Welland Neighbourhood Plan
Strategic Environmental Assessment Screening Report

Prepared by
Harborough District Council
On behalf of

Welland Neighbourhood Forum

November 2026

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1. Introduction

1.1 This screening report is used to determine whether or not the contents of the draft Welland Neighbourhood Plan as submitted in November 2026 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 Documents submitted for the purpose of SEA screening

- Welland Neighbourhood Plan REG14
- Appendix 2 Welland Housing Needs Assessment
- Appendix 4 Local Green Space Assessment
- Appendix 5 Inventory of Open Space Sport and Recreation Sites
- Appendix 6 Important Views
- Appendix 7 A3 Plans

1.3 The purpose of the Welland Neighbourhood Plan is to

Social sustainability

• safeguard open spaces that are important to residents' wellbeing and recreation;
• protect and improve community facilities;
• support a mix of housing types that meets the needs of current and future residents; and
• improve access to services, facilities and opportunities for people of all ages and abilities.

Environmental sustainability

• ensure new development is appropriate in scale, type and location;
• protect important open spaces and green infrastructure;
• encourage good design that reflects local character and identity;
• conserve and, where possible, enhance biodiversity and habitats; and
• support safer and more attractive walking and cycling routes

Economic sustainability

• protect existing employment uses where they remain appropriate and viable;
• support small-scale business development that is compatible with the character of the area;
• enable home working and local enterprise where impacts on neighbours and the wider area can be managed;

1.4 The key priorities of the plan as identified by residents are as follows

Built Environment

• Support well-designed, proportionate development that reflects Welland's character, settlement pattern and green edges.
• Direct development to suitable locations within the ward and protect open countryside from inappropriate development.
• Encourage a housing mix that responds to local needs, including smaller homes, family housing, affordable housing and accessible homes for older and disabled residents.
• Promote affordable housing that is accessible to local people, including those on average and lower incomes.

• Require high-quality sustainable design that follows the Welland Design Guidance (Appendix A3) and supports energy efficiency, low-carbon construction and renewable energy where appropriate.
• Make effective use of previously developed or underused land where this can be achieved without harm to local character, infrastructure or community needs.

Transport

• Make walking, cycling and wheeling safe, convenient and attractive choices for short journeys within Welland and Market Harborough.
• Improve connections between homes, schools, shops, the town centre, the railway station, healthcare, leisure facilities and open spaces.
• Support a joined-up active travel network, including safer crossings, improved footways, cycle routes and links to a wider Market Harborough Green Wheel.
• Ensure new development prioritises pedestrians, cyclists and public transport before private car use.
• Address local concerns about traffic speed, congestion, pavement parking, ratrunning, school-run traffic and road safety.
• Support better bus services, improved waiting facilities, stronger links to the railway station.

Natural and Historic Environment

• Protect and enhance valued open spaces, green infrastructure, habitats, landscape setting and the remaining green edges of the ward.
• Designate and safeguard Local Green Spaces and other open spaces that are special to the community.
• Improve access to good-quality open space within walking distance of residents.
• Protect biodiversity, wildlife corridors and habitat connectivity, and secure measurable biodiversity net gain from development.
• Protect locally significant historic buildings, archaeological features, heritage assets and important views.
• Reduce flood risk by supporting sustainable drainage, flood resilience measures, tree planting, hedgerow protection and habitat creation.

Healthy Communities, Local Services and Wellbeing

• Protect and improve existing community facilities, including places for worship, sport, recreation, youth activity and informal gathering.
• Support new or replacement community facilities, including a community centre for Welland ward.
• Strengthen Burford Green and the Western Avenue area as a recognisable local hub and community focal point.
• Improve access to play areas, pocket parks, seating, allotments and inclusive open spaces for residents of all ages and abilities.
• Support schools, health facilities and local services where improvement or expansion is needed and impacts can be managed.
• Promote an inclusive, connected neighbourhood that supports residents' health, wellbeing and participation in community life.

Economy and Employment

• Protect existing employment areas where they remain suitable and viable, supporting local jobs and economic activity.
• Support small businesses, local enterprise and appropriate small-scale commercial development in suitable locations.

