

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



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

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

**Great Glen Parish Council**

**May 2017**

**Strategic Environmental Assessment Screening Report and  
Determination  
Great Glen Neighbourhood Plan  
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# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

## i. Introduction

1.1 This screening report is used to determine whether or not the contents of the 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 It is the determination of the LPA that the January 2017 Great Glen Neighbourhood Plan Examination version does not require a full SEA to be undertaken.**

1.3 Great Glen Parish Council submitted their draft Neighbourhood Plan for screening by Harborough District Council in November 2015. The statutory Consultees have been consulted and their responses are below:

Consultee	Response 2015
<p>Historic England Emilie Carr (Mrs) 16/12/2015</p>	<p><b><u>Request for Screening for SEA – Great Glen Neighbourhood Plan</u></b></p> <p>Thank you for consulting Historic England on the above 20 November 2015.</p> <p>For the purposes of this consultation, Historic England will confine its advice to the question ‘Is it likely to have a significant effect on the environment?’ in respect of our area of concern, cultural heritage. We note that the SEA screening statement considers that an SEA is not required. We have identified no significant effects to cultural heritage.</p> <p>We would like to stress that this is based on the current information provided in the screening request and the current draft Neighbourhood Plan. To avoid doubt, this does not reflect our obligation to provide further advice on the SEA process and subsequent draft plans.</p>
<p>Natural England Sean Mahoney 4/12/2015</p>	<p><b><u>Planning consultation: Great Glen Neighbourhood Plan Strategic Environmental Assessment (SEA) Screening Report</u></b></p> <p>Thank you for your consultation on the above document which was received by Natural England on 20 November 2015.</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</p>

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sustainable development.

Natural England welcomes the opportunity to comment on the screening report to determine whether or not the 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.

I can confirm that Natural England concurs with the report's conclusion that it is unlikely there will be any significant environmental effects arising from the Great Glen Neighbourhood Plan Pre-Submission Draft that were not covered in the Sustainability Appraisal of the Adopted Harborough Core Strategy. As such, the Great Glen Neighbourhood Plan does not require a full Strategic Environmental Assessment (SEA). Natural England also agrees that the Great Glen Neighbourhood Plan Pre-Submission Draft alone, or in combination with other plans, is unlikely to have an adverse impact on any Natura 2000 sites either alone or in combination and therefore no further assessment work under the Habitats Regulations is required.

Environment Agency  
Geoff Platts  
2/12/2015

### **Great Glen Neighbourhood Plan - SEA Screening**

Thank you for your e-mail of 20th November 2015 in respect of the above.

In respect of the Great Glen Neighbourhood Plan area our main concern is for the safeguarding of those areas that are at risk of flooding and the prevention of development in those areas.

Whilst the Neighbourhood Plan itself does not have a Policy in respect of flood risk we are satisfied that the General Policy Principle Policy GG1 gives us the protection that we require.

The Harborough Adopted Core Strategy Policy CS10 in respect of Flood Risk is excellent. I also note that within "A New Local Plan for Harborough" Options Consultation Paper – September 2015, Flood Risk is a constituent part of the "New Local Plan Draft Vision".

Policy GG1 would appear to have a rogue sentence in it namely : "iii) has safe and suitable access to the site for all people.

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I can support and agree with the conclusion of paragraph 5.1 that the Great Glen Neighbourhood Plan does not require a full SEA to be undertaken.

- 1.4 Subsequently Great Glen Parish Council, as the Qualifying Body submitted the screened version for Regulation 14 consultation.
- 1.5 In July 2016 Great Glen Parish Council submitted a Regulation 16 version of the Great Glen Neighbourhood Plan. There were some minor amendments to policy text, but a policy concerning a Reserve Site on London Road had been added as Policy GG3: Reserve Site, as set out below.

*GG3: RESERVE SITE - An allocation for further houses on the site at Sycamore Farm Extension, as shown above, will be considered for housing development, subject to a phased release to meet identified need, if:*

*a) It is required to remediate a substantial shortfall in the supply of housing land due to the failure of existing housing sites in Great Glen to deliver the anticipated scale of development required;*  
*or*

*b) It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Harborough Local Plan*

- In the above circumstances development will be permitted subject to the following criteria:*

*A the development provides for around 100 dwellings. At least 40% of these shall be Affordable Houses in accordance with Policy GG6;*

*B prior to the occupation of the first dwelling, a new Community Hall has been constructed in accordance with Policy GG25;*

*C prior to the occupation of the first dwelling, allotment provision has been made in accordance with Policy GG25;*

*D existing footpaths shall be retained and new links, including cycleways, created between the development and the Village Centre:*

*E a landscaping scheme should be implemented to provide for an improvement in biodiversity and include:*

