

**Strategic Environmental Assessment Screening Report
East Langton Neighbourhood Plan**



**East Langton Neighbourhood Plan
Strategic Environmental Assessment
Screening Report**

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

East Langton Parish Council

18th January 2017

Strategic Environmental Assessment Screening Report East Langton Neighbourhood Plan

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East Langton Neighbourhood Plan

1. Introduction

1.1 This screening report is used to determine whether or not the contents of the East Langton Neighbourhood Plan (ELNP) 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 There is recognition within the Plan that sustainable development is not only necessary but desirable, as without it the villages and economies will stagnate, but the Plan seeks to influence and direct the shape and nature of the development and where within the Neighbourhood Plan area it takes place. Having a Neighbourhood Plan gives the community the opportunity to identify the best ways to deliver development, directing it towards what the local community needs and wants, while protecting the natural environment and social and leisure assets and ensuring a more sustainable future for future generations. The East Langton Neighbourhood Plan seeks to deal with issues relating to Sustainable Housing, Housing, Employment, Community Services, Design and the Built Environment, Traffic, Parking and Transport.

1.3 It is the aim of the East Langton Neighbourhood Plan to set out policies for the years up to 2031 that will ensure that the area develops and grows in a way that is sustainable economically, socially and environmentally, and which enhances and improves the communities in which residents live.

1.4 The East Langton Neighbourhood Plan seeks to achieve the vision in the following ways:

- a) By seeking to protect existing community facilities and to deliver a mix of housing types so that the needs of present and future generations can be met and ensure that the community's needs and its health, social and cultural wellbeing are supported.
- b) Ensuring that housing development is of the right type and design so that it does not harm but instead positively reflects the existing and historic character of the area;
- c) The important open gaps within and between our villages are protected from development, to protect the individual village identities and retain the rural nature of their surroundings
- d) Local Green Spaces and important views are maintained for the enjoyment of future generations
- e) Development recognises the need to protect and, where possible, improve biodiversity and important habitats
- f) Provision is made for improved pedestrian and cycling facilities

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- g) Supporting small scale business development and expansion where the local infrastructure would not be adversely affected by the proposals
- h) Encouraging start-up businesses and home working
- i) Protecting existing employment in appropriate locations.

1.5 The core objectives of the Submission Draft (Regulation 16) 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 East Langton.

1.6 The Neighbourhood Plan (Reg 16 draft December 2016) has the following policies at its core:

POLICY S1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

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When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development.

POLICY H1: HOUSING PROVISION - The Neighbourhood Plan provides for the development of sufficient new homes as required for completion in the period from 2015 to 2031, to be determined once housing distribution targets have been finalised by Harborough District Council, to be met through Windfall Sites in line with Policy H3 and in-fill development in line with the definition of Selected and Sub-Selected Rural Villages within the emerging Local Plan.

POLICY H2: WINDFALL SITES - Small scale development proposals for infill housing will be supported where:

- a) It is within the existing built up area of the villages of Church Langton and East Langton (as defined by the Limits to Development identified, see fig 2);
- b) It helps to meet the identified housing requirement for East Langton Parish;
- c) It respects the shape and form of the villages of Church Langton and East Langton in order to maintain its distinctive character and enhance it where possible;
- d) It is of an appropriate scale which reflects the size, character and level of service provision within the Parish;

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- e) It retains, where possible, existing important natural boundaries such as trees, hedges and streams;
- f) It provides for a safe vehicular and pedestrian access to the site;
- g) It does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise;
- h) In East Langton village, due to the historic nature and characteristics of the village, it does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling;
- i) It is in accordance with other policies contained in this and other relevant planning documents including those relating to East Langton and Church Langton Conservation Area Character Statements;
- j) Traffic generation and parking impact created does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety; and
- k) Where development would result in the number of completions plus outstanding permissions exceeding the identified target, regard will be given to:
 - i. The degree by which the requirement is exceeded;
 - ii. The likelihood of delivery of the outstanding permissions; and
 - iii. The benefits arising from the development

Policy H3: HOUSING MIX - All proposals for new housing will be expected to demonstrate how the proposal will meet the current and future housing needs of the Parish. Applications for small family homes (2 or 3 bedrooms) or accommodation suitable for older people will be particularly supported where in accordance with other policies.

POLICY H5: AFFORDABLE HOUSING - To meet identified needs within the community, the provision of high quality affordable housing through an exception site will be supported where the following criteria are met:

- a) The site is within or adjoins the village;
- b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey;

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- c) Arrangements for the management and occupation of the affordable housing will ensure that it will be available and affordable in perpetuity for people with a local connection to the Plan area; and
- d) The development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of market housing is essential to the delivery of the affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified housing need for low cost market housing.
- e) Starter homes and self-build proposals will be welcomed.

Planning obligations will be used to ensure that the market and affordable housing is available in perpetuity for people with a local connection to the Plan area.

Policy E1: EMPLOYMENT - Proposals for small scale development for Class B1 Light Industrial purposes will be supported where it can be demonstrated that there would be no adverse impact or conflict on surrounding residential and community amenity and uses. Proposals for General Industrial use (B2) and distribution and storage (B8) and large scale B1 uses will not be permitted unless in exceptional circumstances.

Policy E2: RE-USE OF AGRICULTURAL OR COMMERCIAL BUILDINGS - The re-

use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

Policy E3: Home working - Proposals combining living and employment space will be supported if they are in line with Policy H2 and where:

- a) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity;

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- b) Does not generate unacceptable levels of traffic movement or

additional on-street parking; and

- c) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

POLICY E4: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes.

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

Policy CS1: PROTECTING KEY COMMUNITY SERVICES - Proposals to retain and enhance existing community services and facilities (Primary School, the Bell and Langton Arms public houses, cricket club, Coronation Gardens, allotments, community hall and Church) will be supported.

Development proposals that fail to protect these existing community services and facilities will not be permitted, unless the service or facility is replaced by equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be demonstrated that the service or facility is not viable or no longer needed.

POLICY CS2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities will be supported provided that the development:

- a) Meets the design criteria stated in policy DBE3;
- b) Will not result in severe traffic movements;
- c) Will not generate a need for parking that cannot be adequately catered for;
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the Parish wishing to walk or cycle; and
- e) Is demonstrably sustainable financially and managerially.

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COMMUNITY ACTION 1: ASSETS OF COMMUNITY VALUE - The Parish Council will support the listing of Assets of Community Value and once listed, will work to support their longevity.

Policy DBE1: PROTECTION OF THE BUILT ENVIRONMENT:

CONSERVATION AREAS AND LISTED BUILDINGS - Proposals within a Conservation Area as defined in figures 4 and 5 above, or affecting the setting of these Conservation Areas or a Listed Building will be expected to preserve and enhance them, in accordance with local and national planning policies.