• Enable home working and flexible workspace where compatible with residential amenity and local character.
• Encourage economic activity that meets local needs while respecting the residential character and wider environment of the neighbourhood.

1.5 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 conditions. Material produced as part of the Sustainability Appraisal of the Local Plan may be relevant to a neighbourhood plan.

1.6 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 plan[1]. 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 plan[2]. NPPG guidance goes on to state that reasonable alternatives must also be sufficiently distinct, realistic and deliverable[3].

1.7 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.

1.8 Regulations state that the Environmental Report should consider whether certain matters are more appropriately assessed at different levels of the planning system to avoid duplication [4].

1.9 Each policy of the Welland Plan at the date of this assessment has been individually assessed for its effects on Habitat Regulations (and other environmental effects) (see appendix 3). The HRA for the 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] 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/uksi_20041633_en.pdf

1.10 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

1.11 The 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).

1.11 This SEA Screening Report dated November 2026 for the Welland Neighbourhood Plan Review 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 November 2026 and 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. The legislation set out below outlines the regulations that require the need for this screening exercise. Section 4 provides a screening assessment of the likely significant environmental effects of the Neighbourhood Plan and the need for a full SEA.

2. Legislative Background

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

2.2 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Habitats Directive. The Directive requires that any plan or project, likely to have a significant effect on a European site, must be subject to an appropriate assessment. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a

European site or a European offshore marine site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans. In particular paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site or a European offshore marine site.

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

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

2.5 From March 2026, the Levelling-Up and Regeneration Act (LURA) 2023 came into force following the introduction of the Town and Country Planning (Local Planning) (England) Regulations 2026. Neighbourhood plans must now demonstrate compliance with the updated Basic Conditions relating to the housing delivery test, climate change duties, and nature recovery requirements The Basic Conditions requirements is replaced by three new statutory Basic Conditions which reflect the environmental priorities embedded in the LURA:

a) Housing Delivery Test (HDT) Condition whereby neighbourhood plans must not propose lower levels of housing than would otherwise be delivered under the Local Plan. This ensures Neighbourhood Plans cannot be used to restrict housing supply.

b) Climate Change Duty whereby neighbourhood plans must demonstrate how their policies mitigate and adapt to climate change, including: flood risk; sustainable drainage; energy efficiency and resilience measures

c) Nature Recovery Duty whereby NPs must support biodiversity, habitat connectivity, and Local Nature Recovery Strategies.

2.6 The substance of Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) have not been repealed, although the legal basis and terminology have changed under the LURA, explained in the March 2026 Regulations and addressed in the recently issued National Planning Policy Framework (NPPF) 2026. There is still a requirement that any revised or new NP should be compatible with

retained EU law; the European Convention on Human Rights, and comply with environmental assessment requirements, including any Habitats Regulations Assessment.

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

3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

1. The characteristics of neighbourhood plans ("plan"), having regard, in particular, to

- the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,

- the degree to which the plan influences other plans and programmes including those in a hierarchy,

- the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development,

- environmental problems relevant to the plan,

- the relevance of the plan for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects,

- the cumulative nature of the effects,

- the trans boundary nature of the effects,

- the risks to human health or the environment (e.g. due to accidents),

- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),

- the value and vulnerability of the area likely to be affected due to:

- special natural characteristics or cultural heritage,

- exceeded environmental quality standards or limit values,

- intensive land-use,

- the effects on areas or landscapes which have a recognised national, Community or international protection status.

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

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.

Table 1: Establishing the Need for SEA		
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 Town and Country Planning (Local Planning) (England) Regulations 2026..The NP has been prepared by Welland Neighbourhood Forum (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 a Neighbourhood Plan is not a requirement and is optional under the provisions of Town and Country Planning (Local Planning) (England) Regulations 2026 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**	Welland NP as submitted at the date of this screening is unlikely to have a substantial detrimental effect on the Natura 2000 network of protected sites or habitats/species identified as part of the Local Nature Recovery Strategy. The Plan does not allocate sites for housing but contains policies that influence where development might take place, the type of housing that should be encouraged and the design of new development. It is unlikely that the policies will cause significant detrimental effects on the historic and natural environments The Welland Plan contains policies to protect assets of significant historic or environmental importance. A Habitat Regulations Assessment (HRA) has been undertaken as part of the Local Plan preparation. The assessment concludes that the Local Plan will not have a likely significant