- i) planting along each boundary edge of the site to provide a soft, landscaped boundary to the entrance to Great Glen;*
- ii) All new homes shall be within 400m of a bus stop served by a 30min (morning, afternoon and evening), Monday to Sunday, bus service linking the site to Leicester City Centre.*

- 1.6 The July 2016 submission version was screened for SEA purposes and the statutory consultees consulted. The screening outcome was as follows

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*6.1 As a result of the assessment in Section 4, it is unlikely there will be any significant environmental effects arising from the Great Glen Neighbourhood Plan Examination Draft as submitted at the date 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.*

1.7 The following responses were received from the consultees

Consultee	Response 2016
<p><b>Historic England</b>  <b>Emilie Carr (Mrs)</b>  <b>4/10/2016</b></p>	<p><b><u>Request for screening for SEA - Great Glen Neighbourhood Plan</u></b></p> <p>Thank you for consulting Historic England on the above 07 September 2016.</p> <p>For the purposes of this consultation, Historic England will confine its advice to the question ‘Is it likely to have a significant effect on the environment?’ in respect of our area of concern, cultural heritage. We note that the SEA screening statement considers that an SEA is not required.</p> <p>We observe that the revised Plan appears to propose a reserve housing allocation to the south of London Road which may have significant environmental effects upon the historic environment, including the Grade II* Church of St Cuthbert together with other heritage assets. This site is not allocated within an adopted Local Plan nor has it been subject to SA/SEA as part of the Local Plan process. We are of the view, at this time, that there may well be significant impacts on the historic environment and it is our view that a SEA is likely to be required. We understand that our views, together with the views of other statutory consultation bodies should be taken into account before the overall decision on the need for SEA is made. I should be pleased if you could send a copy of the determination when this is issued.</p> <p>We would like to stress that this is based on the current information provided in the screening request and the current draft Neighbourhood Plan. To avoid any doubt, this does not reflect our obligation to provide further advice on the SEA process, and subsequent draft Plan’s.</p> <p>Please do not hesitate to contact me if you wish to discuss any of these comments.</p> <p>We would like to stress that this is based on the current</p>

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	information provided in the screening request and the current draft Neighbourhood Plan. To avoid any doubt, this does not reflect our obligation to provide further advice on the SEA process, and subsequent draft Plan's.
<b>Natural England</b> <b>Sean Mahoney</b> <b>8/9/2016</b>	<p><b><u>Planning consultation: Great Glen Neighbourhood Plan Strategic Environmental Assessment (SEA) Screening Report</u></b></p> <p>Thank you for your consultation on the above document.</p> <p>I thought I'd better respond as a matter of urgency since I'm not around for much of the rest of September after today. If you have any further consultations, it would be advisable to send them to our consultations mailbox at the address below.</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 welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) for the Great Glen Neighbourhood Plan in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.</p> <p>I can confirm that Natural England concurs with the report's conclusion that it is unlikely there will be any significant environmental effects arising from the proposals in the Great Glen Neighbourhood Plan Examination Draft as submitted at the date of the assessment, that were not covered in the Sustainability Appraisal of the Core Strategy. As such, the Great Glen Neighbourhood Plan does not require a full SEA to be undertaken.</p>
<b>Environment Agency</b> <b>Nick Wakefield</b> <b>5/10/2016</b>	Thank you for consulting the Environment Agency on the attached document. We do not disagree with the screening outcome.

**1.8 As a consequence of the response from Historic England, the Qualifying Body requested to withdraw the July 2016 Examination Version of the Great Glen Neighbourhood Plan.**

1.9 In January 2017 a further submission of the Great Glen Neighbourhood Plan was received with the **Reserve site policy (GG3) deleted and housing growth limited**

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to windfall sites only, which addressed the objection by Historic England in October 2016. A second regulation 16 consultation was conducted by the LPA.

### **1.10 This is the final screening of the Great Glen Neighbourhood Plan Examination version as submitted in January 2017.**

1.11 The purpose of the Great Glen Neighbourhood Plan is to reflect the desires of the 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 preparation 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.

1.12 The Great Glen Neighbourhood Plan 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 communities in which we live”;

1.13 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.
- Policies in relation to housing provision and need;
- 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;
- Protection of important buildings and structures and open spaces of local importance; and
- Protecting businesses and supporting business expansion in appropriate locations..

1.14 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.

1.15 The Neighbourhood Plan (Submission Draft July 2016) has the following policies at its core:

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**POLICY GG1: GENERAL POLICY PRINCIPLE** - Where there are no policies in this Plan relevant to a development proposal, the provisions of national and district-wide planning policies apply.

**POLICY GG2: HOUSING PROVISION** - Having regard to the high number of dwellings already constructed and existing sites with planning permission between 2011 and 2016, Great Glen has exceeded its housing requirement over the Plan period. Therefore until such a time as there is an increase in housing need across the Harborough District or unless there is a failure to deliver the existing commitments, further housing development in the Parish will be restricted to Windfall development in line with Policy GG3.