Policy DBE2: LOCAL HERITAGE ASSETS OF HISTORICAL AND

ARCHITECTURAL INTEREST - Development proposals that affect an identified building or structure of local significance or its setting will be required to preserve and enhance the significance and setting of that building or structure.

Locally listed buildings include the following:

- War memorial
- Ledclune Court stable block
- House on green in East Langton
- The Grange
- Deene Cottage
- Brooke House and adjoining property 'The Cottage'
- Allotment wall and Churchyard wall
- Langton Arms public house

Policy DBE3: DESIGN - This policy will apply to all new commercial and residential developments, including one or more houses, and replacement dwellings.

All development should continue to 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 this historic context. The following criteria should be met:

- a) The design of developments should recognise the distinctive local character of the Parish and sensitively contribute to creating dwellings of a high architectural and rural quality;
- b) Materials in any new development should complement the established vernacular in the use of natural, local resources and colours;
- c) Height should be restricted to two storey with careful design of roof elevations particularly on rising ground. In general, clay, slate or stone roofing materials should be used;

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- d) Flat roof dormer windows and Velux-style windows, where permission is required, should be avoided;
- e) Enclosure of plots should be of native hedging, rural wooden fencing, or brick wall of rural design;
- f) Developments should be enhanced by landscaping with existing trees and hedges preserved whenever possible;
- g) Any new development adjacent to a listed building or buildings of historic interest and/or open space as defined in Policy DBE1 & DBE2 should be sensitively designed to conserve and enhance the setting form and character of the building and/or space;
- h) 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
- i) The following items must also be considered early in the design process and sympathetically integrated into the overall scheme:
 - a. Screened bin stores and recycling facilities
 - b. Cycle stores
 - c. Meter boxes
 - d. Flues and ventilation ducts
 - e. Gutters and pipes
 - f. Satellite dishes and telephone lines
 - g. Lighting

Policy ENV 1: PROTECTION OF LOCAL GREEN SPACES - The following sites are proposed for designation as Local Green Spaces (LGS). Development proposals that result in their loss, or in any harm to their biodiversity, historical features, character, setting, accessibility or amenity value will not be permitted.

- Church Langton allotments (inventory site 1)
- 'Thorpe path' Open Space, Church Langton (6)
- Village 'green', Church Langton (12)
- Cricket Ground, East Langton (16)
- Coronation Gardens, East Langton (19)

See figure 6 below, and Environmental Proposals map (figure 12)

Policy ENV 2: OTHER ENVIRONMENTALLY SIGNIFICANT SITES - The sites listed (appendix 2) and mapped (figure 7 below and appendix 3) have been identified as being of local significance for their environmental features (natural and/or historical). They are ecologically important in their own right, their historical features are extant and have visible expression, and they are locally valued.

The protection and enhancement of the identified features of sites shown on figure 7 and listed in Appendix 2 as 'Other Environmentally significant sites' will be supported.

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POLICY ENV 3: BIODIVERSITY

- a) Development proposals will be expected to protect local habitats and species, especially those covered by relevant European and English legislation and, where possible, to create new habitats for wildlife;
- b) The Plan will designate two wildlife corridors as shown (map below) along the flood plains of Langton Brook and Stonton Brook; and
- c) All new housing development of one unit or more will be required to contribute towards the improvement of the wildlife corridors.

POLICY ENV 3: TREES - Development proposals that damage or result in the loss of trees and hedges of good arboricultural, ecological and amenity value will not normally be permitted. Proposals should be designed to retain trees and hedges of arboricultural, ecological and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

POLICY ENV 4: RIDGE AND FURROW FIELDS

Ridge and furrow earthworks are non-designated heritage assets. Development proposals that adversely affect or damage an identified surviving area of ridge and furrow will be resisted.

POLICY ENV 5 PROTECTION OF IMPORTANT VIEWS: Development that impacts on the following locally important and valued views (map below and figure 10) will not be supported unless in exceptional circumstances:

- i. North from the west door of St Peter's Church and the churchyard toward the open fields (its medieval context
- ii. East from the northern limit of Church Langton village across ridge and furrow fields and over the valley of Stonton Brook to Langton Caudle
- iii. East and southeast from the start of footpath A79 in Church Langton toward Stonton Brook, the Caudle and Thorpe Langton village
- iv. Across and southwest from East Langton Cricket Ground

POLICY ENV6: AREA OF SEPARATION - Development proposals which would reduce the separation of Church Langton and East Langton and between East Langton and West Langton Parish boundary as shown on the map (figure 11) and the Environmental Proposals map (fig 12) will not be supported.

POLICY T1: TRAFFIC MANAGEMENT - Development proposals will not be supported if the cumulative impact of additional traffic on the local highway network (including on narrow roads within the

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conservation areas) is severe, unless appropriate mitigation measures are undertaken.

Community Action 2: CONGESTION - 'Safe routes to school' policies will be supported and the use of the Community Hall car park by parents is encouraged, with the agreement of the Hanbury Charity who own the freehold, for as long as support for this use is available. Traffic management arrangements will be pursued to enhance safety for children at school drop-off and pick-up times.

POLICY T2: FOOTPATHS, FOOTWAYS AND BRIDLEWAYS - Improvements (including signage) to the network of footways and footpaths will be supported. Development proposals that will adversely affect existing footways and footpaths will not be permitted except in special circumstances or where appropriate mitigating measures can be provided.

Community Action 3: PUBLIC TRANSPORT - The Parish Council will work with the Highways Authority, transport providers and developers where appropriate to preserve and where possible enhance the public transport service for the Parish to ensure that the service number 44 is more 'joined-up' and better able to connect with arrival and departure times of trains at Market Harborough Railway Station.

- 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

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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 and the interim Sustainability Appraisal for the new Local Plan. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#) and the [Sustainability Appraisal as part of the New Local Plan](#) during 2016.

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,

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- 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.

