sheltered apartments

Paddocks on west bank of River Sence, rear of Sence Crescent

Paddock on east bank of River Sence, rear of Main Street

Paddocks on north bank of Burton Brook, off The Nook

Paddock off Orchard Lane

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Housing development proposals of five or more dwellings will be required to include adequate green space provision based on current district standards as an integral part of that development. Alternatively, if an existing open space is located within reasonable walking distance, then a commuted sum may be accepted for the enhancement of that area.

POLICY GG15: BIODIVERSITY AND WILDLIFE CORRIDORS

Development proposals will be expected to protect local habitats and species and where possible and viable, to create new habitats for wildlife and promote and increase biodiversity.

The wildlife corridors shown in figure 10.

1. from Great Glen Crematorium along the ancient track and hedge on upper Orchard Lane to Great Glen Community Wildspace at the confluence of Burton Brook with the River Sence, and
2. The course the River Sence, and adjacent land, through the built- up area of Great Glen will be maintained and promoted to provide habitat connectivity across the Plan Area. Development proposals which impact adversely on these corridors must demonstrate that they will not harm their integrity and effectiveness.

Roof and wall construction in new development should conform to technical best-practice recommendations for integral bird and bat breeding and roosting sites.

Security lighting in new development will be operated by intruder switching, not on constantly. Site and sports facility lighting will be switched off during 'curfew' hours between March and October, following best practice guidelines provided by The Wildlife Trusts. Maximum light spillage onto bat foraging corridors should be 1 lux.

POLICY GG16: IMPORTANT TREES AND HEDGES

Development proposals should protect and integrate into the design of that development existing trees and hedges of good arboricultural, ecological and amenity value. Proposals that impact on valued trees and hedges should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

Four species-rich, ancient hedges are identified as of high historical and ecological importance (figure 11) and should be protected from development that would adversely affect them.

POLICY GG17: HISTORIC LANDSCAPE CHARACTER AREA

Development proposals in the southwest section of Great Glen will be required to respect the historic features, as follows, that constitute the landscape area shown in figure 12. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the benefits of such development must be balanced against the significance of the landscape character area's features, its tranquillity and scenic values, and as the setting for the Grade II* Listed St Cuthbert's Church.

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- visible earthworks evidence for medieval village houses and streets (before 1400)
- clear ridge and furrow (medieval ploughland traces dating from the 11th to 18th centuries),
- the 1726 Leicester to Harborough turnpike road
- grazing fields dating from about 1770
- hedgerows with standard trees planted in the late 18th century,
- 18th and 19th century farmhouses and ‘country houses’
- The Grade II* Listed church, for which the above features are the setting, as documented by Historic England.

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- grazing fields dating from about 1770
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- 18th and 19th century farmhouses and ‘country houses’
- The Grade II* Listed church, for which the above features are the setting, as documented by Historic England.

POLICY GG18: FOOTPATHS AND CYCLEWAYS

Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of rights of way will not be supported.

The Parish Council will actively work with other relevant bodies to promote the designation of the customarily well-used informal footpath from Coverside Road and Footpath C13 via The Oaks woodland to Oaks Road (A1 on figure 13).

Further opportunities to achieve an enhancement of the present network of footpaths and cycle ways will be pursued, especially the following routes as indicated in figure 13:

A2 Roadside footpath on Oaks Road to link bridleways C25 and C14;

A3 Roadside footpath along Station Road to link footpath C30 and five residential properties with the built-up area at Archers roundabout;

A4 Footpath linking Oaks Road via sewage works access road and footbridge over Burton Brook to footpath C15;

A5 Roadside footpath/cycleway along Stretton Road to Parish boundary;

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A6 Roadside cycleway along London Road from Glen Rise roundabout via Grammar School to Church Road;

A7 Footpaths C32 and C8 between Orchard Lane/A6 crossing and Crane's Lock re-routed to use existing track in preference to diversions through arable fields;

A8 Connecting footpath spur between Stretton Glen development and footpath C13.

POLICY GG19: IMPORTANT VIEWS AND SKYLINES- Views across the Plan Area, into and out of the village (Figure 14) are important to the setting and character of the village. To be supported, development proposals must not significantly harm views from publicly accessible locations, or the skylines which provide their horizons. Proposals should include the intended treatment of views in a design statement. The important views are as follows:

1. From the gateway at the highest point of the parish on Oaks Road (footpath C13) southwest over the village and across central Leicestershire
2. From Oaks Road at the eastern edge of the village south-southwest over the valleys of Burton Brook and the River Sence, ultimately to Charnwood Forest
- 3., 4. From the ridge and furrow fields southwest of St Cuthbert's Church on footpath C26 to the church and village skyline
5. From footpath C13 where it leaves the village on Coverside Road, northeast over rising open country to the skyline formed by the highest point of the parish
6. From the A6 bridge on footpath C32 northwest over an ancient hedgerow, and ridge and furrow field to the roofs of the village nestling in the Sence valley
7. From the popular village walk at the STW access track northeast to Glen Oaks woodland;
8. From permissive (expected definitive) path A1 (see figure 13) southwest (as view 2) and northeast to the skyline.

POLICY GG20: ENERGY EFFICIENCY

Development proposals that are compliant with the aims of a low carbon economy, and contribute to mitigating and adapting to climate change including through sustainable design, water efficiency, drainage and construction techniques and practices will be viewed positively, where (either in isolation or cumulatively) the proposal:

- a) Does not have an unacceptable adverse impact on the amenity of local residents and uses (such as noise, visual impact, shadow flicker, water pollution, odour, air quality, emissions);
- b) Does not have an unacceptable adverse impact on the location, in relation to visual impact and impact on the character and sensitivity of the surrounding landscape;
- c) Is of an appropriate scale which reflects the size, character and level of service provision within Great Glen; and

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d) Is subject to proposals being well designed and meeting all relevant requirements set out in other policies in this Plan and District-wide planning policies.

POLICY GG21: RESIDENTIAL PARKING

At least two off-street car parking spaces should be provided within the curtilage for each new dwelling developed within the Village of Great Glen. Three such spaces should be provided for four-bedroom or larger dwellings.

POLICY GG22: PUBLIC PARKING DEVELOPMENT

Development proposals that result in the loss of or adversely affect car parking provision in the Village of Great Glen will not be supported unless:

- a) It can clearly be demonstrated that the loss of parking will not have an adverse impact on existing parking issues in the nearby area; or
- b) Adequate and convenient replacement car parking spaces will be provided on the site or nearby.

The Neighbourhood Plan will support proposals to establish a new public car park or extension of an existing public car park in the village at a suitable location.

POLICY GG23: ACCESS DESIGN FOR NEW DEVELOPMENT

Development proposals of 10 units or more shall have layouts that provide safe and convenient routes for walking and cycling and access to public transport, that connect to other developments and to key destinations such as the Village Centre, GP Surgery and leisure facilities.

POLICY GG24: TRAFFIC IMPACT

Development proposals will only be permitted where the traffic generation and parking impact created by the proposal does not result in an unacceptable direct or cumulative impact on congestion or on road and pedestrian safety. Traffic management measures such as traffic calming, improved signage, restriction of on-road parking and other improvements, all of which should be of a design appropriate to the character of the Parish, will be encouraged as part of any relevant scheme.

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

2. Legislative Background

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- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is [European Directive 2001/42/EC](#) and was transposed into English law by the [Environmental Assessment of Plans and Programmes Regulations 2004](#), or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication '[A Practical Guide to the Strategic Environmental Assessment Directive](#)' (ODPM 2005).
- 2.2 Schedule 2 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the Habitats Directive. The Directive requires that any plan or project, likely to have a significant effect on a European site, must be subject to an appropriate assessment. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans. In particular paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site or a European offshore marine site.
- 2.3 Schedule 3 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the [Environmental Impact Assessment \(EIA\) Directive](#). The Directive requires that EIA development must be subject to a development consent process. To enable this, Schedule 3 prescribes a basic condition that applies where development which is the subject of a proposal for a neighbourhood development order is of a type caught by the EIA Directive, and applies the relevant provisions of the [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2011\(3\)](#) ("the EIA Regulations") with appropriate modifications ([regulation 33](#) and paragraphs [1 to 4 and 6 of Schedule 3](#)). Paragraphs 5 and 7 to 13 of Schedule 3 correct errors in the EIA Regulations
- 2.4 This report focuses on screening for SEA and the criteria for establishing whether a full assessment is needed in light of the Sustainability Appraisal and Strategic Environmental Assessment undertaken for the Core Strategy in 2010. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#) and the [Sustainability Appraisal \(SA\) as part of the New Local Plan](#) during 2016 and 2017.

3. Criteria for Assessing the Effects of Neighbourhood Plans (the 'plan')

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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.