### **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) Helps to meet the identified housing requirement for Great Glen;
- d) Respects the shape and form of Great Glen in order to maintain its distinctive character and enhance it where possible;

### **POLICY GG4: HOUSING MIX**

New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Great Glen. 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 larger homes (more than 4 bedrooms).

### **POLICY GG5: AFFORDABLE HOUSING**

Development proposals for new housing should provide at least 40% high quality affordable housing to meet identified 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 while self-build projects will be considered favourably; and
- b) Local residents in the allocation of affordable housing.

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If it is not possible to provide affordable housing on site, in exceptional circumstances 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 will not be acceptable;
- 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) For developments of 5 or more, minimum rear garden sizes are to be 50 sq m for a 2b terrace; 60 sq m for a 3b terrace; 85 sq m for a small semi or detached (120m<sup>2</sup>) and 100 sq m for a large semi/detached (over 120 sq m);
- e) The minimum space between dwellings should be 2.2m;
- f) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;
- g) 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;
- h) Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible
- i) Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall. Any enclosures that are necessarily

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removed through the development process should be reinstated in keeping with the original;

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

k) 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: NON-NATIONALLY DESIGNATED HERITAGE ASSETS OF LOCAL HISTORICAL AND ARCHITECTURAL INTEREST

Development proposals that affect an identified non-designated buildings or structure of local historic or architectural interest, or its setting, will be required to conserve or enhance the character and setting of that building or structure (see Figure 3 below and Appendices 5 and 6).

### 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

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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: PROTECTION OF LOCAL GREEN SPACES

Development proposals that would result in the loss of, or have an adverse effect on, an identified Local Green Space (listed below and mapped in figure 4 and Appendix 8, will be resisted unless a) a replacement site, with equivalent Local Green Space value is provided or created in accordance with District and national planning policies, and b) the community would gain equivalent or better environmental, recreational and health benefits from the replacement.

In the case of historical environment assets, it should be recognised that it is impossible

to recreate these on an alternative site.

GG/LGS/01 Burton Brook Community WildSpace

GG/LGS/02 Grazing fields southwest of St Cuthbert's Church

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

GG/LGS/04 Grazing field and marsh south of Oaks Road

GG/LGS/05 Grazing field north and west of sewage works

GG/LGS/06 Glen Farm 'set-aside' fields

GG/LGS/07 Manor Farm ridge and furrow field

### POLICY GG13: OTHER IMPORTANT OPEN SPACE

The sites listed (Appendix 9) and mapped (figure 5 below, with a larger map as Appendix 10) have been identified as being of local significance for their environmental features (natural and/or historical). The sites are ecologically important in their own right, their historical features are extant and have visible expression, and they are locally valued.

Development proposals that affect any of these sites will be expected to seek to protect or enhance their identified features.

**POLICY GG15: RIDGE AND FURROW FIELDS** - Development, or other activity, that destroys or damages an identified surviving area of ridge and furrow earthworks will be resisted.

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### POLICY GG15: PUBLIC OPEN SPACE

The Parish Council will actively work with the District Council and other stakeholders to bring the ratio of 'area of public 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, a public open space 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 public open space or is no longer required by the community. 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 GG16: BIODIVERSITY

- a) Development proposals that would result in the loss of, or have a substantial adverse effect on, a significant site of biodiversity value will be expected to apply the sequential test of avoid, mitigate and compensate.
- b) Development proposals will be required, where feasible and as part of Planning Conditions, to contribute to the protection and enhancement of the biodiversity of the Parish, through for example the incorporation of native plants or the creation of new habitats in the scheme design; and
- c) The Plan will designate two wildlife corridors as shown (map below and Appendix 13) (1) through the built-up area along the River Sence; (2) connecting the Stoneygate School grounds with the River Sence at its confluence with Burton Brook. Development proposals which impact on these sites will be resisted

### POLICY GG17: IMPORTANT TREES AND HEDGES

Development proposals that may damage or result in the loss of trees and hedges of good arboricultural, ecological and amenity value should ensure that the identified trees and hedges are protected and integrated into the design of the development.

Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

The Parish Council will continue to identify trees and woodland of value, as above, for recommendation to the Planning Authority for Tree Preservation Orders. Four species-rich, ancient hedges identified as of high historical and ecological importance (figure 7 below and Appendix 14) will be recommended to the District Council as candidates for Tree Preservation Orders.

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### POLICY GG18: FOOTPATHS AND CYCLEWAYS

Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and cycle ways will not be supported.