		effect on any internationally important wildlife sites either alone or in conjunction with other plans and projects. These conclusions are based on the fact that no such sites are located within the district and no impact pathways were identified linking internationally important wildlife sites outside of the district (e.g. Rutland Water SPA/Ramsar site) to development within Harborough District. The Local Plan HRA considered but dismissed the following sites from the analysis due to a combination of distance and absence of impact pathways linking it to the District: • Ensor's Pool SAC; • The Upper Nene Valley Gravel Pits SPA and Ramsar; and • River Mease SAC. The HRA looked into the potential effects of the plan on Rutland Water SPA and Ramsar site in more detail. However, it concluded that the Local Plan will not have a likely significant effect on the site as no impact pathways were identified linking it to development within Harborough District. Given that the Welland lies some 35 km from Rutland Water SPA/Ramsar, it is considered that the NP will not affect any Natura 2000 sites in line with the findings of the HRA. The Council consider that the Welland Plan as submitted at November 2026 is compatible with retained EU law; the European Convention on Human Rights, and complies with environmental assessment requirements, including the Habitats Regulations Assessment. It can therefore be reasonably concluded that a full Appropriate Assessment is not deemed to be required. The Local Plan Habitat Regulations Assessment is available at: https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment
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	**N**	

budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)		
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	**N**	The Local Plan does not allocate any sites within the Welland Neighbourhood Area. The Neighbourhood Plan contains polices to permit and influence infill housing. The level of development anticipated through these policies is not going to impact on any Natura 2000 site or other sites identified as part of the Local Nature Recovery Strategy Local Green Spaces have been identified and receive protection as part of Policy NE1 and Open Space Sport and Recreation sites have been identified and receive protection as part of Policy NE2 Nature Recovery and Biodeiversity sites have been identified and receive protection as part of the policies of the Plan (Policy NE3). The Historic Environment including non designated heritage assets have been identified for protection as part of Policy NE4 Where flood risk is an issue in Welland Policy NE6 helps address this. New development will be required to demonstrate that flood risk and climate resilience have informed the design of the development from the outset.. For major development, proposals should be supported by an appropriate Surface Water Drainage Strategy. Development sites should be built to manage surface water sustainably and utilise resources sustainably during use. Policy NE7 requires that new development should incorporate permeable surfacing and avoid directing water on to highways where this might cause nuisance or damage.

5. Screening Outcome

5..1 As a result of the assessment in Section 4, it is unlikely there will be any significant environmental effects arising from the Welland Neighbourhood Plan as submitted at the date of this assessment. As such, it is the opinion of the Council that the Welland Neighbourhood Plan does not require a full SEA to be undertaken.

5..2 The Environment Agency, Natural England and Historic England will be consulted on this Screening Report prior to the Councils determination and their responses will be made available through the Welland Neighbourhood Plan Evidence base.

5..3 If the issues addressed in the Neighbourhood Plan should change then a new screening process will need to be undertaken determine whether an SEA will be required. Please contact Harborough District Council for advice in this circumstance.

Appendix 1

SSSI/LISTED BUILDINGS/SAMs WITHIN THE PARISH OF WELLAND REVIEW

Other Settlement features:	Occurrence
Conservation Area	Not applicable
Scheduled Monuments	
Listed buildings	**The Hill** **The Hill, 109, 111 and 113, Lubenham Hil** **Heritage Category: Listed Building** **Grade: II** **List Entry Number: 1074398** **Non listed heritage assets** • **MLE29147 Cemetery chapels, Northampton Road Cemetery** • **MLE29149 Cemetery Lodge, Northampton Road Cemetery** • **MLE22771 St Hugh's Church, Northampton Road**

Appendix 2

Annex I

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

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

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

Annex II

1. Agriculture

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

2. Extractive industry

(a) Extraction of peat.
(b) Deep drillings with the exception of drillings for investigating the stability of the soil and in particular:

- geothermal drilling,
- drilling for the storage of nuclear waste material,
- drilling for water supplies.