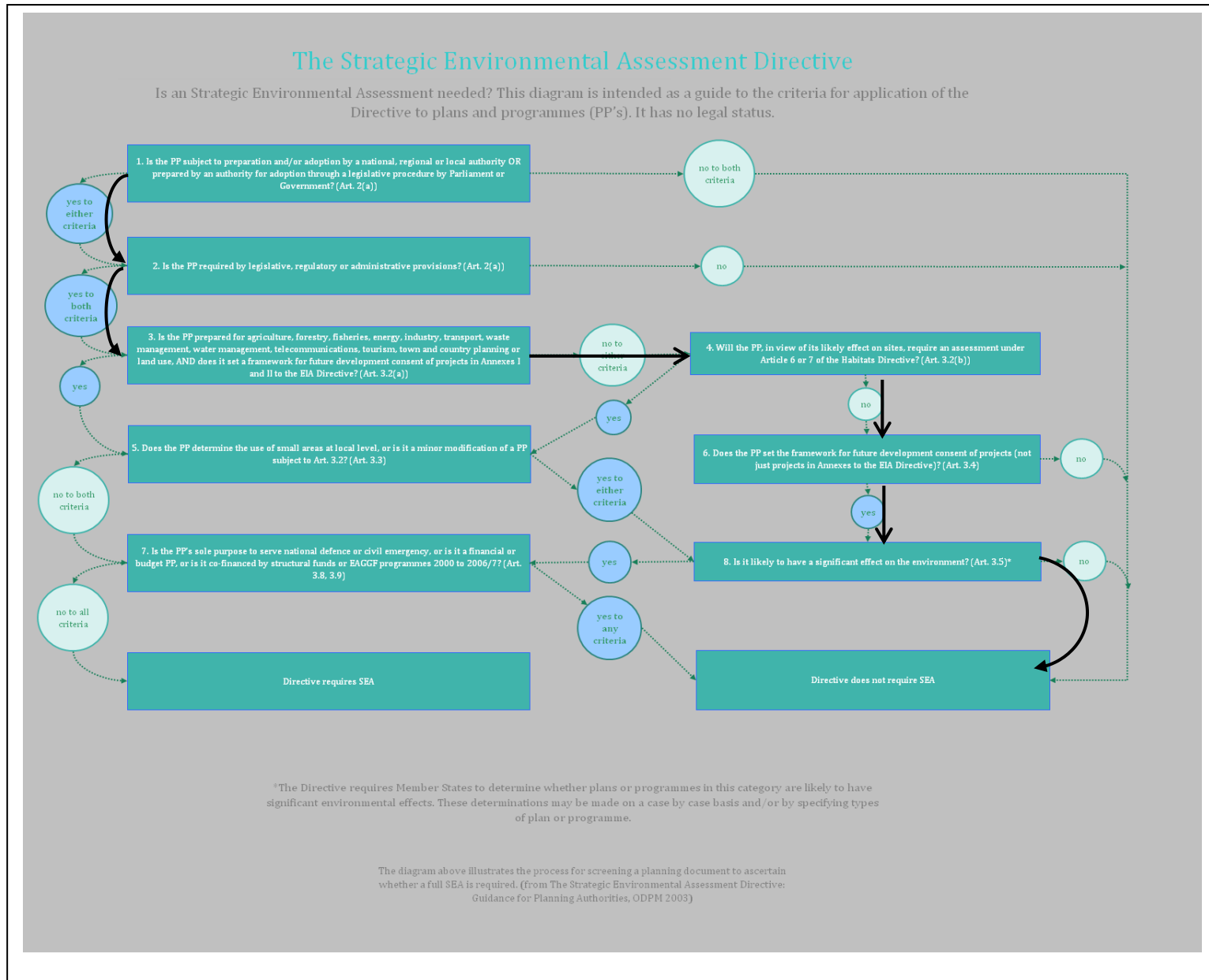
Source: Annex II of SEA Directive 2001/42/EC

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4. Assessment

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



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

Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation of and adoption of the NP is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP will be prepared by Great Glen Parish Council (as the 'relevant body') and will be 'made' by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012
2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Whilst the Neighbourhood Plan is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will if 'made', form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	N	Whilst the NP covers a wide range of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites. A full Habitat Regulations Assessment Screening Report was carried out as part of the Core Strategy preparation process in 2011. The report concludes that the Harborough Core Strategy alone, or in combination with other plans, is unlikely to have an adverse impact on any of the <i>Natura 2000</i> sites within approximately 25kms of the boundary of the district. Of the 3 Natura 2000 sites looked at in the Screening Report, Ensor's Pool SAC is closest to Great Glen lying some 30 km away. However, Ensor's Pool was found to be essentially a self contained eco system. The report concluded that its vulnerabilities are very local in nature and unlikely to be caused harm by the Harborough Core Strategy. The River Mease SAC and Rutland Water SPA were also considered in the Habitat

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		<p>Regulations Assessment Screening Report. They lie approximately 50km and 25km respectively from Great Glen.</p> <p>The Screening Report concluded that the Core Strategy would not lead to significant adverse effects on either area given that:</p> <ul style="list-style-type: none"> • the River Mease SAC is separate to any water courses in the district and does not contribute to the water supply or drainage of the district; and • any effects on Rutland Water SPA would be indirect and relate only to a greater number of visitors being attracted to the site from additional development in the District. <p>It is considered that the NP will not affect the 3 specified Natura 2000 sites over and above the impacts identified in the Habitats Regulation Assessment Screening Report carried out for the Core Strategy in 2011. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> <p>The full Habitat Regulation Assessment Screening Report for the Core Strategy can be viewed at: Habitat Regulations Screening Report</p>
5. Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	Determination of small sites at local level.
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NP is to be used for determining future planning applications
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	<p>The Great Glen NP is a relatively self contained plan and considers sites only at a local level to meet requirement figures set out in the Core Strategy and subsequent 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. Flood risk is an issue in Great Glen and as the NP does not consider this issue specifically it will remain the Local Plan and statutory consultees that ensure appropriate development only takes place in suitable locations which will not increase the</p>

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	<p>risk of flooding in the vicinity or the wider area.</p> <p>More locally, The Neighbourhood Area contains the Burton Brook Community Wildspace which is recognised in the Neighbourhood Plan for retention and improvement. The listed buildings within the Neighbourhood Area (see appendix 1) are recognised within the NP and other buildings and structures identified as being locally important have also been identified for preservation and enhancement. The NP also seeks to protect ridge and furrow land within the neighbourhood area and identifies Local Green Space considered of special significance to the community.</p> <p>The NP proposes to allocate a site for 10 dwellings. A total of 10 sites were assessed covering a wide range of issues including capacity, current use, topography, visual impact, wildlife considerations, vehicular access, flooding, heritage and distance to community facilities. The site assessments can be found in the evidence base on the following link. https://www.greatglen-pc.gov.uk/test.html . The site assessments undertaken demonstrate that reasonable alternatives have been considered and the most suitable site has been chosen for housing site allocation.</p>
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These questions are answered using the flow diagram above. The result is given by following the logical steps shown by the black arrows on the flow diagram. Note: some of the questions may not be applicable depending on previous answers.

5. Sustainability Appraisal and SEA for New Local Plan

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

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

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Summary of effects for Great Glen

	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)	-	-

5.3 Neither scenario for Great Glen (1a Low residual growth(35-40 dwellings and 1b Low residual growth (35-40 dwellings) plus nearby SDA) show negative impacts for Great Glen The Great Glen Neighbourhood Plan has also considered the local negative impacts on biodiversity, archaeological, historical and environmental sites and will seek through polices to mitigate against these.

6. Determination

6.1 As a result of the assessment in Section 4 and consultation with the statutory consultees, it is the view of the LPA that there will not be any significant detrimental environmental effects arising from the revision Great Glen Neighbourhood Plan submission draft as submitted at the date

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of this assessment, that were not covered in the Sustainability Appraisal of the Core Strategy and the subsequent Sustainability Appraisal for the New Local Plan. As such, the Great Glen Neighbourhood Plan does not require a full SEA to be undertaken.

6.2 The Environment Agency, Natural England and Historic England have been consulted on the initial Screening Report and their responses are made available as part of this determination at section 1.3.