The Parish Council will actively seek to work with other bodies to encourage opportunities to achieve an enhancement in the present network of footpaths and cycle ways especially the following routes (Figure 8 below and Appendix 15):

- a) Connecting footpath spur between Stretton Glen development and footpath C13;
- b) Roadside footpath on Oaks Road to link bridleways C25 and C14;
- c) Roadside footpath along Station Road to link footpath C30 and five residential properties with the built-up area at Archers roundabout;
- d) Footpath linking Oaks Road via sewage works access road and footbridge over Burton Brook to footpath C15;
- e) Roadside footpath/cycleway along Stretton Road to Parish boundary;
- f) Roadside cycleway along London Road from Glen Rise roundabout via Grammar School to Church Road; and
- g) 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.

### POLICY GG19: 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 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 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
- 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: PARKING - At least two off-street car parking spaces shall 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.

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### POLICY GG21: 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 GG22: 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 GG23: TRAFFIC MANAGEMENT

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.

### Policy GG24: DEVELOPER CONTRIBUTIONS

Financial contributions towards off-site provision of neighbourhood infrastructure obtained either through the Community Infrastructure Levy or negotiated planning obligations will, as appropriate, be used for the following:

- a) Funding of a new Community Centre;
- b) Affordable housing as set out in Policy GG5;
- c) Provision of a community allotment;
- d) Improvements to public open space as described in Policy GG 15;
- e) Improvements to traffic management within the Village as described in Policy GG 22& 23; and
- f) Enhancements to the network of footpaths and cycle ways as outlined in Policy GG18

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

### 2. Legislative Background

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

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

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

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

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

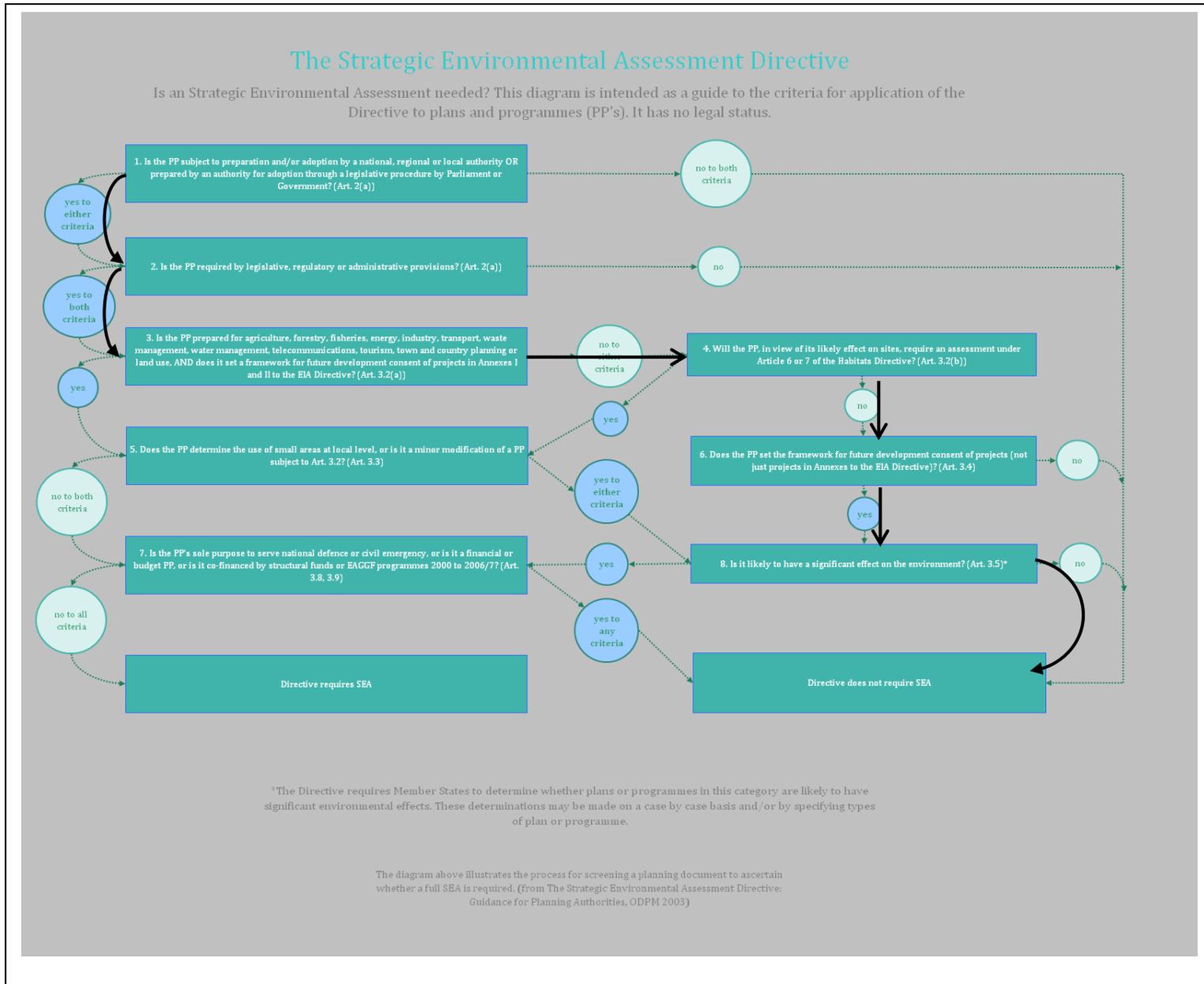
3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