(c) Extraction of minerals other than metalliferous and energy-producing minerals, such as marble, sand, gravel, shale, salt, phosphates and potash.
(d) Extraction of coal and lignite by underground mining. (e) Extraction of coal and lignite by open-cast mining. (f) Extraction of petroleum.
(g) Extraction of natural gas.
(h) Extraction of ores.
(i) Extraction of bituminous shale.
(j) Extraction of minerals other than metalliferous and energy-producing minerals by open-cast mining.

(k) Surface industrial installations for the extraction of coal, petroleum, natural gas and ores, as well as bituminous shale.
(l) Coke ovens (dry coal distillation).
(m) Installations for the manufacture of cement.

3. Energy industry

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

3. 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

6. Chemical industry

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

7. 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.

8. 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.

9. Rubber industry

Manufacture and treatment of elastomer-based products.

10. Infrastructure projects

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

11. Other projects

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

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

Welland Neighbour-hood Plan Policy	**Relevant Policy in Harborough District Local Plan (LP)/ Local Plan Submission Draft Harborough Local Plan 2020-2041/**National Planning Policy Framework (**NPPF**) **2026**	**Relationship between Welland Neighbourhood Plan and 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**	**Conclusion relating to Habitat Regulations** Assessment **(HRA)**
Policy BE1 - Settlement Boundary	4. Achieving sustainable development S4: Principle of development within settlements S5: Principle of development outside settlements Local Plan policy GD6 deals with areas of separation.	Policy BE1 is considered to be in conformity with the Local Plan in that it seeks to safeguard the identity and prevent the coalescence of communities.	The policy is unlikely to result in significant effects	No significant effects identified.	None.	No negative effect
Policy BE2 – Housing mix	NPPF – planning for an appropriate mix of accommodation for the local community HO1 LP has policy H5 which requires developments	Policy BE2 is considered to be in general conformity with the LP and NPPF in seeking to deliver an appropriate mix of housing types to reflect local needs based on local and District evidence..	The policy is unlikely to result in significant effects as it only relates to mix of homes.	No significant effects identified.	None	No negative effect arising from this policy.

	to deliver a suitable mix of housing. New Local Plan policy HN02					
Policy BE3 – Affordable housing	LP policy H2 deals with affordable housing Policy HN01 Housing Need: Affordable Homes	Policy A3 specifies that proposals for new housing should be in accordance with the requirements of the Housing Needs Assessment	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 BE4 - Design	NPPF – 14 Achieving Well Designed Places DP3: Key principles for well-designed places LP Policy GD8 deals with good design in new housing developments Policy DM01: High Quality Inclusive Design	Policy BE4 introduces the Welland Design Guidance and Codes in appendix A3 which sets out a series of criteria that should be considered in new development within Welland. It should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.	The policy is unlikely to result in significant effects as it promotes design of new development within the Design Guide and Codes which reflects the character and historic context of its surroundings.	No significant effects identified.	None.	No negative effect arising from this policy.
Policy BE5 – Sustainable design	NPPF – 14 Achieving Well Designed Places	Policy BE5 introduces the concept of sustainable design	The policy is unlikely to result in significant effects as it promotes design of new development within the	No significant effects identified.	None.	No negative effect arising from this policy.

	LP Policy GD8 deals with good design in new housing developments Policy DM01: High Quality Inclusive Design	It should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.	Design Guide and Codes which reflects the character and historic context of its surroundings.			
Policy TR1 – Sustainable Transport	NPPF: 15 Promoting sustainable transport. HC1 Planning for healthy communities. LP Policy GD8 deals with good design in new housing developments including parking and access to footways and cycle routes Policy DM06: Transport and Accessibility	Policy TR1 can be considered to be in general conformity with the Local Plan as it considers parking, highway access and improvement and creation of footpaths and cycleways and the cumulative impacts of traffic generated by new development	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy

Policy TR2 Walking, Wheeling and Cycling	NPPF: HC1 Planning for healthy communities. Local Plan policy GI1 deals with Green Infrastructure including recreational paths and walking routes Policy DM06: Transport and Accessibility	Policy TR2 is considered to be in general conformity with the Local Plan and NPPF in seeking to protect and improve the existing network of footpaths/cycleways contributing to healthy lifestyles and community safety.	The policy may deliver minor positive impacts as it is about protection and improvements of cycleways/ footpaths.	Possible minor positive impacts. No significant effects identified.	None.	No negative effect arising from this policy as it is about protection of footpaths and cycleways.
Policy TR3 – Cycle parking and storage	NPPF: 15 Promoting sustainable transport. HC1 Planning for healthy communities. LP Policy GD8 deals with good design in new housing developments including parking and access to footways and cycle routes	Policy TR3 can be considered to be in general conformity with the Local Plan as it considers parking, highway access and improvement and creation of footpaths and cycleways including in commercial residential and community development	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy

	Policy DM06: Transport and Accessibility					
Policy TR4 – Public transport	NPPF: 15 Promoting sustainable transport. HC1 Planning for healthy communities. LP Policy GD8 deals with good design in new housing developments including parking and access to footways and cycle routes	Policy TR4 can be considered to be in general conformity with the Local Plan as it considers parking, highway access and improvement and creation of footpaths and cycleways and the cumulative impacts of traffic generated by new development	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy
Policy TR5 **Healthy Streets**	NPPF chapter 16 HC1 to 8 LP Policy GD8 deals with good design in new housing developments	Policy TR5 can be considered in general conformity with the Local Plan as it supports good design, healthy and sustainable places	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy

	Policy DM01: High Quality Inclusive Design					
Policy NE1 – Local green spaces	NPPF – Planning for healthy communities (HC1). LP Policy GI4 considers Local Green Space and its inclusion in NDPs Policy DM05: Green and Blue Infrastructure and Open Space	Policy NE1 is considered to be in general conformity with the LP and NPPF in identifying Local Green Space and setting out policy for their protection.	Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community and of outstanding significance for their natural and historical or environmental features.	Possible positive impacts. No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect local green space.
Policy NE2 – Open space, sport and recreation sites	NPPF HC7: Development affecting existing recreational land and facilities Local Plan policy GI2 Policy DM05: Green and Blue Infrastructure and Open Space	Policy NE2 can be considered to be in conformity with the Local Plan. The policy seeks to protect open space sites that are valued by the community unless equivalent or better provision is made. Sites are listed in the policy.	Possible positive impact as the policy requires development proposals to replace lost open space with equivalent. The sites are listed in the policy	Possible positive impact. No significant effects identified.	None.	No negative effect arising from this policy.

Policy NE3 **Nature Recovery and Biodiversity**	NPPF: 19 Conserving and enhancing the natural environment. LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites. Policy DM10: Biodiversity and Geodiversity Protection and Enhancement	NE3 is considered to be in general conformity with the NPPF and LP as it seeks to protect Biodiversity, trees, woodland and hedgerows of value.	The policy is unlikely to result in significant effects as it gives protection to hedgerows and other natural assets of local value.	Limited impact. No significant effects identified.	None.	No negative effect arising from this policy which gives protection to trees and hedgerows.
Policy NE4 – Sites of historic environment significance	Local Plan Policy HC1: Built Heritage. NPPF: 20 . Conserving and enhancing the historic environment. Policy DM03: Heritage Asset Conservation and Design Standards	Policy NE4 is considered to be in general conformity with NPPF and Local Plan in seeking to protect sites which are of historical significance locally. The heritage assets are listed as part of the policy	Possible positive impact as the policy requires development proposals are required to protect sites with local historic or architectural significance.	No significant effects identified.	None.	No negative effect arising from this policy.
Policy NE5 Landscape Character and Important Views	NPPF: 19 Conserving and enhancing the natural environment/ 20 Conserving and	NE5 is considered to be in general conformity with LP and NPPF in seeking to safeguard important views and vistas as identified by	The policy is unlikely to result in significant effects as it is affording important views protection.	No significant effects identified.	None.	No negative effect arising from this policy as it seeks to protect