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Appendix 1

SSSI/LISTED BUILDINGS/SAMs WITHIN THE PARISH OF GREAT GLEN

Settlement feature:	Occurrence
Conservation Area	n/a
Scheduled Monuments	n/a
Listed Buildings/Features: Grade I, Grade II*, Grade II	<p>CHURCH OF ST CUTHBERT Heritage Category:Listing Grade:II* Location: CHURCH OF ST CUTHBERT, CHURCH ROAD, Great Glen, Harborough, Leicestershire</p> <p>. GREAT GLEN HALL, INCLUDING CISTERN Heritage Category:Listing Grade:II Location: GREAT GLEN HALL, INCLUDING CISTERN, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>. CROWN INN STEAK HOUSE</p>

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	<p>Heritage Category:Listing Grade:II Location: CROWN INN STEAK HOUSE, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>CRICKS RETREAT Heritage Category:Listing Grade:II Location: CRICKS RETREAT, 1-10, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>26, LONDON ROAD Heritage Category:Listing Grade:II Location: 26, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>CHESTERFIELD HOUSE Heritage Category:Listing Grade:II Location: CHESTERFIELD HOUSE, MAIN STREET, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>GLENN FARMHOUSE Heritage Category:Listing Grade:II</p>
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	<p>Location: GLENN FARMHOUSE, ORCHARD LANE, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>STRETTON HALL Heritage Category:Listing Grade:II*</p> <p>Location: STRETTON HALL, GLEN ROAD, OADBY, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>THE VICARAGE Heritage Category:Listing Grade:II Location: THE VICARAGE, CHURCH ROAD, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>PARISH BOUNDARY POST CIRCA 30 METRES SOUTH OF THE BOUNDARY HOUSE Heritage Category:Listing Grade:II Location: PARISH BOUNDARY POST CIRCA 30 METRES SOUTH OF THE BOUNDARY HOUSE, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>ICEHOUSE AT, AND 150 METRES SOUTH EAST OF GREAT GLEN HALL Heritage Category:Listing</p>
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	<p>Grade:II Location: ICEHOUSE AT, AND 150 METRES SOUTH EAST OF GREAT GLEN HALL, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>WAR MEMORIAL Heritage Category:Listing Grade:II Location: WAR MEMORIAL, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>39, LONDON ROAD Heritage Category:Listing Grade:II Location: 39, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>OBELISK CIRCA 200 METRES SOUTH OF STRETTON HALL Heritage Category:Listing Grade:II Location: OBELISK CIRCA 200 METRES SOUTH OF STRETTON HALL, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>OLD GREY HOUND INN PUBLIC HOUSE Heritage Category:Listing Grade:II</p>
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	<p>Location: OLD GREY HOUND INN PUBLIC HOUSE, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>TRENT HOUSE Heritage Category:Listing Grade:II Location: TRENT HOUSE, MAIN STREET, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>5, THE NOOK, THE NOOK Heritage Category:Listing Grade:II Location: 5, THE NOOK, THE NOOK, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>K6 TELEPHONE BOX, VILLAGE GREEN Heritage Category:Listing Grade:II Location: K6 TELEPHONE BOX, VILLAGE GREEN, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>ORCHARD HOUSE Heritage Category:Listing Grade:II Location: ORCHARD HOUSE, ORCHARD LANE, Great Glen, Harborough, Leicestershire</p>
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	<p>.</p> <p>GREAT GLEN METHODIST CHURCH Heritage Category:Listing Grade:II Location: GREAT GLEN METHODIST CHURCH, OAKS ROAD, Great Glen, Harborough, Leicestershire</p> <p>24, HIGH STREET Heritage Category:Listing Grade:II Location: 24, HIGH STREET, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>BRIDGE OVER RIVER SENCE Heritage Category:Listing Grade:II Location: BRIDGE OVER RIVER SENCE, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>MILE POST OPPOSITE LOWER GATE TO GREAT GLEN HOUSE Heritage Category:Listing Grade:II Location: MILE POST OPPOSITE LOWER GATE TO GREAT GLEN HOUSE, LONDON ROAD, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>RUPERT'S REST</p>
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	<p>Heritage Category:Listing Grade:II Location: RUPERT'S REST, MAIN STREET, Great Glen, Harborough, Leicestershire</p> <p>.</p> <p>BASSETS Heritage Category:Listing Grade:II Location: BASSETS, 3, THE NOOK, THE NOOK, Great Glen, Harborough, Leicestershire</p> <p>In addition to these nationally recognised Listed Buildings, there are a number of other buildings and structures that have been identified as being locally important and warranting notice, preservation and/or enhancement. These non-designated but notable heritage assets comprise:</p> <ul style="list-style-type: none">• Stretton Hall Gardens• Stackley House, off Stretton Road• Romano-British farmstead site, Stretton Glen• Surviving line of the 1725 London to Manchester Turnpike (London Road)• Earthworks near St Cuthbert's Church (Anglo-Saxon to Medieval 'palace', early Christian site and settlement)• St Cuthbert's Church burial ground (medieval to modern churchyard)• 8 – 12 High Street (medieval to 20th century house, blacksmith's workshop)• Cruck Cottage, High Street
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	<ul style="list-style-type: none"> • Console Cottages, 11 – 17 High Street (Victorian almshouses) • Royal Oak, High Street • 19 – 21 High Street (18th century farmhouse, later public house, now two houses) • The ford, Bindley’s Lane • Ducking Ponds, The Mere • Glenn House, Church Road • Former Fox & Goose Inn, Church Road • Tack House, Church Road • Packe Row, 21 – 35 Main Street (‘Peep Row’) • The White House, London Road • The Yews, London Road • Wizards Haunt, London Road • Burton Brook culvert, London Road • Landscaped parkland, lake and spinneys, Great Glen Hall • Gate Lodge, Great Glen Hall • Old watermill, London Road, with associated mill leat (Burton Brook) • Great Glen House • Great Glen Manor (Stoneygate School) • Orchard Lane earthworks (site of medieval settlement associated with one of the two 13th century Manors of Great Glen) • Carlton Lodge, Orchard Lane • Glen Lodge, Station Road • Great Glen Station
Ridge and Furrow	Grazing fields southwest of St Cuthbert’s Church

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	<p>Great Glen Hall: parkland, lake and ornamental woodland</p> <p>Grazing field and marsh south of Oaks Road</p> <p>Grazing field north and west of sewage works</p> <p>Glen Farm 'set-aside' fields</p> <p>Manor Farm ridge and furrow field</p>

Appendix 2

Annex I

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

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

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

Annex II

1. Agriculture

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

2. Extractive industry

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

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3. Energy industry

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

4. Processing of metals

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

5. Manufacture of glass

7. Chemical industry

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

8. Food industry

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

9. Textile, leather, wood and paper industries

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

10. Rubber industry

Manufacture and treatment of elastomer-based products.

11. Infrastructure projects

- (a) Industrial-estate development projects.

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

12. Other projects

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

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

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Appendix 3

Sustainability Appraisal for Great Glen within the New Local Plan SA and SEA

The reasonable alternatives against which the housing growth for Great Glen 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>Option 1: Rural</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>Option 2: Core Strategy Distribution</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>Option 3: Urban</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>Option 4: Scraftoft / Thurnby SDA</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>
<p>Option 5: Kibworth SDA</p> <p>Kibworth Strategic Development Area and reduced growth in other parts of the District</p>	<p>Two proposals near the Kibworths 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 the Kibworths 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>Option 6: Lutterworth SDA</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>Option 7: Scraftoft / Thurnby SDA and Kibworth SDA</p> <p>Strategic Development Areas at Scraftoft / 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 the Kibworths; and approximately 1,000 dwellings to the east of Scraftoft / 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>Option 8 Scraftoft / Thurnby SDA and Lutterworth SDA</p> <p>Strategic Development Areas at Scraftoft / 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 Scraftoft / 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>Option 9: Lutterworth SDA and Kibworth SDA</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 the Kibworths. 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
Natural Environment	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"> - Net contribution towards habitat creation / improvement (hectares). - Net loss of Best and Most versatile Agricultural land. - Effect on condition of SSSIs and overall percentage of SSSI in favourable or unfavourable recovering condition. - Net effect on number and area of Local Wildlife Sites. - Impact on Water Framework Development compliance. - Hectares of contaminated land brought back into productive use. - The number of new systems or area of land covered by Sustainable Drainage Systems.
Built and natural heritage	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"> - Number of heritage features 'at risk'. - Development granted contrary to heritage policies. - Percentage of people that think the character of their neighbourhood has improved / stayed the same / declined.

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Sustainability Topic	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Health and Wellbeing	4) Safeguard and improve community health, safety and wellbeing.	<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>	<ul style="list-style-type: none"> - Average healthy life expectancy. - Participation levels in sport and recreation. - Area of green infrastructure provided in conjunction with new housing. - Amount of eligible open spaces managed to green flag award standard. - Number of properties experiencing pollutant concentrations in excess of the standard.
	5) Improve accessibility to employment, retail, business, health and community services, supporting health and well-being in the district.	<p>4.4) How could proposals impact upon air quality (particularly in Lutterworth)?</p> <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"> - Percentage of completed non – residential development complying with car-parking standards. - Length of new/improved cycleway and pedestrian routes.

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Sustainability Topic	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Resilience (to climate change)	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"> - Number of planning permissions granted contrary to Environment Agency advice on flooding. - Annual local authority expenditure on flood management measures.
Housing and Economy	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"> - Net additional dwellings. - Gross affordable housing completions.

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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"> - Total amount of additional floor space by type. - Employment land available. - Jobs created / retained in rural areas. - Total number of visitors and spend on tourism. - Broadband coverage and speed.
Resource use	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"> - % of developments achieving a higher CFSH homes water efficiency rating than required by building regulations. - Carbon emissions from road transport.

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The effects of each Scenario for growth in Great Glen 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	
1a	Low residual growth (35-40 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	For Options B and C, employment provision would be made at Kibworth SDA. As Great Glen is only 5km away and a 10 minute bus ride, it is likely that residents in Great Glen could benefit from employment opportunities. Therefore, although Scenario 1a and 1b involve the same level of housing growth, they have been separated to reflect the presence or absence of Kibworth SDA.
1b	Low residual growth (35-40 dwellings) plus nearby SDA	B. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	
		C. All 3 SDAs		27ha			68ha	

The SA topics are:

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

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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 x
- Moderate negative xx
- Major negative xxx
- Uncertain effect ?