1. The characteristics of neighbourhood plans ("plan"), having regard, in particular, to
  - the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
  - the degree to which the plan influences other plans and programmes including those in a hierarchy,
  - the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development,
  - environmental problems relevant to the plan,
  - the relevance of the plan for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
  - the probability, duration, frequency and reversibility of the effects,
  - the cumulative nature of the effects,
  - the trans boundary nature of the effects,
  - the risks to human health or the environment (e.g. due to accidents),
  - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
  - the value and vulnerability of the area likely to be affected due to:
    - special natural characteristics or cultural heritage,
    - exceeded environmental quality standards or limit values,
    - intensive land-use,
    - the effects on areas or landscapes which have a recognised national, Community or international protection status.

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

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## 4. Assessment 4.1 Black arrows indicate the process route for 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? ( <a href="#">Art. 2(a)</a> )	<b>Y</b>	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? ( <a href="#">Art. 2(a)</a> )	<b>Y</b>	Whilst the Neighbourhood Plan is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will if 'made', form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, <b>AND</b> does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? ( <a href="#">Art 3.2(a)</a> )	<b>N</b>	Whilst the NP covers a wide range of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? ( <a href="#">Art. 3.2 (b)</a> )	<b>N</b>	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, <a href="#">Ensor's Pool</a> 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 <a href="#">River Mease SAC</a> and <a href="#">Rutland Water SPA</a> were also considered in the Habitat

## Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

		<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"> <li>• the River Mease SAC is separate to any water courses in the district and does not contribute to the water supply or drainage of the district; and</li> <li>• any effects on Rutland Water SPA would be indirect and relate only to a greater number of visitors being attracted to the site from additional development in the District.</li> </ul> <p>It is considered that the NP will not affect the 3 specified Natura 2000 sites over and above the impacts identified in the Habitats Regulation Assessment Screening Report carried out for the Core Strategy in 2011. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> <p>The full Habitat Regulation Assessment Screening Report for the Core Strategy can be viewed at: <a href="#">Habitat Regulations Screening Report</a></p>
5. Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to <a href="#">Art. 3.2?</a> (Art. 3.3)	<b>Y</b>	Determination of small sites at local level
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? ( <a href="#">Art 3.4</a> )	<b>Y</b>	The NP is to be used for determining future planning applications
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	<b>N</b>	
8. Is it likely to have a significant effect on the environment? ( <a href="#">Art. 3.5</a> )	<b>N</b>	<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>

# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

		<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 growth will be limited to windfall sites only for the Neighbourhood Plan</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.

### 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.

# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

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

## Summary of effects for Great Glen

	Scenario 1	Scenario 2	Scenario 3a	Scenario 3b
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)	-	-	✔	✔

# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

5.2 Only scenario 1 (moderate growth of 166 dwellings) is showing a minor negative impact on built and natural heritage and natural environment and scenario 3b indicates a moderate negative effect on Housing and Economy. Great Glen NDP proposes growth from Windfall Sites only, which would fall into scenario 3b indicating only a minor impact on housing and economy and neutral impact for the remaining objectives. There is a minor positive impact on Resource Use. The Great Glen Neighbourhood Plan has also considered the negative impacts on biodiversity, archaeological, historical and environmental sites and sought through policies to mitigate against these.

## 6. Screening Outcome

6.1 The Environment Agency, Natural England and Historic England were consulted in October 2016 and their responses can be seen in 1.7 above. Of the responses received, Historic England suggested that a full SEA would be required because of the Reserve Site in policy GG3 of the July 2016 version Neighbourhood Plan. In the light of this comment the Qualifying Body withdrew the July 2017 version of the Plan.

6.2 Great Glen Parish Council subsequently amended the Examination version Plan and resubmitted to Harborough District Council with Reserve Site Policy, GG3 deleted.