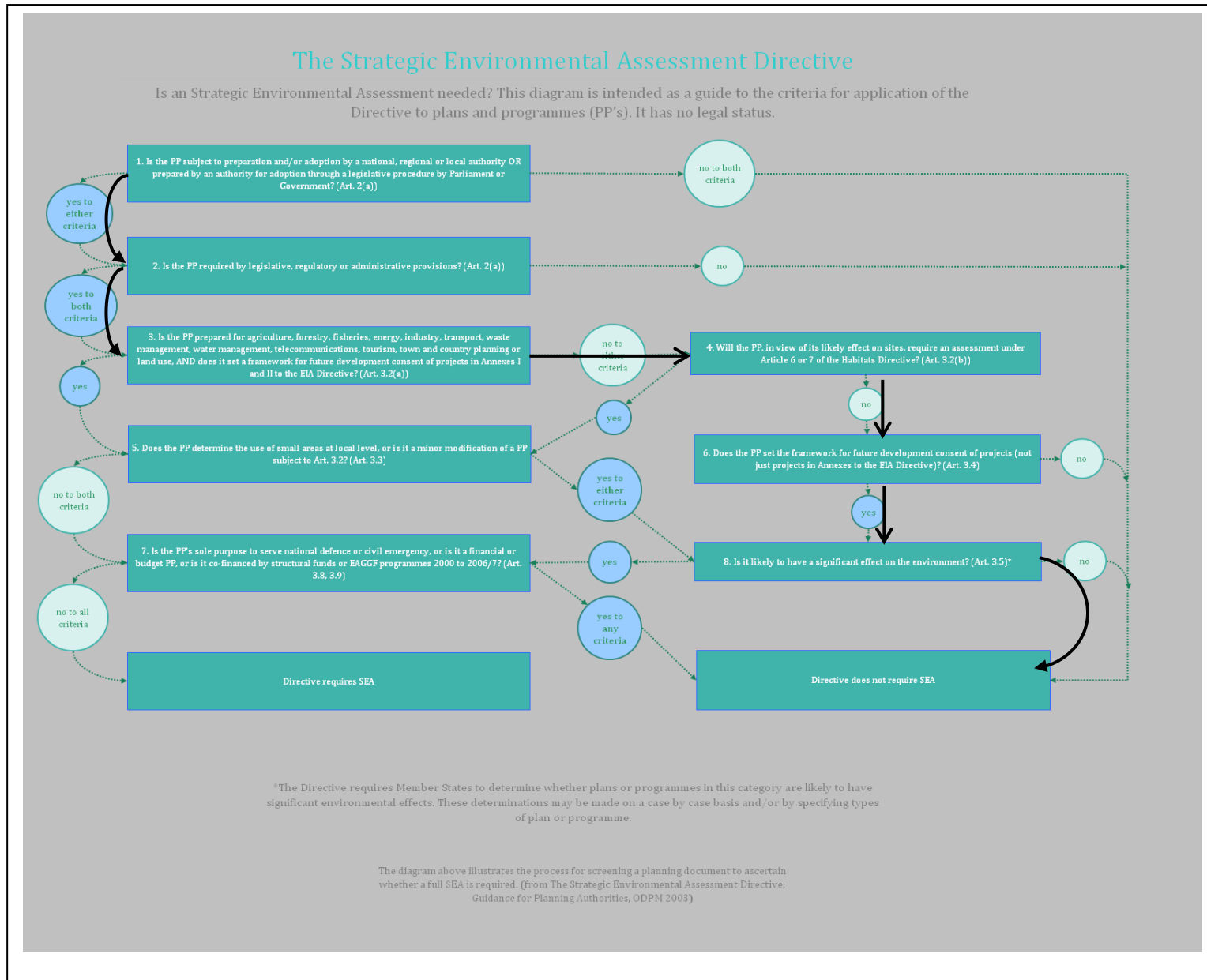
Source: Annex II of SEA Directive 2001/42/EC

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4. Assessment

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



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

Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation of and adoption of the NP is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP will be prepared by East Langton Parish Council (as the 'relevant body') and will be 'made' by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012
2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Whilst the Neighbourhood Plan is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will if 'made', form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	N	Whilst the NP covers a wide range of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	<p>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.</p> <p>Of the 3 Natura 2000 sites looked at in the Screening Report, Rutland Water SPA is closest to East Langton lying some 15 km away. However, any effects on Rutland Water SPA would be indirect and relate only to a greater number of visitors being attracted to the site from additional development in the District.</p> <p>Ensor's Pool SAC approximately 45km away was found to be essentially a self contained eco system. The report concluded that its vulnerabilities are very local in</p>

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		<p>nature and unlikely to be caused harm by the Harborough Core Strategy.</p> <p>The Habitat Regulations Assessment Screening Report also concluded that the Core Strategy would not lead to significant adverse effects on the River Mease SAC as 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.</p> <p>It is considered that the NP will not affect the 3 specified Natura 2000 sites over and above the impacts identified in the Habitats Regulation Assessment Screening Report carried out for the Core Strategy in 2011. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> <p>The full Habitat Regulation Assessment Screening Report for the Core Strategy can be viewed at: Habitat Regulations Screening Report</p>
5. Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2 ? (Art. 3.3)	Y	Determination of small sites at local level. The East Langton Neighbourhood Plan does not seek to allocate sites for housing development
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NP is to be used for determining future planning applications
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	<p>The East Langton 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 New Local Plan. The level of development proposed is not going to impact on any Natura 2000 sites.</p> <p>The Neighbourhood Area does not contain any Sites of Special Scientific Interest, the closest site being the Borrow Pits at Great Bowden. It is not considered that the proposals of the East Langton Neighbourhood Plan will have any detrimental effects on this site.</p> <p>Proposed development will not impact on any nationally recognised landscape designations.</p> <p>Flood risk is not an issue in East Langton Parish. In this regard the Core Strategy and</p>

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		<p>Local Plan policies will be used to determine planning applications. The East Langton Neighbourhood Plan proposes two wildlife corridors which are based on the watercourses to the north east and south of the Neighbourhood Area (Policy ENV 3 Biodiversity) to assist in restoring lost habitats and enhancing biodiversity.</p> <p>More locally, The Neighbourhood Area to protect important trees and hedgerows (Policy ENV3 Trees and Hedges), identified ridge and furrow, additional open spaces that are worthy of protection and other sites of natural and historical interest that are listed in appendix 1 of this report.</p> <p>Additionally Local Green Spaces have been nominated for designation and protection for reasons such as having significant environmental features (wildlife, history, landscape, etc.) and as being valued by the community. The Local Green Spaces considered compatible with the criteria in the NPPF2012 and therefore suitable to designate within the NDP. The Local Green Space sites are mapped in Appendix 1 of this report.</p> <p>The listed buildings within the Neighbourhood Area (see appendix 1) are recognised within the NP.</p> <p>The conservation areas in the settlements of Church Langton and East Langton are recognised in the Neighbourhood Plan. The Plan supports these national designations and the protection this gives them from inappropriate development.</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 detailed outcome for Church Langton within the Parish of East Langton is shown in **Appendix 3** below.