Great Glen

Scenarios tested for Great Glen

The table below sets out three distinct scenarios for Great Glen to assess the implications of the nine 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 Great Glen. 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 (166 dwellings)	1	10 ha	4 ha	-	3 ha	17 ha	For some strategic housing options employment provision would be made at Kibworth SDA. As Great Glen is only 5km away and a 10 minute bus ride, it is likely that residents in Great Glen could benefit from employment opportunities. Therefore, although Scenario 3a and 3b involve the same level of housing growth, they have been separated to reflect the presence or absence of Kibworth SDA.
2	Low growth (64 dwellings)	2	10 ha	4 ha	-	3 ha	17 ha	
3a	Very low / no growth (0-25 dwellings)	3, 4	10 ha	4 ha	-	3 ha	17 ha	
		6, 8		10 ha			23 ha	
3b	Very low / no growth (0-17 dwellings) with SDA	5, 7	10 ha	4 ha	5 ha	3 ha	22 ha	
		9		10 ha			28 ha	

*Excludes Magna Park

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SA findings for Great Glen

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<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. There would be negligible effects on biodiversity with scenario 1b as none or very little growth would occur. However, there would also be limited opportunity for enhancement to biodiversity and green infrastructure under this alternative.</p> <p><i>Environmental quality</i> - There would be a loss of land classified as Grade 3 under Scenario 1a, and to a much lesser extent scenario 21b.</p>		
Sensitivity of receptors	<p>There are no designated sites within close proximity to Great Glen. Great Glen falls into one of the outer isochrones for the SSSI risk impact zones for Kilby Foxton Canal. Residential development over 100 dwellings in this area is required to be consulted upon.</p> <p>There are features of local wildlife interest that could be affected by new development such as field margins, hedges and trees. However, there may be potential to enhance some areas of open space and land that.</p> <p>Agricultural land surrounding Great Glen is classified as Grade 2.</p>		
Likelihood of effects	<p>Scenario 1a/1b would involve a relatively low level of growth, so the likelihood of negative effects upon biodiversity would not be high as more sensitive areas could possibly be avoided.</p> <p>It is possible that there would be a permanent loss of agricultural land under Scenario 1a/1b, though the magnitude of effects would be low.</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 unlikely that the trips generated through Scenario 1a/1b would be substantial enough to cause adverse impacts.</p>		
Significance	<p>Scenario 1a/1b would lead to some development with a low potential for negative effects on local wildlife. Mitigation and enhancement ought to be possible though, as well as avoidance of the most sensitive sites. The loss of agricultural land would be relatively minor. Therefore, overall neutral effects are predicted. In combination with committed developments, the effects are still unlikely to be significant.</p>		

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Built and Natural Heritage (SA Objective 3)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement.		
Sensitivity of receptors	<p>Great Glen does not contain a Conservation Area, although there is an aspiration to establish one. There are 25 listed buildings, and 2 known sites of archaeological importance. Several heritage assets fall within areas at risk of flooding.</p> <p>The capacity for landscape to accommodate change is largely categorised as 'medium' 'medium-low', although there are areas of 'high' or 'medium high' capacity over the border in Oadby.</p>		
Likelihood of effects	<p>Depending upon the location and design of development, there may be an effect on the character of the settlement. However, the small scale of growth ought to ensure that development in the most sensitive areas can be avoided and / or mitigated.</p> <p>The majority of growth in the settlement will be delivered by commitments and completions. Additional residual housing growth is unlikely to have significant effects in comparison to the 355 committed dwellings.</p>		
Significance	Scenario 1a/1b could lead to negative effects upon built and natural heritage through development on the edge of the settlement. However, the effects are not predicted to be significant as the level of growth is very low compared to the scale of the settlement and the historic rate of population growth between 2001-2011 (14%). It should also be possible to avoid sensitive areas and mitigate potential impacts through existing and emerging plan policies.		

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Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	-
		Scenario 1b	✓
Nature of effects	<p>Scenario 1a. would require increased provision of local school and health provision, but this might be difficult to provide locally. This scenario however should have a positive effect in terms of providing locally affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>Scenario 1b ought to improve opportunities for employment for residents in Great Glen as there would be provision of 25 ha of employment land as part of an SDA at Kibworth, as well as the 3 ha at Fleckney (common to all three options).</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.</p>		
Sensitivity of receptors	<p>The primary school site is confined and is reaching capacity.</p> <p>Great Glen does not fall into an area of high deprivation. Nevertheless, healthcare facilities are at capacity and need to be expanded to support the current population and any further growth in people. There are also shortfalls in some types of open space.</p> <p>Population and housing growth between 2001-2011 (13.7%) is slightly higher than the District average.</p> <p>Further transport evidence is needed to look into how much additional traffic the A6 into Oadby & Wigston and Leicester City can accommodate.</p>		
Likelihood of effects	<p>For scenario 1a/1b the amount of growth proposed would be unlikely to support a viable new primary school (assuming a dwelling/pupil ratio of 0.2). Given that the capacity to expand the current school is constrained, it is likely that provision would need to be met elsewhere to meet the growth in population.</p> <p>For scenario 1a/1b, contributions would be sought to improve health facilities in Great Glen, so effects would be anticipated to be neutral.</p> <p>For Scenario 1a/1b it is likely that development would secure modest enhancements to open space provision, which could help to address any identified shortages.</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 unlikely that the trips generated through Scenario 1a would be substantial enough to cause adverse effects though.</p>		

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Significance	<p>Scenario 1a would increase housing provision locally, having a positive effect on health and wellbeing in the longer term. Development would also help to support the viability of the village centre and may also help to enhance open space through developer contributions. These effects are considered to be a minor positive, given that the historic level of growth between 2001 and 2011 suggests that Great Glen is an attractive place for residents. However, the increased population would put some pressure on primary schools that could be difficult to resolve locally (in addition to committed development). Consequently, access to a primary school for some residents could be poor, and could increase car travel. For these reasons, the overall effect for this scenario is considered to be less positive; thus a neutral effect is predicted.</p> <p>For Scenario 1b, which would involve an SDA at nearby Kibworth, there would be improved access to jobs, which would lead to a more positive effect compared to scenario 1a.</p> <p>The effects of development on air quality are predicted to be neutral, as the level of growth involved is very low. The effects of scenario 1b could potentially be more prominent due to the nearby SDA, but overall a neutral effect is still predicted.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	Although the sequential and exception tests would need to be applied, there is potential for development to be located in areas that are close to or within areas at risk of flooding. There is also potential for development to increase areas of impermeable land, which could contribute to increased surface water run-off.		
Sensitivity of receptors	There are areas of fluvial flood risk running through Great Glen. Surface water flooding may be a localised issue, but this has not been established.		
Likelihood of effects	The sequential test would need to be applied to ensure that land at risk of flooding was not developed inappropriately. SUDs would also be sought to help to manage surface water run-off. Nevertheless, the potential for development to be at risk of or contribute to flood risk remains an issue in Great Glen that would need to be explored in greater detail. The scale of housing development for both scenarios would mean that development very unlikely to have an effect on resilience to climate change.		
Significance	<p>The level of growth associated with Scenario 1a and 1b would be low, and it ought to be possible to avoid constrained land and minimise contribution to surface water run-off. Consequently, a neutral effect is predicted for Scenario 1a and 1b.</p> <p>Conversely, the potential to secure SUDs schemes on new developments would be lower (and hence the potential to help achieve a net decrease in surface water run-off in the settlement).</p>		

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Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓
		Scenario 1b	✓✓
Nature of effects	<p>Scenario 1a would support the development of housing growth in Great Glen. Whilst this is still very low in the context of the settlements size, it could help to increase housing provision locally.</p> <p>Scenario 1b would provide further housing choice at Kibworth SDA as well as improved employment opportunities.</p>		
Sensitivity of receptors	Between 2001 and 2011 there was a population increase of 14% in Great Glen, which is slightly higher than the District average.		
Likelihood of effects	There is sufficient land in the SHLAA to meet the housing numbers proposed.		
Significance	<p>For scenario 1a, the level of growth would be fairly low, and would only support limited housing in Great Glen (beyond that already committed). This low level of growth would also not have a significant effect on the growth of local businesses. However there are substantial commitments that would help to offset these effects. Overall, a minor positive effect is predicted.</p> <p>For scenario 1b, the provision of housing and employment at nearby Kibworth, would enhance the positive effects felt in Great Glen from local housing delivery alone. There would also be better access to more jobs. Therefore, a moderate positive effect is predicted for scenario 1b.</p>		