6.3 As a result of the assessment in Section 4, it is unlikely there will be any significant environmental effects arising from the Great Glen Neighbourhood Plan Examination as submitted in January 2017, that were not covered in the Sustainability Appraisal of the Core Strategy. **As such, it is the determination of the LPA that the Great Glen Neighbourhood Plan does not require a full SEA to be undertaken.**

6.4 The Statutory Consultees have been informed of this determination.

# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

## Appendix 1

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

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

# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

	<p>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 Location: GLENN FARMHOUSE, ORCHARD LANE, Great Glen,</p>
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	<p>Harborough, Leicestershire</p> <p>.</p> <p>STRETTON HALL Heritage Category:Listing Grade:II* 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 Grade:II</p>
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# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

	<p>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 Location: OLD GREY HOUND INN PUBLIC HOUSE, LONDON ROAD,</p>
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# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

	<p>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>. 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>. BRIDGE OVER RIVER SENCE Heritage Category:Listing Grade:II Location: BRIDGE OVER RIVER SENCE, LONDON ROAD, Great Glen, Harborough, Leicestershire</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>. RUPERT'S REST Heritage Category:Listing</p>
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# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

	<p>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>
<b>Ridge and Furrow</b>	<p>Grazing fields southwest of St Cuthbert's Church</p> <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>
<b>Archaeological sites</b>	<p>There are other buildings and structures that have been identified as being locally important to the architectural and historic heritage of Great Glen and need to be preserved and enhanced.</p> <p>These include</p> <ul style="list-style-type: none"> <li>· Orchard Lane Earthworks</li> <li>· Earthworks near St Cuthbert's Church</li> <li>· Ridge and Furrow Ploughlands</li> <li>· The Ford, Bindley's Lane</li> <li>· Carlton Lodge, Orchard Lane</li> </ul>

# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

	<ul style="list-style-type: none"><li>• Ducking Ponds, The Mere</li><li>• Cruck Cottage, High Street</li><li>• The White House, London Road</li><li>• Glenn House, Church Road</li><li>• Former Fox &amp; Goose Inn, Church Road</li><li>• The Yews, London Road</li><li>• Burton Brook Culvert, London Road</li><li>• Field Hedges first planted for Enclosures</li><li>• Tack House, Church Road</li><li>• Glen Lodge, Station Road</li><li>• Stackley House, off Stretton Road</li><li>• Wizards Haunt, London Road</li><li>• Lake, Spinney &amp; Parkland, Great Glen Hall</li><li>• Gate Lodge, Great Glen Hall</li><li>• Village Hall, Main Street</li><li>• Packe Row, Main Street</li><li>• Great Glen House</li><li>• Console Cottages, High Street</li><li>• Royal Oak, High Street</li><li>• Great Glen Manor</li><li>• Gate Lodges</li></ul>
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## **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

# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

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

## 8. Food industry

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

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

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

## 10. Rubber industry

Manufacture and treatment of elastomer-based products.

## 11. Infrastructure projects

- (a) Industrial-estate development projects.

# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

- (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

Appendix 3 – SA findings for Great Glen  
**Appendix 3**

# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

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

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Option	Description
<p><b>Option 4: Scraftoft / Thurnby SDA</b></p> <p>Scraftoft / Thurnby Strategic Development Area and reduced growth in other parts of the District</p>	<p>A proposal which would provide a significant extension to the east of Scraftoft and Thurnby has been received by the Council. The proposal is for at least 1000 dwellings with community facilities together with a link-road between Scraftoft village and the A47. Further assessment of transport impacts, landscape and viability is needed. However, delivery of this strategic development area would reduce the requirement for all other settlements in the District.</p> <p>The bulk of employment provision would be in Market Harborough (approximately 10ha) with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth. The potential SDA at Scraftoft does not include proposals to deliver employment land.</p>
<p><b>Option 5: Kibworth SDA</b></p> <p>Kibworth Strategic Development Area and reduced growth in other parts of the District</p>	<p>Two proposals near have been received. Both proposals offer new road infrastructure, community and employment facilities and around 1,200 houses. One proposal involves development to the north of Kibworth Harcourt and a potential relief road for the existing A6. The other involves development to the west of and linking road infrastructure between the A6 and Saddington Road. Further assessment of transport impacts, landscape and viability is needed in terms of both proposals. <u>This Option would include just one of these two strategic development areas.</u> Delivery of either potential strategic development area would reduce the requirement for all other settlements in the District.</p> <p>Approximately 5ha of employment land would be delivered as part of the Kibworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough along with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>
<p><b>Option 6: Lutterworth SDA</b></p> <p>Lutterworth Strategic Development Area and reduced growth in other parts of the District</p>	<p>A proposal which could result in development of approximately 1,950 dwellings, local facilities and employment land by 2031 to the east of Lutterworth has been received by the Council. This would involve provision of a road link between the A4304 (to the east of Lutterworth) and A426 (Leicester Road to the north of Lutterworth) thus providing relief for Lutterworth town centre. It would lead to approximately 550 dwellings delivered in this location after 2031. There is also scope for provision of a motorway service facility adjoining M1 Junction 20 and land for logistics and distribution. Further assessment of transport impacts, landscape and viability is needed. Delivery of this strategic development area would reduce the requirement for all other settlements in the District.</p> <p>Approximately 10ha of employment land would be delivered at Lutterworth in conjunction with delivery of the Lutterworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough along with approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>