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

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Scenarios tested for Church Langton

The table below sets out five distinct scenarios for Church Langton to assess the implications of the 11 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 Church Langton. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Low-moderate growth (17-26 dwellings)	1, 2, 4	10 ha	4 ha	-	3 ha	17 ha	In terms of housing growth, two scenarios have been identified for -Church Langton; low growth and low-moderate growth. Although the actual numbers of dwellings proposed are not significantly different between these scenarios, in terms of the rate of growth, there are noticeable differences. Scenario 2 has been sub-divided into 2a and 2b because an SDA in Kibworth (which is within 3.5 miles of Church Langton) would provide job opportunities as well as alternative housing.
2a	Low growth (8-13 dwellings) without an SDA at Kibworth	6	10 ha	10 ha	-	3 ha	23 ha	
		3		4 ha			17 ha	
		8		10 ha			23ha	
2b	Low growth (6-16 dwellings) with an SDA at Kibworth	5, 7,	10 ha	4 ha	5 ha	3ha	22 ha	
		9	10 ha	10 ha	5 ha		28ha	

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Summary of effects for Church Langton

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

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5.3 Scenario 1 (low - moderate growth of 17 - 26 dwellings) is not showing any negative impact, but a minor positive impact on Health and Wellbeing and Housing and Economy. Scenario 2a (low growth of 8 - 13 dwellings) has a minor negative impact on Health and Wellbeing and Housing and Economy. Scenario 2b (low growth of 6 – 616 dwellings) indicates a minor positive impact on Health and Wellbeing and Housing and Economy. East Langton NDP does not propose sites for housing allocations but proposes that the housing allocation, determined through the Local Plan, will be met by small scale windfall housing sites. The East Langton Neighbourhood Plan has considered the possible impacts on built heritage, historical and environmental sites through housing development and sought through policies to mitigate against these through suitable policies.

6. Screening Outcome of December 2016

- 6.1 As a result of the assessment in Section 4 above and the further assessment of Neighbourhood Plan policies in Appendix 4 below, it is unlikely there will be any significant detrimental environmental effects arising from the East Langton Neighbourhood Plan Submission Draft as submitted at the date of this assessment, that were not covered in the Sustainability Appraisal of the Core Strategy and the subsequent interim Sustainability Appraisal for the emerging New Local Plan. **As such, the East Langton Neighbourhood Plan does not require a full SEA to be undertaken.**
- 6.2 The Environment Agency, Natural England and Historic England will be consulted on this Screening Report and their responses will be made available through the East Langton Neighbourhood Plan Evidence base.
- 6.3 If the issues addressed in the Neighbourhood Plan should change then a new screening process will need to be undertaken determine whether an SEA will be required. Please contact Harborough District Council for advice in this circumstance.

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Appendix 1

SSSI/LISTED BUILDINGS/SAMs WITHIN THE PARISH OF EAST LANGTON

Settlement feature:	Occurrence
Conservation Area	<p>Conservation areas of Church Langton and East Langton have been identified.</p> <p>Church Langton Conservation Area</p> <p>The Conservation Area includes: the wedge of paddock land to the south between Church Causeway and Stonton Road which provides a setting for Leadclune Court; the area of pasture land in the north across which from the Melton Road are seen views of the church with its tall tower, a group of 19th century red brick cottages and The Old Rectory grounds. It also extends along Stonton Road from the Hanbury Schools to include the present school and some of its playing fields. It excludes the houses of 1970s date opposite the Hanbury Schools and the interwar housing by The Causeway.</p> <p>The character of the Conservation Area stems from the arrangement of St. Peters Church, the Old Rectory and Leadclune Court. The centre is the extensive open space of The Old Rectory garden with high red brick enclosing walls. Close to these are greens such as those by the churchyard entrance opposite Leadclune Court and in front of the Old Rectory. The Conservation Area is dominated by the Old Rectory (c1778) set between the churchyard with its fine lime trees and the Green. The Old Rectory Listed Grade II* is one of the finest houses in the District and, according to W.G. Hoskins "... the most magnificent Rectory in England". Its secluded large walled garden with fine trees includes a mature Cedar of Lebanon.</p>

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	<p>In addition to the buildings of the village core there are three distinct clusters of buildings, each adding to the character of the area:-</p> <p>i) the buildings around the Green and on the Melton Road. These include two long low farmhouses of red brick and Swithland slate on the west side of the Melton Road each with an intact yard behind, with many of the farmyard buildings having Swithland slates;</p> <p>ii) the buildings in Church Lane. These include a group of 19th century farm cottages (red brick and slate) close to the churchyard and a farmyard with barn in front at an angle to the road with wide verge in front. This building forms the abrupt visual entrance to the settlement from the north;</p> <p>iii) the Hanbury Schools (1873) incorporating teachers houses and schools comprise an elaborate long range in decorative brickwork set back behind a wide range and open to the verge;</p> <p>From a historic perspective the influence of the Hanbury family is great in Church Langton. The Revd. William Hanbury junior built the Old Rectory and a later Hanbury was responsible for the construction of the Schools. The Revd. William Hanbury senior organised music festivals at the Church between 1759 and 1761 which included the first production in an English Church of Handel's Messiah.</p> <p>East Langton Conservation Area</p> <p>The village is built on the side of a hill sloping from north to south. The majority of the western side of the conservation area is land belonging to East Langton Grange (a large Edwardian house). Approaching the village from the west The</p>
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	<p>Grange can clearly be seen among the trees. This part of the conservation area is wooded which serves to enhance the rural character of the conservation area.</p> <p>A major feature of the conservation area is the unusual oval centre of the village which is occupied by cottages and the former stables, now sympathetically converted to dwellings. This development is partly surrounded by a high red brick wall.</p> <p>The Grange to the west of this oval also has high red brick walls such that the narrow road between the two gives a close knit character. The walls of East Langton are a significant feature as are the granite kerbs.</p> <p>Partly surrounding this centre are fine 17th, 18th and 19th century brick built dwellings; Main Street particularly provides a vista of characteristic vernacular architecture.</p> <p>Northwards from the centre of the village is a fine late 17th century ironstone and brick Inn. Later red brick development set back from the road lines the east side of Main Street out of the village northbound to the crest of the hill. Opposite these dwellings is the Cricket Ground, surrounded by trees, with its pavilion which are included in the conservation area, being an important component of the physical and historic fabric of the village.</p>
Scheduled Monuments	n/a
Listed Buildings/Features:	<p>CHURCH OF ST PETER</p> <p>List Entry Number: 1061497</p>