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Resource Use (SA Objective 9)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	Additional development could lead to increased use of resources through the need for energy and water in new development, and the generation of increased car trips. The effects would be small scale, as the growth involved is not substantial.		
Sensitivity of receptors	Great Glen has a relatively high figure for carbon emissions per person from domestic gas and electricity consumption (based on 2011 data), at 2.3 tonnes per person. Almost 10% of households rely on electric heating, causing higher emissions, but also increasing the risk of fuel poverty. There are also a significant number of homes reliant on oil; these emissions are not reflected in these figures. Great Glen also has a high proportion of detached homes, which may have higher heating needs.		
Likelihood of effects	<p>Although access to mains gas and electricity is limited for some properties, it ought to be available for new development. Provision of district heating would be unlikely due to a lack of sufficient heat demand in Great Glen and any new development would be unlikely to change this (as well as being too small scale).</p> <p>There are reasonable bus services into Leicester and Market Harborough; but the majority of people travel by private car, and this is likely to continue at least in the short term.</p>		
Significance	<p>The level of growth associated with both scenarios would lead slightly increased numbers of people living in Great Glen; 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 under this scenario would therefore contribute to a small increase in greenhouse gas emissions.</p> <p>However, the level of growth is low, and this might be expected to come forward anyway in the absence of a Plan (i.e. housing would be determined against the NPPF with a presumption in favour of sustainable development). These scenarios actually represent fairly low growth, so the effect on emissions is considered to be neutral.</p> <p>Recommendation: Development in Great Glen should be connected to the gas and electricity networks, and where possible seek to improve connectivity for those dwellings that are reliant upon oil and electric heating.</p>		

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Summary of effects for Great Glen

	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)	-	-

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Appendix 4

LPA screening for the requirement for a SEA for Great Glen Neighbourhood Plan

The adopted version of the Great Glen Neighbourhood Plan (Nov 2017) was screened and assessed for the requirement for SEA at Reg 14 and examination. As policies have changed during the review of the Great Glen NDP, there is a further requirement to screen the Plan for the purposes of SEA. The comments from Statutory Consultees for this screening document will be incorporated into the determination report of the LPA in due course.

The table below demonstrates that in the opinion on the Local Planning Authority the policies of the review version of the Great Glen Neighbourhood Plan do not give potential for significant detrimental effects on local historic or environmental sites, Natura 2000 sites, or Habitat Regulations.

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

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
<p>Policy GG1: Residential Site Allocation</p>	<p>LP Policy H1 considers housing allocations. The Local Plan does not specifically allocate dwellings to Husbands Bosworth.</p> <p>GD2 allows for settlement development within or adjacent to settlements</p> <p>NPPF: Delivering sustainable development / delivering a wide choice of high quality</p>	<p>GG1 should be considered to be in general conformity with LP policy. NDPs can allocate housing above that set out in the Local Plan</p>	<p>The policy is unlikely to result in significant effects. Policy promotes sustainable development in principle.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>Policy reflects NPPF presumption in favour of sustainable development. No negative effect.</p>

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
	homes (para 55 promotes sustainable development in rural areas).					
POLICY GG2: SETTLEMENT BOUNDARY -	NPPF para. 55 – Promoting sustainable development in rural areas.. Policy GD2 Settlement Development	GG2 can be considered to be in general conformity as it allows for development proposals within the area identified NPPF supports sustainable development in rural areas H1 should be considered to be in general conformity with LP policy. NDPs can allocate housing above that set out in the Local Plan	There may be some potential limited impacts but the policy is unlikely to result in significant effects	No significant effects identified. Detailed mitigation will be considered through the Development Management process	None	No negative effect. Development of this scale and on these sites will not adversely impact on Natura 2000 sites.
POLICY GG3: HOUSING PROVISION WINDFALL SITES	NPPF: Delivering sustainable development and delivering a wide choice of high quality homes (para 55).	GG3 recognises that throughout the NP period small scale housing sites may come forward that are not allocated in the Plan. Limits to development have been	The policy is unlikely to result in significant effects. The level of development proposed is considered to be sustainable in Great	Only a minor negative effect identified in the SA The on-going	None Development of this limited scale will not adversely impact on	No negative effect.

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
	LP Policy GD2 allows for unallocated settlement development within or adjacent to settlements	<p>defined to enable application of the policy.</p> <p>The policy sets out the considerations that should be taken into account in the determination of such applications. It provides safeguards to ensure that the distinctive character of the village is respected</p>	<p>Glen.</p> <p>Only a limited number of dwellings are likely to come forward under the policy and any planning application will be determined in line with the criteria set out in the policy and other NP policies. The limits have been drawn to allow for a sustainable, organic growth in a settlement which has access to 4 key services (post office, food store, primary school and pub).</p>	<p>emerging LP SA process will further assess Great Glen for impacts of development. The policy includes the necessary safeguards to ensure that development (within limits to development) takes into account the character of the village, its size, form and level of service provision.</p>	Natura 2000 sites.	
POLICY GG4: HOUSING MIX	NPPF – Delivering a wide choice of high	GG4 is considered to be in general conformity with the	The policy is unlikely to result in significant	No significant effects identified.	None.	No negative effect arising

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
	quality homes – para. 50 LP has policy H5 which requires developments to deliver a suitable mix of housing.	LP and NPPF in seeking to deliver an appropriate mix of housing types to reflect local needs based on evidence.	effects as it only relates to mix of homes.			from this policy.
POLICY GG5: AFFORDABLE HOUSING	LP policy H2 deals with affordable housing	GG5 should reflect more than 10 units (or maximum combined gross floor space of no more than 1000 square metres) threshold as set out by national policy. Otherwise GG5 is considered to be in general conformity with CS and NPPF.	The policy is unlikely to result in significant effects as it only relates to delivery of affordable homes on housing sites.	No significant effects identified.	None.	No negative effect arising from this policy.
POLICY GG6: DESIGN QUALITY	NPPF – Requiring good design (paras 56-68). LP Policy GD8 deals with good design in new housing	GG6 is considered to be in general conformity with LP and NPPF in setting out building design principles and emphasising the importance of the design	The policy is unlikely to result in significant effects as it promotes design of new development which reflects the character	No significant effects identified.	None.	No negative effect arising from this policy.

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
	developments	affecting the Conservation Area.	and historic context of its surroundings.			
POLICY GG7: LOCAL HERITAGE ASSETS OF HISTORICAL AND ARCHITECTURAL INTEREST	<p>NPPF – Conserving and enhancing the historic environment (paras 126-141).</p> <p>LP policy HC1 is policy relating to conserving and enhancing built heritage.</p>	GG7 is considered to be in general conformity with HC1 and NPPF in seeking to ensure that development which affects a listed building or structure of architectural interest or its setting is conserved and enhanced.	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 assets.
POLICY GG8: EMPLOYMENT AND BUSINESS DEVELOPMENT	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	Policy GG8 seeks to protect existing employment sites. It can be considered to be in general conformity in aspiring to meet a local need and delivering the NPPF objective to support a prosperous rural economy.	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.

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POLICY GG9 SHOPS	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy HC3 seeks to protect public houses, post offices and village shops</p>	<p>GG9 is considered to be in general conformity with the LP and NPPF in aiming to prevent the loss of or adverse effects on shops. It sets out that evidence will need to be provided that its continued use for shopping is no longer viable</p>	<p>The policy is unlikely to result in significant effects as scope for redevelopment of such premises and its scale is likely to be limited. Applications will also be assessed against other NP policies.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
POLICY GG10: COMMUNITY BUILDINGS AND FACILITIES	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP policy HC2 and HC3 seeks to protect Community Facilities and public houses, post offices and village shops respectively</p>	<p>GG10 sets out to support improvements to, and the range of, community facilities and, in doing so, sets out the criteria such development need to meet. It reflects Local Plan and NPPF policy in recognising the importance of community facilities in promoting healthy communities.</p>	<p>The policy is unlikely to result in significant effects given the scale of such facilities/ improvements and the safeguards set out in the policy.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
POLICY GG11: ASSETS OF COMMUNITY VALUE	<p>.</p> <p>NPPF: Supporting a prosperous rural economy.</p> <p>LP policy HC2 and HC3 seeks to protect Community Facilities and public houses, post offices and village shops respectively.</p>	<p>GG11 seeks to protect assets of community value from loss or adverse impacts. It sets out the evidence needed to accompany any development proposal involving the loss of an ACV and can be considered to be in general conformity with LP and NPPF</p>	<p>The policy is unlikely to result in significant effects as scope for such redevelopment and its scale is likely to be limited. Applications will also be assessed against other NP policies.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
POLICY GG12: DESIGNATION OF LOCAL GREEN SPACES	<p>NPPF – Promoting healthy communities (para 76 and para 77).</p> <p>LP Policy GI4 considers Local Green Space and its inclusion in NDPs</p>	<p>GG12 is considered to be in general conformity with the LP and NPPF in identifying LGS and setting out policy for their protection.</p> <p>The designation of LGS in the village recognises the value of such areas and the contribution they make to the character and setting of the settlement.</p>	<p>Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community and of outstanding significance for their natural and historical or environmental features.</p>	<p>Possible positive impacts. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which seeks to protect local green space.</p>

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POLICY GG13: RIDGE AND FURROW FIELDS	<p>NPPF: 12 . Conserving and enhancing the historic environment.</p> <p>LP Policy G15 relates to protection of locally designated biodiversity and geodiversity sites.</p>	GG15 is considered to be in general conformity with the NPPF and LP as it seeks to protect ridge and furrow, part of the historic landscape.	The policy is unlikely to result in significant effects as it aims to protect ridge and furrow as part of the historic landscape.	No significant effects identified.	None.	No negative effect arising from this policy which gives protection to historic landscape feature.