# Strategic Environmental Assessment Screening Report and Determination Great Glen Neighbourhood Plan

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

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

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

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

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

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

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The effects of each Scenario for growth in 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	
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	

The SA topics are:

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

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

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

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

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Natural Environment (SA Objectives 1 and 2)		Scenario 1	x	Scenario 2	-	Scenario 3a	-
				Scenario 3b	-		
<b>Nature of effects</b>	<p><i>*For natural environment, there would be no different effects for Scenarios 3a and 3b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 3 below covers both sub-options.</i></p> <p><b>Biodiversity</b> - 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. The effects would be likely to be more pronounced for Scenario 1 due to the higher level of growth. There would be no effect on biodiversity with scenario 3 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. Conversely, the potential to enhance green infrastructure could be higher for Scenarios involving higher rates of growth, particularly on agricultural land.</p> <p><b>Environmental quality</b> - There would be a loss of land classified as Grade 3 under Scenario 1, and to a lesser extent scenario 2 and 3.</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>						
<b>Sensitivity of receptors</b>	<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> <p>Further transport evidence is needed to look into how much additional traffic the A6 into Oadby &amp; Wigston and Leicester City can accommodate.</p>						
<b>Likelihood of effects</b>	<p>For scenarios 1, effects on biodiversity would be likely as there would be a need to develop greenfield land, and there would likely be a loss of trees, hedgerows and grassland. Scenario 2 would involve a lower level of growth, so the likelihood of negative effects would be lower as more sensitive areas could possibly be avoided. At present, no land has been identified as available in the short term, so development would be more likely to occur towards the end of the plan period.</p> <p>It is very likely that there would be a permanent loss of agricultural land under Scenario 1 and to a lesser extent Scenario 2.</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 2 would be substantial.</p>						
<b>Significance</b>	<p>Scenario 1 would lead to housing development with potential for negative effects on local wildlife. Although mitigation and enhancement ought to be secured, a minor negative effect is predicted on natural resources, as there would also be a permanent loss of agricultural land and a minor increase in emissions and congestion associated with car travel.</p> <p>Scenario 2 would involve a smaller scale of growth, so effects are considered to be insignificant. Scenario 3 would have a neutral effect as it involves little or no growth.</p>						

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Built and Natural Heritage (SA Objective 3)		Scenario 1	✘	Scenario 2	-	Scenario 3a	-
						Scenario 3b	-
<b>Nature of effects</b>	<p><i>*For built and natural heritage, there would be no different effects for Scenarios 3a and 3b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 3 below covers both sub-options.</i></p> <p>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. This would be most notable for Scenario 1, which involves a higher level of development.</p>						
<b>Sensitivity of receptors</b>	<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>						
<b>Likelihood of effects</b>	<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>						
<b>Significance</b>	<p>Scenario 1 could lead to negative effects upon built and natural heritage through development on the edge of the settlement. The effects are considered to be minor, as the level of growth is not significant 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. Scenario 2 would involve a small level of growth and is not considered likely to have a significant effect on built or natural heritage. Scenario 3 would not involve any growth and thus a neutral effect is predicted.</p>						

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Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓	Scenario 2	-	Scenario 3a	✗
						Scenario 3b	-
<b>Nature of effects</b>	<p>Scenario 1 (and to a lesser extent) Scenario 2 would require increased provision of local school and health provision, but this might be difficult to provide locally. Each of these scenarios would have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>Under scenario 3a/3b, there would be limited growth, which would be less supportive of the delivery of market and affordable housing. This would have a negative effect on local communities that wish to live/remain in Great Glen. This Scenario would not put as much pressure on local health and educational facilities, but it wouldn't provide opportunities for the enhancement of open space and community infrastructure as there would be fewer developer contributions secured.</p> <p>Scenario 3b ought to improve opportunities for employment for residents in Great Glen as there would be provision of 5 ha of employment land as part of an SDA at Kibworth, as well as the 3 ha at Fleckney (common to all 9 housing options).</p>						
<b>Sensitivity of receptors</b>	<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>						
<b>Likelihood of effects</b>	<p>For scenarios 1 and 2 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. Scenario 3 would not have an effect on school provision. Under scenario 1 and 2, contributions would be sought to improve health facilities in Great Glen, so effects would be anticipated to be positive. For alternative 3, there would be no support through developer contributions for health facilities, which would not help to address existing issues. For scenarios 1 and 2 it is likely that development would secure enhancements to open space provision, which could help to address any identified shortages. These opportunities would be lower for Scenario 3a/3b.</p>						
<b>Significance</b>	<p>Scenario 1 and 2 would increase housing provision locally, having a positive effect on health and wellbeing in the long term (deliverable land has not yet been identified in the short term). Development would also help to support the viability the village centre and may also help to enhance open space through developer contributions. These effects are considered to be moderately positive, given that the historic level of growth between 2001 and 2011 suggests that Great Glen is an attractive place for residents. However, for both scenarios, the increased population would put pressure on primary schools that would be unlikely to be resolved locally. Consequently, access to a primary school for some residents would be poor, and could increase car travel. For these reasons, the overall effect for both scenarios is considered to be less positive; thus only minor positive effect is predicted for scenario 1.</p> <p>Scenarios 3a and 3b support no or low levels of growth in Great Glen; which may affect the availability of housing, and would not support aspirations for improved infrastructure in the village. Although community identity would be preserved in the short term, there could be a decline in the housing offer in the longer term, which may affect community identity. A lack of development would also limit opportunities to support healthcare improvements and enhancements to community infrastructure. Conversely, this option would not put as much pressure on local school services; which ought to ensure that new residents do not have to travel to access education. On balance, a minor negative effect is predicted for 3a. A neutral effect is predicted for 3b, as the SDA at Kibworth ought to provide better access to jobs and housing which might offset the lower levels of growth in Great Glen to an extent.</p>						