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<p>Grade I, Grade II*, Grade II</p>	<p>Heritage Category: Listing Grade: II*</p> <p>Location: CHURCH OF ST PETER, CHURCH LANGTON, East Langton, Harborough, Leicestershire</p> <p>.</p> <p>COTTAGE WITH ATTACHED FORGE List Entry Number: 1061498 Heritage Category: Listing Grade: II Location: COTTAGE WITH ATTACHED FORGE, EAST LANGTON, EAST LANGTON, East Langton, Harborough, Leicestershire</p> <p>.</p> <p>THE BELL INN List Entry Number: 1360750 Heritage Category: Listing Grade: II Location: THE BELL INN, EAST LANGTON, East Langton, Harborough, Leicestershire</p> <p>.</p> <p>THE HANBURY SCHOOLS WITH ATTACHED SCHOOL HOUSES List Entry Number: 1360751 Heritage Category: Listing Grade: II Location: THE HANBURY SCHOOLS WITH ATTACHED SCHOOL</p>
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	<p>HOUSES, STONTON ROAD, CHURCH LANGTON, East Langton, Harborough, Leicestershire</p> <p>.</p> <p>BOUNDARY WALL TO THE OLD RECTORY List Entry Number: 1360752 Heritage Category: Listing Grade: II Location: BOUNDARY WALL TO THE OLD RECTORY, STONTON ROAD, CHURCH LANGTON, East Langton, Harborough, Leicestershire</p> <p>.</p> <p>THE OLD RECTORY List Entry Number: 1061500 Heritage Category: Listing Grade: II* Location: THE OLD RECTORY, STONTON ROAD, CHURCH LANGTON, East Langton, Harborough, Leicestershire</p> <p>.</p> <p>LEADCLUNE COURT List Entry Number: 1061499 Heritage Category: Listing Grade: II Location: LEADCLUNE COURT, STONTON ROAD, CHURCH LANGTON, East Langton, Harborough, Leicestershire</p>
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	<p>.</p> <p>Church Langton War Memorial List Entry Number: 1437759 Heritage Category: Listing Grade: II Location: Church Lane, Church Langton, Leicestershire, LE16 7SZ, East Langton, Harborough, Leicestershire</p>
Other sites of natural or historical interest	In addition there are other locally identified sites that have been included in the NDP (Environmental Inventory below) for their natural or historical interest. The sites are also mapped below
Ridge and Furrow	Ridge and Furrow has been identified within the NDP and those fields considered worth protection against damage are shown below.

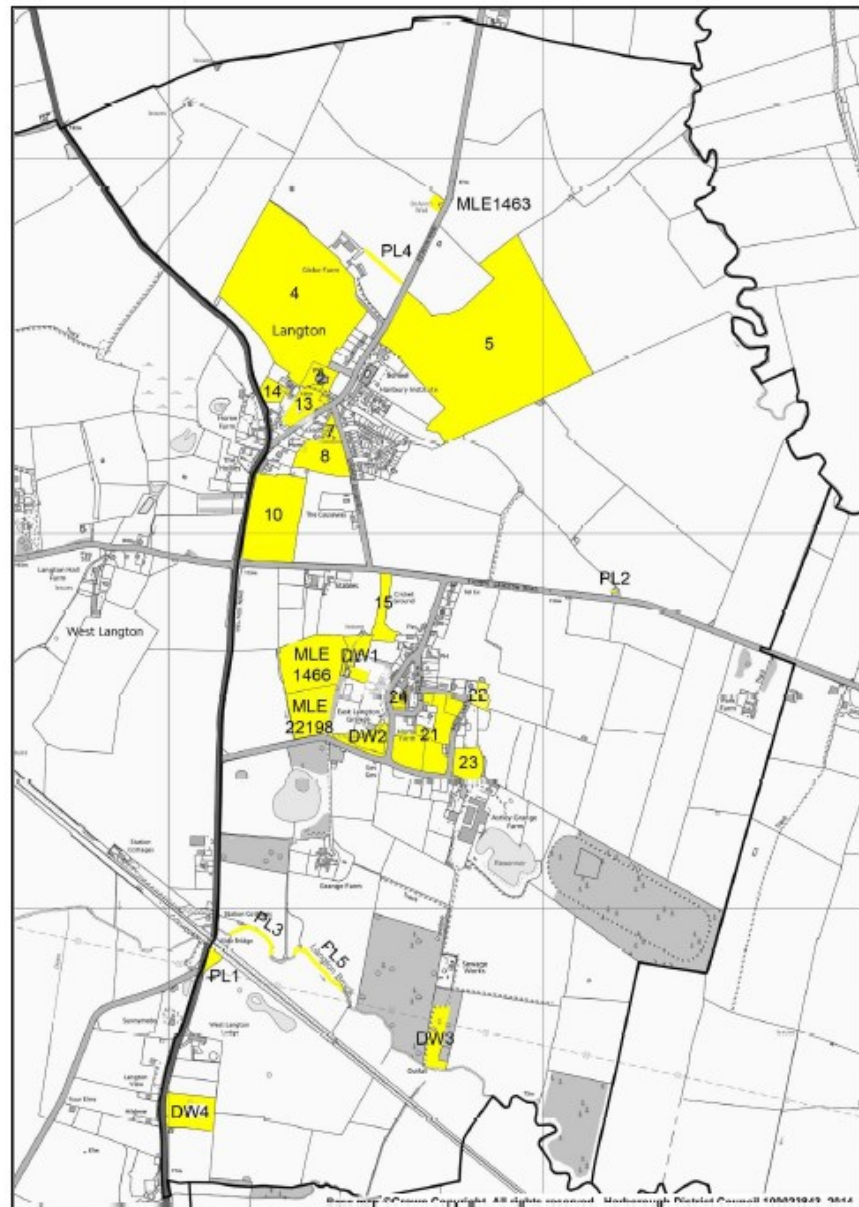
Strategic Environmental Assessment Screening Report East Langton Neighbourhood Plan

Figure 6. Proposed Local Green Space sites. Numbers refer to entries in Environmental Inventory



Strategic Environmental Assessment Screening Report East Langton Neighbourhood Plan

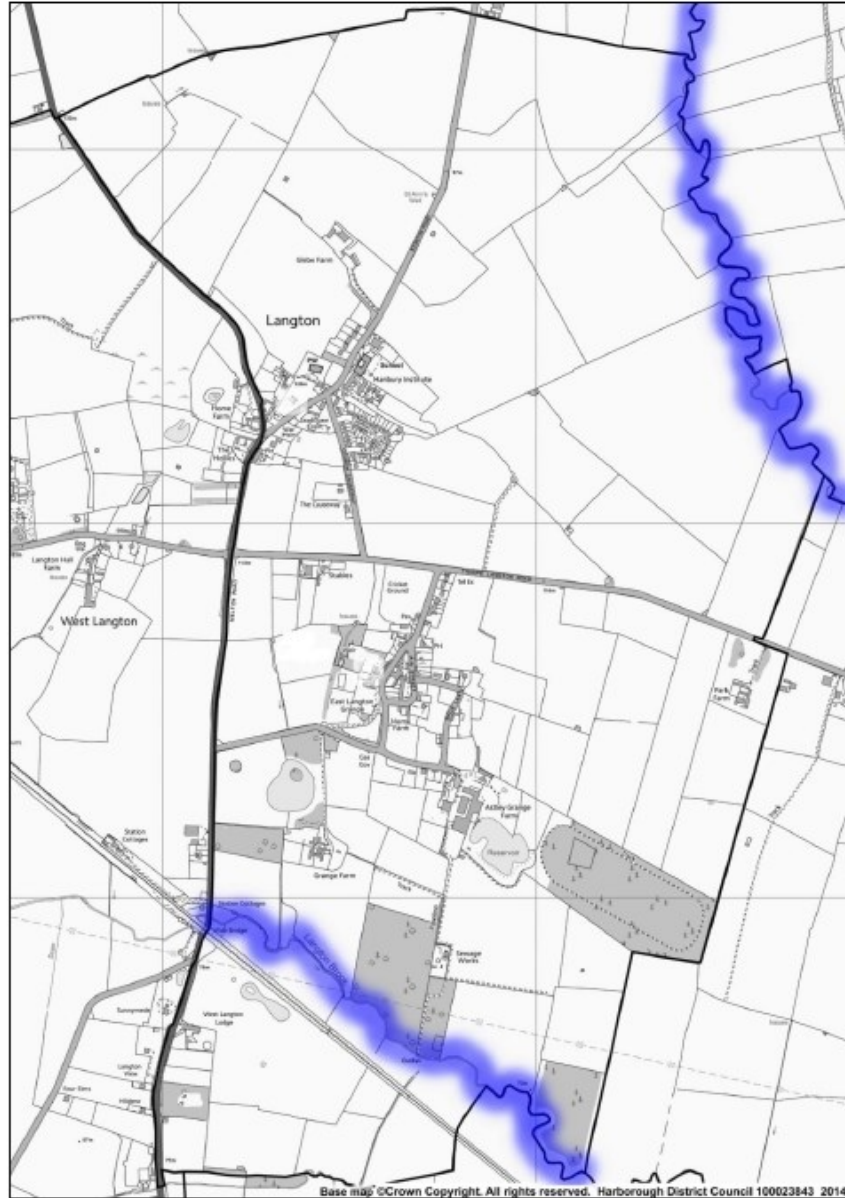
Figure 7. Other environmentally significant sites. Numbers are in Environmental Inventory (appendix 2)