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POLICY GG14: IMPORTANT OPEN SPACE	<p>NPPF: 11 Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to biodiversity and protection and improvement of Biodiversity and Geodiversity</p>	<p>GG14 is considered to be in general conformity with NPPF and LP policy in seeking to protect, and where possible create new, features, species and habitats.</p>	<p>Possible positive impact as the policy requires development proposals are required to conserve and enhance areas of biodiversity.</p>	<p>Possible limited positive impact. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it promotes biodiversity.</p>

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
POLICY GG15: BIODIVERSITY AND WILDLIFE CORRIDORS	<p>NPPF: 11 Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to biodiversity and protection and improvement of Biodiversity and Geodiversity</p>	<p>GG15 is considered to be in general conformity with NPPF and LP policy in seeking to protect, and where possible create new, features, species and habitats.</p>	<p>Possible positive impact as the policy requires development proposals are required to conserve and enhance areas of biodiversity.</p>	<p>Possible limited positive impact. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it promotes biodiversity.</p>

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
POLICY GG16: IMPORTANT TREES AND HEDGES	<p>NPPF: Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	GG16 is considered to be in general conformity with the NPPF and LP as it seeks to protect trees and hedgerows of value.	The policy is unlikely to result in significant effects as it gives protection to trees and hedgerows of value.	Limited impact. No significant effects identified.	None.	No negative effect arising from this policy which gives protection to trees and hedgerows.

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POLICY GG17: HISTORIC LANDSCAPE CHARACTER AREA	<p>NPPF: 11. Conserving and enhancing the natural environment/ 12 . Conserving and enhancing the historic environment.</p> <p>LP policy GD5 considers Landscape Character</p>	<p>GG17 is considered to be in general conformity with the NPPF and LP as it seeks to afford protect to sites within the historic landscape. Specific sites are set out in the accompanying text.</p>	<p>The policy may deliver minor positive impacts as it aims to protect sites of ecological or geological value.</p>	<p>Possible limited positive impact. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which seeks to protect sites of historic landscape character.</p>

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POLICY GG18: FOOTPATHS AND CYCLEWAYS	<p>NPPF: Promoting healthy communities.</p> <p>LP Policy GD8 considers enhanced links to the countryside. GI2 supports the provision of Greenways to enhance the sustainable travel networks</p>	<p>GG18 is considered to be in general conformity with the LP and NPPF in seeking to protect and improve the existing network of footpaths/cycleways contributing to healthy lifestyles and community safety. Specific improvements are identified</p>	<p>The policy may deliver minor positive impacts as it is about protection and improvements of cycleways/ footpaths.</p>	<p>Possible minor positive impacts. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it is about protection of footpaths and cycleways.</p>

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POLICY GG19: IMPORTANT VIEWS AND SKYLINES	<p>NPPF: Conserving and enhancing the natural environment/ Conserving and enhancing the historic environment.</p> <p>LP policy GD5 refers to safeguarding public views, skylines and landmarks.</p>	<p>GG19 is considered to be in general conformity with LP and NPPF in seeking to safeguard important views as identified by the community. These vistas and skylines are identified on the Proposals Map and defined in the policy.</p>	<p>The policy is unlikely to result in significant effects as it is affording important views protection.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it seeks to protect defined views.</p>

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POLICY GG20: ENERGY EFFICIENCY	<p>.</p> <p>NPPF: Meeting the challenge of climate change, flooding and coastal change.</p> <p>LP policy CC1 considers climate change</p>	<p>GG20 is considered to be in general conformity with the LP and NPPF setting out local criteria which renewable schemes must meet.</p>	<p>The policy is unlikely to result in significant effects as it has safeguards to ensure schemes are acceptable in terms of impacts and scale.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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POLICY GG21: RESIDENTIAL PARKING	<p>NPPF: Promoting healthy communities.</p> <p>LP Policy GD8 deals with good design in new housing developments including parking and access to footways and cycle routes.</p>	<p>GG21 is considered to be in general conformity with the LP and NPPF in seeking to ensure that car parking issues in the village are not exacerbated. It sets out off-street car parking standards in new housing development.</p>	<p>The policy is unlikely to result in significant effects as it is seeking to ensure that car parking issues are not exacerbated.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it is about limiting the impacts of on-street car parking.</p>

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POLICY GG22: PUBLIC PARKING DEVELOPMENTS	<p>NPPF: Promoting healthy communities.</p> <p>LP Policy GD8 deals with good design in new housing developments including parking and access to footways and cycle routes</p>	<p>GG22 is considered to be in general conformity with the LP and NPPF in seeking to ensure that car parking issues in the village are not exacerbated. It sets out off-street car parking standards in new housing development.</p>	<p>The policy is unlikely to result in significant effects as it is seeking to ensure that car parking issues are not exacerbated.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it is about limiting the impacts of on-street car parking.</p>

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
POLICY GG23: ACCESS DESIGN FOR NEW DEVELOPMENT	<p>NPPF: Promoting healthy communities.</p> <p>LP Policy GD8 considers enhanced links to the countryside. GI2 supports the provision of Greenways to enhance the sustainable travel networks</p>	<p>GG23 is considered to be in general conformity with the LP and NPPF in seeking to protect and improve the existing network of footpaths/cycleways contributing to healthy lifestyles, community safety and linkages to services.</p>	<p>The policy may deliver minor positive impacts as it is about protection and improvements of cycleways/ footpaths.</p>	<p>Possible minor positive impacts. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it is about protection of footpaths and cycleways.</p>

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Great Glen Neighbourhood Plan Policy	Relevant Policy in Harborough District Core Strategy (CS) /NPPF/ emerging Local Plan (LP)	Relationship between Great Glen Neighbourhood Plan and Core Strategy/ emerging Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
POLICY GG24: TRAFFIC IMPACT	<p>NPPF: Promoting sustainable transport. Promoting healthy communities.</p> <p>LP Policy GD8 considers safe and efficient and convenient movement of all highway users</p>	GG24 is considered to be in general conformity with the LP and NPPF in seeking to limit the impact of traffic generation and parking.	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy

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Appendix 5

Great Glen Neighbourhood Plan review

Assessment of impact of proposed development on St Cuthbert's Church and other heritage assets in Great Glen

This Historic Environment Desk-Based Assessment for a plot of land off London Road, Great Glen, Leicestershire (Figure 1) has been prepared in order to provide supporting documentation for an allocation of land as a site for 10 dwellings in the review version of the Great Glen Neighbourhood Plan.

Figure 1



A screening report was prepared for the purposes of considering whether a Strategic Environmental Assessment (SEA) was required. The screening outcome was that an SEA was not required and the statutory consultees (Historic England, Natural England and Environment Agency) were contacted for comment.

The responses from the consultees are set out below:

Consultee	Response
Environment Agency	We have reviewed the screening opinion for Strategic Environmental Assessment for the submission version of Great Glen Neighbourhood Plan. We are pleased to see that the allocated housing site within the plan (Land North of Glen House) is located within flood zone 1 and agree with the conclusion of the SEA that this neighbourhood plan does not require a full SEA

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	<p>to be undertaken.</p> <p>From the perspective of the Environment Agency's remit we do not consider that a full SEA need be undertaken.</p> <p>However before making your decision we advise you seek the views of Natural England.</p>
Natural England	<p>Great Glen Neighbourhood Plan SEA Screening</p> <p>Thank you for your consultation on the above dated 30 April 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>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan However we support policy GG15, Biodiversity and Wildlife Corridors and policy GG16, Important Trees and Hedgerows. These policies will help to protect and enhance the natural assets found within Great Glen.</p> <p>We refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>
Historic England	<p>Thank you for your email and please accept my apologies for the late response. I've looked at the submitted information and can offer the following advice.</p> <p>For site GG1, the assessment finds under "Potential for likely significant effects on national and local historic and/or environmental designations" that,</p> <p>The policy is unlikely to result in significant effects. Policy promotes sustainable development in principle.</p> <p>In our assessment the contrary is true – the development of this site would almost inevitably affect the significance of the grade II* listed St Cuthbert's Church due to impact on its setting because of its proximity and views north along London Road.</p> <p>We therefore advise that SEA will be required due to significant environmental effects.</p>

Historic England consider that an SEA will be required due to significant environmental effects on the setting of St Cuthbert's Church (Grade II* listed) because of proximity and views north along London Road.

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Background

Guidance

The Historic England guidance provides decision making advice with regards to the management of proposed developments and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals.

The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

Historic England's guidance for Neighbourhood Planning sets out how NDPs should consider historic assets. It states *'planning policies should ensure that developments are sympathetic to local character and history, and establish or maintain a strong sense of place. Understanding and appreciating the local historic environment can help to ensure that potential new development is properly integrated with what is already there and does not result in the loss of local distinctiveness.'*

The Planning Practice Guidance offers insight on what a proportionate level of evidence means, requiring that neighbourhood plans, where relevant, include *"enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale"*.

Neighbourhood Plans should identify positive characteristics and features that contribute to local distinctiveness particularly if the plan is including policies that inform the design of new development.