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Resilience (to climate change) (SA Objective 6)		Scenario 1	✘	Scenario 2	-	Scenario 3a	-
						Scenario 3b	-
<b>Nature of effects</b>	<p><i>*For resilience, there would be no different effects for Scenarios 3a and 3b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 3 below covers both sub-options.</i></p> <p>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.</p>						
<b>Sensitivity of receptors</b>	<p>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.</p>						
<b>Likelihood of effects</b>	<p>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 Scenarios 2 and 3 would mean that development was more unlikely to have an effect on resilience to climate change.</p>						
<b>Significance</b>	<p>Scenario 1 has the potential to lead to development in areas at risk of flooding. However, the range of sites available for development ought to ensure that suitable alternatives could be found to deliver this level of growth. Nevertheless, a minor negative effect is predicted for Scenario 1 to reflect the precautionary principle. The level of growth associated with Scenario 2 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 2.</p> <p>Scenario 3 would lead to very low or no development, and thus a neutral effect would occur. However, 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 1	✓	Scenario 2	✗	Scenario 3a	✗✗
						Scenario 3b	✗
<b>Nature of effects</b>	Scenario 1 would support the development of housing growth in Great Glen. Whilst this is still modest in the context of the settlements size, it could help to increase housing provision locally, having a positive effect on meeting needs and supporting the local economy. Scenario 2 would have the same effects albeit on a much smaller scale. Scenario 3a/3b would not support much housing growth in Great Glen which could perpetuate affordable housing issues, and lead to increased out-migration in the longer term. 3b would offset these effects to an extent by providing housing choice at Kibworth SDA as well as improved employment opportunities.						
<b>Sensitivity of receptors</b>	Between 2001 and 2011 there was a population increase of 14% in Great Glen, which is slightly higher than the District average.						
<b>Likelihood of effects</b>	There is sufficient land in the SHLAA to meet the housing numbers under each scenario.						
<b>Significance</b>	The level of growth under scenario 1 would help to provide market and affordable housing in and around Great Glen over the Plan period. The level of growth is fairly modest compared to growth between 2001 and 2011, and so a minor positive effect is predicted. For scenario 2, the level of growth would be low, and would only support limited housing in Great Glen. The housing provision would likely be less than population growth, and so there could be negative effects as some people might have to move away. This low level of growth would also not help to support the growth of local businesses, and hence a minor negative effect is predicted. Scenario 3a would allow for very low growth in Great Glen, which would have a moderate negative effect by limiting opportunities to access affordable housing, and limiting increased local spending in the village. The effects for 3b are offset to an extent by the provision of housing and employment at nearby Kibworth, but a minor negative effect still remains.						

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Resource Use (SA Objective 9)		Scenario 1	-	Scenario 2	-	Scenario 3a	✓
						Scenario 3b	✓
<b>Nature of effects</b>	Additional development under Scenario 1 and Scenario 2 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 under any scenario.						
<b>Sensitivity of receptors</b>	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.						
<b>Likelihood of effects</b>	<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.</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>						
<b>Significance</b>	<p>The level of growth associated with Scenario 1 would lead to 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 an increase in greenhouse gas emissions, constituting a minor negative effect.</p> <p>However, the level of growth is only moderate, 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). Each of these scenarios actually represents fairly low to moderate growth, and so the effect on emissions is considered to be neutral.</p> <p>Scenarios 3a and 3b would not lead to further greenhouse gas emissions from Great Glen and growth would be delivered at SDAs or larger settlements (i.e. Market Harborough) that are better served by transport links, services and jobs. Overall, scenarios 3a and 3b ought to contribute to a slight reduction in greenhouse gas emissions across the district, and hence a minor positive effect is predicted.</p> <p><b>Recommendation:</b> 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>						