Strategic Environmental Assessment Screening Report

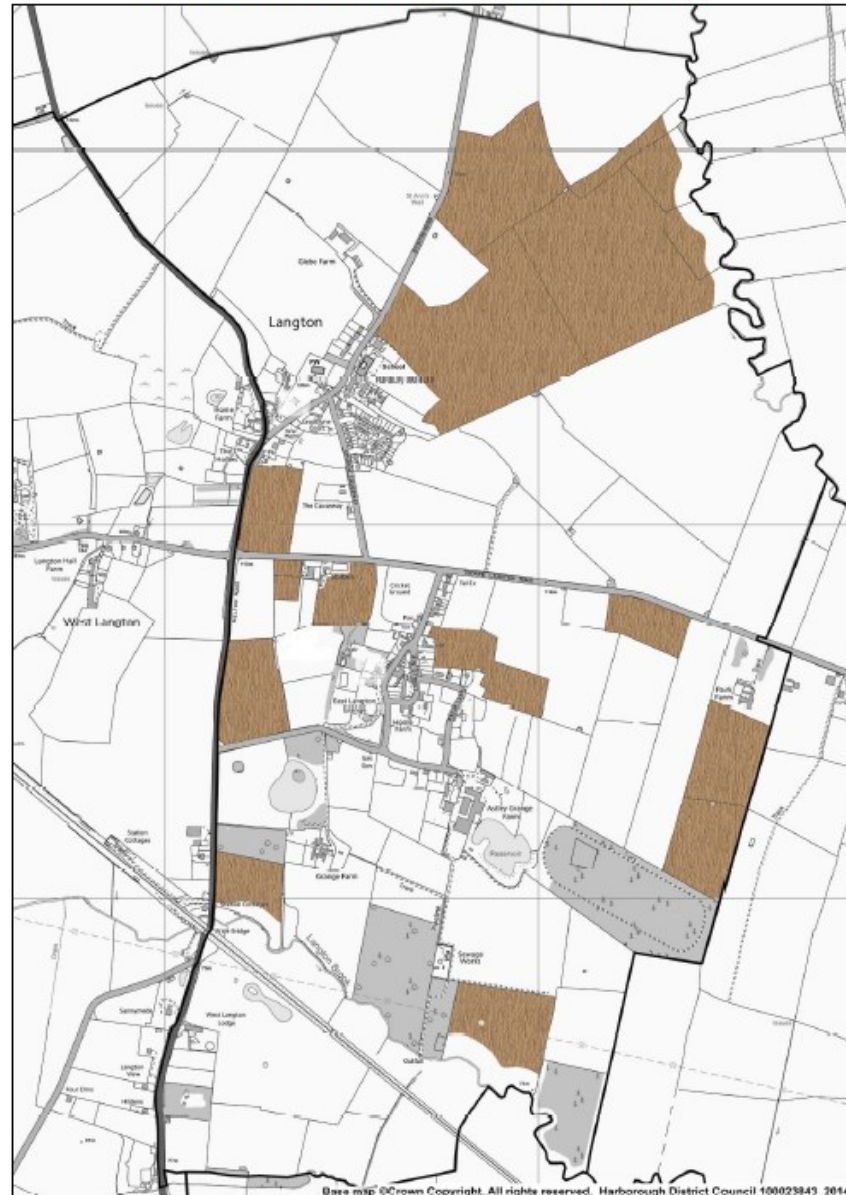
East Langton Neighbourhood Plan

Figure 8. Proposed wildlife corridors



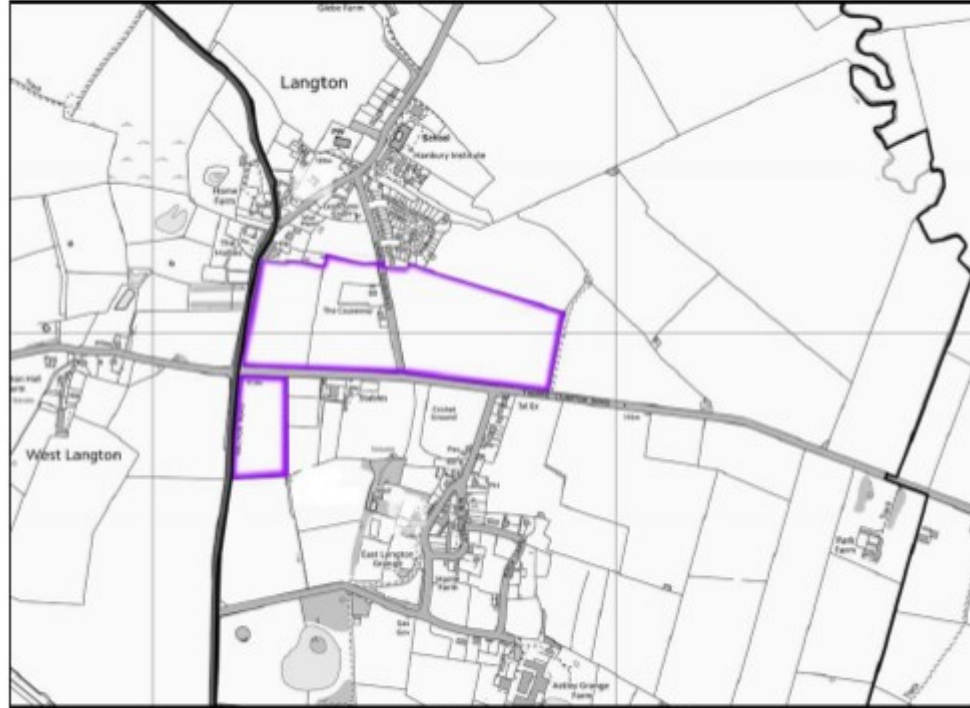
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Figure 9. Well-preserved surviving ridge and furrow earthworks in the Plan Area