Historic England document 'The Historic Environment and Site Allocations in Local Plans' (which is relevant to neighbourhood plans too, as both form part of the development plan) states: *"A positive strategy for the historic environment in Local Plans can ensure that site allocations avoid harming the significance of both designated and nondesignated heritage assets, including effects on their setting."*

From Historic England's perspective, the most likely circumstances that could result in significant effects on the historic environment are when a neighbourhood plan body is considering allocating sites for development that would affect the significance of heritage assets. Whether the effects of the plan are significant or not will depend on the significance of the assets affected and the relationship of the site allocation to the asset(s).

Historic England's guidance (The Setting of Historical Assets, 2011) on the management of change within the setting of heritage assets seeks to provide a definition for the term of 'setting', as well as guidance to allow councils and applicants to assess the impact of developments upon the settings of heritage assets.

The document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.'* Setting is also described as

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being a separate from the terms curtilage, character and context. While 'setting' is a visual term a historical asset, can also be affected by noise, vibration, odour and other factors.

National Planning Policy Framework

By virtue of paragraph 189 of the National Planning Policy Framework, applicants are required to describe the significance of any heritage assets which may be affected by a proposed development, including any contribution made to their setting.

Para 190 of the NPPF states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Further 194 states:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

and para 196 continues:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local Plan

The Local Plan 2011 to 2031 considers heritage in the following way:

HC1 Built Heritage

- 1. Development affecting heritage assets and their settings will:
 - a. be appraised in accordance with national policy; and*
 - b. be permitted where it protects, conserves or enhances the significance, character, appearance and setting of the asset, including where possible better revealing the significance of the asset and enabling its interpretation.**
- 2. Where the proposed development would lead to substantial harm to (or total loss of significance of) a designated heritage asset and/or its setting, planning permission will not be granted unless:
 - a. The proposed development demonstrates that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss; or*
 - b. The nature of the heritage asset prevents all reasonable uses of the site; and*
 - c. No viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - d. Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
 - e. The harm or loss is outweighed by the public benefits of bringing the site back into use.**

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Where the proposed development would lead to less than substantial harm to the significance of a designated heritage asset and/or its setting, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

3. Development within or affecting a Conservation Area will be permitted where it preserves or enhances the character or appearance of the Conservation Area, including local design and materials.

4. Development affecting the significance of a non-designated heritage asset and/or its setting will have regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

5. Development which enhances the local and regional role of Foxton Locks and the former inclined plane as a tourism and recreational facility and which maintains and enhances the value, importance and integrity of these heritage assets will be permitted.

Neighbourhood Plan

The Great Glen Neighbourhood Plan review contains the following policies that relate to built heritage.

POLICY GG7: LOCAL HERITAGE ASSETS OF HISTORICAL AND ARCHITECTURAL INTEREST

Development proposals that affect the buildings and structures of local historic or architectural interest listed below, or their setting, will be expected to conserve their historic and architectural interest in those development proposals.

- *Stretton Hall Gardens*
- *Stackley House, off Stretton Road*
- *Romano-British farmstead site, Stretton Glen*
- *Surviving line of the 1725 London to Manchester Turnpike (London Road)*
- *Earthworks near St Cuthbert's Church (Anglo-Saxon to Medieval 'palace', early Christian site and settlement)*
- *St Cuthbert's Church burial ground (medieval to modern churchyard)*
- *8 – 12 High Street (medieval to 20th century house, blacksmith's workshop)*
- *Cruck Cottage, High Street*
- *Console Cottages, 11 – 17 High Street (Victorian almshouses)*
- *Royal Oak, High Street*
- *19 – 21 High Street (18th century farmhouse, later public house, now two houses)*
- *The Ford, Bindley's Lane*
- *Ducking Ponds, The Mere*
- *Glenn House, Church Road*
- *Former Fox & Goose Inn, Church Road Tack House, Church Road*
- *Village Hall, Main Street*
- *Packe Row, 21 – 35 Main Street ('Peep Row')*
- *The White House, London Road*
- *The Yews, London Road*
- *Wizards Haunt, London Road*
- *Burton Brook culvert, London Road*
- *Landscaped parkland, lake and spinneys, Great Glen Hall Gate Lodge, Great Glen Hall*
- *Old watermill, London Road, with associated mill leat (Burton Brook)*

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- *Great Glen House*
- *Great Glen Manor (Stoneygate School)*
- *Orchard Lane earthworks (site of medieval settlement associated with one of the two 13th century Manors of Great Glen)*
- *Carlton Lodge, Orchard Lane*
- *Glen Lodge, Station Road*
- *Great Glen Station*

POLICY GG17: HISTORIC LANDSCAPE CHARACTER AREA

Development proposals in the southwest section of Great Glen will be required to respect the historic features, as follows, that constitute the landscape area shown in figure 12. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the benefits of such development must be balanced against the significance of the landscape character area's features, its tranquillity and scenic values, and as the setting for the Grade II Listed St Cuthbert's Church.*

- *visible earthworks evidence for medieval village houses and streets (before 1400)*
- *clear ridge and furrow (medieval ploughland traces dating from the 11th to 18th centuries),*
- *the 1726 Leicester to Harborough turnpike road*
- *grazing fields dating from about 1770*
- *hedgerows with standard trees planted in the late 18th century,*
- *18th and 19th century farmhouses and 'country houses'*
- *The Grade II* Listed church, for which the above features are the setting, as documented by Historic England.*

The site in question is situated approximately 150 metres north-west of Great Glen's Grade II* Church of St Cuthbert, with a frontage to London Road and stretching back to the east from London Road. The churchyard is at its closest 110m from the nearest edge of the site

The western edge of the site borders the former turnpike road from Leicester to Harborough, now London Road. This boundary is screened by mature vegetation and trees on both sides, providing dense cover particularly during the summer months. South of the road lies no. 26 London Road, a Grade II listed house, its principal elevation facing south-west over open fields towards the A6 bypass. Other dwellings have been created within its outbuildings but these are largely screened from the road by mature vegetation.

The northern boundary of the proposed site is inaccessible from any public right of way. There is a small piece of agricultural land immediately north of the study-site and a recent development of 49 houses is currently being completed. Agricultural land extends beyond this new development to Stretton Hall, a Grade II* listed building approximately 1.6 km away. There is no intervisibility between the study site and Stretton Hall. To the north-west of the grazing land lies Leicester Grammar School and associated playing fields, housed predominantly in 21st century buildings. A row of Grade II listed almshouses is also situated in this location but has no inter-visibility with the site, owing to dense vegetation cover in between.

To the north-east of the study site is the village's recreation field, bordered by mature vegetation and later 21st century housing developments. East beyond the large 21st century residential plots off

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the Mere Road are situated higher density residential developments which have no inter-visibility with the study site.

South of the site lies a public footpath (C23), running from the London Road towards the village High Street. The footpath is bounded by a chain-link fence between the proposed site and by fences and walls of Glenn House, approximately 50 metres further south of the footpath. Historically the route of the footpath has changed several times.

Glenn House is unlisted but is considered locally to be a landmark building of character in the context of the wider village. In terms of the Great Glen review Neighbourhood Plan it is considered to be a local heritage asset. The majority of Glenn House's boundary facing towards the site is enclosed with mature vegetation and a balustraded brick-wall supporting a small terrace.

The Great Glen Neighbourhood Plan review has identified important views towards St Cuthbert's Church, however these are not from the site but from the ridge and furrow fields southwest of St Cuthbert's Church on footpath C26 to the church and village skyline.

It is not demonstrated that there is intervisibility between the site and St Cuthbert's Church or Churchyard (Figures 2 to 4). The spire of the church is not visible above the trees and the proposed site is not visible from the church or churchyard on the view north along London Road.

Figure 2. View from footpath on London Road to St Cuthbert's Church



Figure 3. View from Church Road junction towards site

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Figure 4. View from Church gates towards site



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HERITAGE ASSETS

Listed Buildings

There are no listed buildings within the site but six lie within a 1km buffer zone (see Figure 2). In addition there is one non-designated heritage asset, Glenn House, which is locally designated as a heritage asset in the Great Glen Neighbourhood Plan review.

The listed building designations and listing descriptions are as follows:

26, LONDON ROAD

Heritage Category:Listing

Grade:II

Location: 26, LONDON ROAD, Great Glen, Harborough, Leicestershire

GREAT GLEN LONDON ROAD (South Side) SP 69 NE 3/42 No 26 II House. Later C18. Red brick and Welsh slate roof with brick end stacks. Moulded brick cornice. 3 storeys of 3 casements on 1st and 2nd floors; a centre-opening 3-light either side 2 light; those on 1st floor also having top lights. Rusticated stone lintels with triple keystones. On ground floor a 4-light canted bay either side a mid C19 gabled porch. The door within is 6-panelled (upper 2 glazed). Fanlight with fine glazing bars. Doorcase with open pediment. On right end a rectangular sashed bay, 2/2 sash over, and attic 14-pane window. 2 2.1/2 storey wings to rear.