	enhancing the historic environment. LP policy GD5 refers to safeguarding public views, skylines and landmarks. Policy DM04: Landscape Character and Sensitivity	the community. These vistas are identified on the Map Figure 10 and defined in the policy.				defined views/ vistas.
Policy NE6 Flood Risk and Climate Resilience	NPPF: 18. Managing flood risk and coastal change Local Plan policy CC3 deals with flood risk and mitigation Policy DM07: Managing Flood Risk	Policy NE6 is considered to be in general conformity with the LP and NPPF in setting the policy context to ensure that development takes into account implications in relation to local flood risk, takes measures to incorporate appropriate mitigation and SuDS.	The policy is unlikely to result in significant effects given the scale of development set out in the plan and the policy approach set out to ensure that areas at most risk of flooding are not developed.	No significant effects identified.	None.	No negative effect arising from this policy.
Policy NE7 **Sustainable Drainage**	NPPF: 18. Managing flood risk and coastal change	Policy NE7 is considered to be in general conformity with the LP and NPPF in setting the policy context to	The policy is unlikely to result in significant effects given the scale of development set out	No significant effects identified.	None.	No negative effect arising from this policy.

and Hard Surfacing	Local Plan policy CC3 deals with flood risk and mitigation Policy DM08: Sustainable Drainage	ensure that development takes into account implications in relation to local flood risk, takes measures to incorporate appropriate mitigation and SuDS.	in the plan and the policy approach set out to ensure that areas at most risk of flooding are not developed.			
Policy HC1 – Community facilities	NPPF: 7 Building a strong, effective economy LP Policy HC2 sets out policy relating to community facilities. The supporting text defines schools as a community facility. LP Policy IN3 considers the support for provision of infrastructure alongside new development.	Policy HC1 seeks to support new or improve the quality and range of community facilities and can be considered in conformity with Local Plan policies. A number of facilities are listed in the policy which are intended to be supported from developer contributions	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy.

Policy HC2 Community Infrastructure	NPPF: 7 Building a strong, effective economy LP Policy HC2 sets out policy relating to community facilities. Policy DM12: Protection and Enhancement of Community Facilities	HC2 seeks to protect and/or enhance important local assets from loss or adverse impacts by seeking proportionate contributions from new development	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy.
Policy HC3 Neighbourhood Centres and Local Services	NPPF: 7 Building a strong, effective economy LP Policy HC2 sets out policy relating to community facilities. Policy AP02: Development in Town, District and Local Centres	HC3 seeks to protect and/or enhance important local assets from loss or adverse impacts.	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy.
Policy EE1 **Existing Employment Areas**	NPPF: 7 Building a strong, effective economy	Policy EE1 seeks to protect and provide opportunity for employment sites with the Neighbourhood Area subject to criteria. It can be	The policy is unlikely to result in significant effects given that it relates to protection rather than new	No significant effects identified.	None.	No negative effect arising from this policy.

	LP Policy BE1 and BE3 consider existing employment areas Policy DM13: Existing Business Uses – Retention and Redevelopment	considered to be in general conformity in aspiring to meet a local need and delivering the NPPF objective to support a prosperous local economy	employment development.			
Policy EE2 **Local Centres and Neighbourhood Services**	NPPF: Building a strong, effective economy LP Policy BE1 and BE3 consider existing employment areas Policy DM13: Existing Business Uses – Retention and Redevelopment	Policy EE2 seeks to protect and provide opportunity for employment sites with the Neighbourhood Area subject to criteria. 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 local 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.
Policy EE3 **Enterprise, Home Working and**	NPPF: Building a strong, effective economy	EE3 can be considered to be in general conformity with the LP and NPPF in supporting working from home providing residential amenity is protected and any associated development	The policy is unlikely to result in significant effects given the policy specifies that any development will need	No significant effects identified.	None.	No negative effect arising from this policy

Flexible Workspace	LP Policy BE1 and BE3 consider existing employment areas Policy DM13: Existing Business Uses – Retention and Redevelopment	is subservient and does not detract from the existing building.	to be subservient and in character.			