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Figure 11. Areas of separation



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Environmental Inventory prepared for East Langton Neighbourhood Plan

Where applicable, the following sites have been scored for their conformity with the NPPF Local Green Space (LGS) criteria. Sites scoring 25 and above are recommended for inclusion as Local Green Spaces and afforded protection from development. Other sites scoring 15 and above have features of high (natural and historical) environmental significance which should be conserved

Map ref	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria (score 0 – 4)									Total score/36
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (inc. views)	Tranq.	History	Wildlife etc.	
	1. SITES OF ENVIRONMENTAL AND COMMUNITY SIGNIFICANCE										
1	Church Langton allotments Hanbury Trust property, historically the kitchen gardens for the Hanbury Schools (1873). Eight 'allotments', in various states of management. Trees include a specimen of the local apple variety <i>Langton Nonsuch</i> (18 th century), plus other native and ornamental trees; sheds and greenhouses. With the adjoining churchyard, this is part of a locally important wildlife site (invertebrates; birds, mammals) with at least 4 BAP species birds. Highly valued by the community as an amenity and for its contribution to the village landscape. Designated OSSR (Allotment) by HDC, 2011, although access is only for paying allotment-holders and students on school visits. Also HDC 'important open land' (2015)	3	4	4	4	3	2	3	2	3	28 LGS
2	Churchyard of St Peter's Church Probably on an early Christian (9 th century) minster site and certainly from c.1267 AD. Largely 18 th -19 th century marked burials, with some Swithland Slate headstones; ornamental and native trees including yew, cedar, etc. Locally significant for biodiversity (birds, mammals and invertebrates). The church is Listed Grade II*. HDC OSSR (Burial Ground) and 'important open land' (2015) Statutorily protected by secular and ecclesiastical legislation; *LGS designation would not add to this.	3	4	4	4	2	4	4	4	3	*32

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3	Vacant plot, Church Langton Walled and fenced plot, possibly remnant glebe land. Overgrown – trees and scrub – following clearance c.2001 and subsequent abandonment.	0	2	4	0	1	0	1	1	2	11
Map ref	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria (score 0 – 4)									Total score/36
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (inc. views)	Tranq.	History	Wildlife etc.	
	HDC 'important open land' (2015)										
4	Large arable field providing valued view from St Peter's church west door northwards to open country.	0	4	3	3	0	2	2	0	1	15
5	Large (15ha), semi-improved grass field with Enclosure (1792) hedged boundaries to east, south and west (Stonton Road); short sections of 19 th and 20 th century hedges in north and south. The odd shape appears to indicate incomplete integration of the rectilinear Enclosure field pattern with the houses and crofts of the village and the boundaries of the medieval open fields which it replaced. Well-preserved ridge and furrow with 's'-shape ridges (indicating preservation of complete furlongs here), several adjacent 'lands' with ridges in different orientations (on changes of slope within the medieval open field), headlands and balks, and probable course of an old track or sike. This field's location at the edge of the built-up area, on an east-facing hillside, provides highly valued panoramic views of Langton Caudle and surrounding countryside.	1	4	4	3	1	3	2	3	1	22

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6	<p>‘Thorpe path’ Open Space</p> <p>Narrow, improved grass field, probably remnant of parts of two adjacent medieval crofts associated with dwellings on sites later developed for the Hanbury School. Currently divided by a modern fence separating footpath A79 from the north part (which adjoins the field behind the modern school).</p> <p>Species-rich hedge on (early medieval?) south boundary. Footpath A79 is of at least 12th century origin; it was the old way from Thorpe Langton to the mother church (St Peter’s).</p> <p>With its rural setting and bounding hedges, this site is highly valued for its tranquillity and is very well used. The two fields provide the village’s only substantial and accessible ‘public’ open space.</p> <p>Although mapped (HDC, 2011) as OSSR (Amenity Open Space), the land is privately owned and only the Right of Way has legal public access.</p>	3	4	4	4	4	3	2	3	2	29 LGS
7	Paddock/ornamental garden associated with Leadclune Court (c.1792). Lawns and ornamental/native trees, old wall on boundary with Church Causeway. The house is listed Grade II.	0	4	4	3	0	3	2	2	2	20
Map ref	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria (score 0 – 4)									Total score/36
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (inc. views)	Tranq.	History	Wildlife etc.	
	HDC ‘important open land’ (2015)										
8	Semi-improved grassland, grazing land. Indistinct earthworks (possible house platforms and cultivation strips). Mature hedgerow with standard trees to E and S; fairly recently-planted (50yrs?) ornamental trees within the field give it a parkland appearance.	0	4	4	3	0	3	2	2	2	20
9	Large paddock surrounding new house. Poor grassland, indistinct ridge and furrow (extends under Enclosure hedge into site 11 to west) and scrub.	0	3	4	2	0	1	1	0	1	12
10	Semi-improved grass field, Enclosure hedges to west, east and south. Ridge and furrow of two ‘lands’ (‘s’ shape ridges) and a rectangular platform/earthwork in northwest corner.	0	3	4	2	0	2	1	2	1	15

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11	Small plot associated with Langton Arms PH, presumably part of a medieval croft.	0	4	4	1	0	1	1	1	1	13
12	Church Langton village 'green' Mown grass, mature oak tree and ornamental plantings (cherry, horse chestnut, etc.); 20 th C war memorial; entrance gate and walls (Listed Grade II) of the Old Rectory. Parish Council OSSR (Amenity Open Space) and HDC 'important open land' (2015)	4	4	3	4	3	3	2	3	1	27 LGS
13	Grounds of The Old Grange (1780s). Ornamental gardens with lawns, driveways, stables, mature trees and features, including ironstone boundary walls (Listed Grade II). The house is Listed grade II* HDC 'important open land' (2015)	0	4	4	2	0	2	2	2	2	18
14	Rough ground, grassland and scrub associated with row of cottages. The scrub area provides habitat for 'garden' birds, including 3 BAP species.	1	4	3	1	0	1	1	1	2	14
15	Strip of rough grass, trees and scrub, previously north entrance to East Langton Grange. Forms an important component of the setting of E Langton cricket ground. Habitat for garden bird species including sing thrush.	1	3	4	1	1	2	2	1	2	17
16	East Langton Cricket ground Important community open space, although part of East Langton Grange estate. Developed, using spoil from local railway construction, over ridge and furrow land in	3	4	4	4	3	3	3	2	3	29 LGS
Map ref	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria (score 0 – 4)									Total score/36
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (inc. views)	Tranq.	History	Wildlife etc.	