39, LONDON ROAD

Heritage Category:Listing

Grade:II

Location: 39, LONDON ROAD, Great Glen, Harborough, Leicestershire

GREAT GLEN LONDON ROAD SP 69 NW 2/37 (North Side) No. 39 II House. Mid C18. Red brick and Swithland slate roof with brick end stacks. Brick band. 2 storeys of 3 centre-opening 3-light casements with cambered lintels and keystones. On ground floor a 3-light casement either side glazed porch and door. Left end is rendered and on right end a 1 storey extension.

CRICKS RETREAT

Heritage Category:Listing

Grade:II

Location: CRICKS RETREAT, 1-10, LONDON ROAD, Great Glen, Harborough, Leicestershire

GREAT GLEN SP 69 NW LONDON ROAD 2/38 (North Side) Nos. 1-10 Crick's Retreat (consecutive) II Row of former almshouses. 10 dwellings. Dated 1870. For Thomas Crick. Rusticated coursed squared stone with stone dressings and red brick rear. Welsh slate roof with 6 moulded stone ridge stacks. Stone coped gables with kneelers. Facing gable either end and in centre, and 2 small gables in between. 2 storeys of 15 1 and 2 light stone mullion sash windows. On ground floor a 2-light stone mullion and transom window at each end and 8 hipped canted painted mullion and transom bays in between. 5 segmented archways lead to recessed porches and 10 6-panelled doors. The central

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archway has spandrels carved with T.C. monogram. Re-used carved stone relief in gable above shows shoemaker and is inscribed 'T. Crick, AD1852; original patent'. Stone tablet on left gable inscribed 'Crick's Retreat : Erected 1870 by Thomas Crick in Perpetuum Rei Memoriam of Elizabeth his beloved wife and John Throne Crick their son for deserving relatives in trust with others.' Stone tablet on right end gable inscribed 'for relatives of Thos. Crick - good conduct alone exacted to entitle inheritance. When in possession, disorderly behaviour to cause instant removal. Jehovah Jireth.' Stone flagged terrace in front of row. V.C.H., Vol.V.

CHURCH OF ST CUTHBERT

Heritage Category:Listing

Grade:II*

Location: CHURCH OF ST CUTHBERT, CHURCH ROAD, Great Glen, Harborough, Leicestershire

GREAT GLEN SP 69 NE CHURCH ROAD 3/28 (South Side) Church of St. Cuthbert 26.12.66 GV II* Church. C14 tower,rest restored and much rebuilt 1876. Restoration and rebuilding by Carpenter and Ingelow of London. Ashlar rubble stone and granite rubble stone. Plain tile roof with stone coped gables, finials, ornamental ridge tiles and N aisle stone stack. Angle buttresses with set-offs and hood moulds mostly with head stops. W tower, nave, N aisle, chancel, N chancel vestry and S porch. C14 ashlar tower of 3 stages with moulded plinth, angle buttresses with set-offs, 2-light W window, triangular W window on 2nd stage, with S bull's eye window and N and S clock faces, 4 2-light bell openings with Y or Reticulated tracery, and battlements. Triple chamfered nave arch, the outer 2 continuing to ground, the inner on polygonal responds. 4 bay N arcade with double chamfered arches on keeled quatrefoil piers and keeled responds. 3 S windows with Y or Intersected tracery. C19 5 bay wagon roof. N aisle has windows with Y or Intersected tracery, N door, piscina and NE window with stained glass of 1926 by Heaton, Butler and Bayne. Rood screen doorway. Many moulded chancel arch on demi-quatrefoil responds. Chancel has windows with Y or Intersected tracery, S door, C19 piscina and E window with stained glass of 1910 probably also by Heaton, Butler and Bayne. C19 wagon roof. S porch has many moulded arch on shafted responds. Probably C12 round font. V.C.H., Vol.V and Pevsner.

THE VICARAGE

Heritage Category:Listing

Grade:II

Location: THE VICARAGE, CHURCH ROAD, Great Glen, Harborough, Leicestershire

GREAT GLEN SP 69 NE CHURCH ROAD (South Side) 3/29 The Vicarage GV II Vicarage. C18. Colourwashed brick and Swithland slate and black glazed pantile roof with brick ridge and end stacks. Entrance faces right and Churchyard of St. Cuthbert (q.v.). 2 gables facing. 2.1/2 storeys. On left gable 2 1st floor 2-light wooden mullion and transom windows. 2-light casement over, and on ground floor a canted bay with 3 6/6 sashes, and gabled glazed porch. Inside this a 6-panelled door, with upper 4 panels glazed, and overlight, the glazing bars of which form a central diamond. On right gable an attic 1-light casement. On right end are 2 8/8 sashes over 8/8 and canted bay with 6/6 sashes. Band and cemented plinth.

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24, HIGH STREET

Heritage Category: Listing

Grade: II

Location: 24, HIGH STREET, Great Glen, Harborough, Leicestershire

GREAT GLEN HIGH STREET (West Side) SP 69 NE 3/30 No. 24 II Cottage. C18. Whitewashed brick with high painted rubble stone plinth and Welsh slate roof with whitewashed brick left centre ridge and right end stacks. Brick band. 2 storeys of 3 3- light horizontal sliding sash windows. Cambered lintels to ground floor. To centre right a plank door up 3 brick steps. Brickwork slightly recessed above doorway and blind cambered arch.

Conservation Areas

The study site does not lie within a Conservation Area. The Great Glen Neighbourhood Plan review has a policy regarding design quality.

POLICY GG6: DESIGN QUALITY Development proposals must demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the Parish in accordance with the approved Great Glen Village Design Statement:

a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views. Three-storey houses are unlikely to suit the scale and mass of existing development;

b) New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment;

c) New housing should reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;

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

e) Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient;

f) Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible;

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g) Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;

h) Development is encouraged to incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate; and

i) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate Change; other surface water measures and permeable surfaces and ensure appropriate provision for the storage of waste and recyclable materials.

Scheduled Monuments

There are no Scheduled Monuments within the study site or the wider vicinity.

Parks & Gardens of Special Historic Interest

There are no Parks & Gardens of Special Historic Interest within the study site or the wider vicinity.

Listed Buildings and Settings

The significance of listed buildings in the vicinity of the site has been established by their designation. In addition the NPPF recognises that the significance of heritage assets can derive from archaeological, architectural, artistic or historic interest. The NPPF also states that significance does not only derive from a heritage asset's physical presence but also from its setting.

To the north-west, some mid-20th century residential development has weakened the rural character and historic setting of this part of Great Glen. Additional new housing is being constructed adjacent to the north west of The Sycamores, and to the north of the proposed site. The modern buildings of the Leicester Grammar School are also factors to consider.

The enclosure of the north and western boundaries of all the heritage assets with abundant tree growth and fencing and the existing substantial tree cover on the boundary of the site it can be considered that the visual relationship with the fields beyond London Road and the historic value of their setting in the direction of the proposed development is diminished. Further the development site is enclosed on the boundary with the London Road to the west further diminishing the relationship between the proposed development and the heritage assets.

Glenn House immediately to the south of the site is not listed but is designated as a local heritage asset in the Great Glen Neighbourhood Plan. It is considered to be a building of distinctive character which contributes to the historic qualities of the original village. While the rear of the property has views towards the site in question, this house was constructed with its principal elevation facing Church Road and the historic church, which form the most significant elements of its setting.

The area to the west and south of Glenn House and St Cuthbert's Church has remained relatively intact and free from modern development. Further the Great Glen Neighbourhood Plan seeks to further strengthen the setting of the Church and Churchyard by designation of Local Green Space and identifying the historic ridge and furrow pasture to the west and south as being an important setting for the historic asset in this location.

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The area to the north and west of this area of Great Glen have been subject to modern development, however this was considered to not diminish the setting of either the Church, other listed assets or the locally listed Glenn House.

26 London Road immediately to the west of the site is a Grade II listed 18th century house, with several separate outbuildings. The significance of this asset lies in its architectural value as a typical farmhouse of the period. Evidence for its architectural value derives from its listing description which focuses on its southern elevation. Despite the dense roadside vegetation, in winter months the principal elevation to the south can be seen across the fields from a southerly approach along London Road as well as from the tree lined driveway.

The remaining outbuildings of 26 London Road must also be considered to be listed. Historically several of the outbuildings have been converted to separate residences and this has led to an informal subdivision of the wider plot.

Conclusions

St Cuthbert's Church, the Vicarage in Church Road and other historic assets, by virtue of distance, orientation and intervening buildings and vegetation share little or no intervisibility with the site. The relationship that the Church shares with the site is insignificant compared with that of the historic landscape to the south and west.

The proposed development for 10 dwellings will occupy a small area of land to the west of Great Glen. This is an area which has already experienced development. There is no formal designation of a conservation area which would offer guidance and statutory protection in the context of the historic character of the village. In the absence of a conservation area statement the impact of the proposal in heritage terms must be focussed upon the individual heritage assets in the vicinity of the site likely to be affected.

The appraisal above has demonstrated that the heritage assets adjacent or close to the site are unlikely to be directly affected as a result of development and that any impact upon their setting will be minimal. The location of the heritage asset (St Cuthbert's Church) identified by Historic England as being under threat of substantial harm is such that there will in the opinion of the Local Planning Authority be no harm to the setting of the asset.