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	<p>about 1883 by J W Logan, the owner of the Grange, it was in use until 1907, reverted to grazing land until 1935, since when it has been a well-known Leicestershire ground.</p> <p>Also used for community events, the field with its boundary hedges and mature trees enhances East Langton's traditional village ambience.</p> <p>Adjoining strip to west historically provided access from East Langton Grange to Church, now effectively out of use. Rough grass with overgrown (?18th century) hedgerow to west. Some amenity use (horse riding?), private, but integral part of the setting of the cricket ground itself.</p> <p>Locally important for wildlife, including 3 BAP species birds and 1 mammal.</p>										
17	Small 'infill' plot, currently undeveloped.	0	4	4	0	0	0	1	0	1	9
18	Vacant plot, overgrown 'garden' on sloping site.	0	4	4	0	0	0	1	0	1	10
19	<p>Coronation Gardens. Ornamental garden, shrubs and trees, seats etc.</p> <p>HDC OSSR (Amenity Open Space), privately owned but with public access.</p>	3	4	4	4	4	3	3	0	1	26 LGS
20	<p>Cooper's Piece, East Langton</p> <p>Walled and fenced plot, currently undeveloped, rather overgrown. Within a suspected historic enclosed settlement (site 20).</p>	0	3	4	1	0	0	1	1	1	11

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21	<p>Group of small plots and paddocks within a raised and partly embanked, rounded-rectangular site suspected locally of being part of a medieval or older (late Saxon?) defensive settlement site. Faint earthworks (house platforms, etc.).</p> <p>Now sub-divided by fences and mature hedges and presumably in multiple ownership. A mosaic of orchards, rough and good grazing, gardens, etc. with trees and bushes.</p> <p>Local significance for wildlife, including 7 BAP birds species and 1 mammal.</p> <p>Although in the historic settlement core (Historic England MLE 9327) and partially within the proposed Limits to Development (HDC 2015) it remains largely undeveloped.</p>	1	3	3	2	2	2	3	3	3	22
Map ref	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria (score 0 – 4)									Total score/36
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (inc. views)	Tranq.	History	Wildlife etc.	
22	<p>‘Valley field’</p> <p>Small grazing field in steep-sided valley of small brook; species-rich hedged boundaries.</p> <p>This field and four to its south have recently (early 2000s) been a single parcel, but they were (e.g. in 1886) previously a group of individual plots (the zig-zag eastern hedge boundary shows their layout), presumably associated with medieval dwellings on Back Lane.</p> <p>Locally significant for wildlife and landscape.</p> <p>Access from footpath A75, which follows the pre-1792 track between East Langton and Thorpe Langton.</p>	3	4	4	2	3	3	3	1	2	25
23	Paddock with mature hedgerows with trees to E and S boundaries. Part of the group of which site 22 is the best-preserved.	0	4	4	2	0	2	2	2	1	17
24	Originally 19 th century kitchen garden for East Langton Grange, now sub-divided as gardens of 20 th -century houses.	1	4	4	2	2	2	2	2	1	20
25	Small sloping vacant site between properties, currently undeveloped.	0	4	4	1	0	0	0	0	1	10
	2. HABITAT SITES AND AREAS										

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DW1	Part of East Langton Grange grounds. Group of ornamental spinneys, native and introduced species, of deciduous trees and shrubs. Natural England <i>Priority Habitat</i> : <i>deciduous woodland</i> .	0	3	3	1	0	2	2	1	2	14
DW2	Part of East Langton Grange grounds. Avenue, trees, lawns, shrubberies and hedges; deciduous species (native and introduced), with an orchard area in the middle. Natural England <i>Priority Habitats</i> : <i>traditional orchard</i> and (outer planting) <i>deciduous woodland</i> . BAP species records for birds (4 spp).	0	3	3	1	0	2	2	1	3	15
DW3	Deciduous plantation. Natural England <i>Priority Habitat</i> : <i>deciduous woodland</i> .	0	1	3	1	0	1	2	0	2	10
DW4	Deciduous plantation, native species (ash, oak, etc.) with central open area. Natural England <i>Priority Habitat</i> : <i>deciduous woodland</i> .	0	0	3	1	0	1	2	0	2	10
PL1	Small triangular field S of Wide Bridge. Wet grassland of biodiversity significance. Remnant of Enclosure pasture	1	1	4	1	1	1	3	1	3	16
Map ref	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria (score 0 – 4)									Total score/36
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (inc. views)	Tranq.	History	Wildlife etc.	
	field, cut off by later railway and road, largely unimproved (?no fertiliser or re-seeding) so species-rich. Designated Parish Level Site in Phase 1 Habitat Survey (2013)										
PL2	Pond with surrounding wet woodland, of biodiversity significance. There are very few ponds in the parish. Designated Parish Level Site in Phase 1 Habitat Survey (2013)	1	1	2	1	0	2	2	0	3	12
PL3	Langton Brook east of Melton Road. Stream, semi-natural geomorphology, freshwater and riparian fish and invertebrates, streamside vegetation. Designated Parish Level Site in Phase 1 Habitat Survey (2013)									3	

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PL4	Species-rich hedgerow east of Glebe Farm. Designated Parish Level Site in Phase 1 Habitat Survey (2013)									3	
PL5	Langton Brook south of Grange Farm. Stream, semi-natural geomorphology, freshwater and riparian fish and invertebrates, streamside vegetation. Designated Parish Level Site in Phase 1 Habitat Survey (2013)									3	
RC1	Stonton Brook riverine corridor . Meandering lowland stream with largely natural profile, narrow floodplain (medieval water meadows), native streamside trees and significant areas of semi-natural banks, permanent grass margins, scrub, etc., all providing valuable habitats. Important for plants, invertebrates, birds and mammals. BAP species records include birds (9 spp), reptiles (1) and mammals (3). District-level geomorphological and biodiversity significance; highly valued landscape.										n/a
RC2	Langton Brook riverine corridor . Modified (part) and semi-natural lowland stream with areas of streamside vegetation. Local level (or better) biodiversity significance for plants, invertebrates, birds, mammals.										m/a
	3. SITES WITH EXTANT HISTORICAL FEATURES										
MLE 1463	St. Anne's Well A natural chalybeate (iron-rich) spring where Ice Age sand and gravel meets the underlying, impermeable	2	2	4	2	2	3	3	4	2	24
Map ref	DESCRIPTION / EVIDENCE	NPPF 2012 Local Green Space (LGS) Criteria (score 0 – 4)									Total score/36
		Access	Proxim.	Bounded	Special	Rec/Edu	Beauty (inc. views)	Tranq.	History	Wildlife etc.	

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	<p>Jurassic clay. The water now emerges into a brick 'well' (dating from mid-18th century, when the feature was protected under the terms of the Enclosure Award for East Langton) and collects in a pool.</p> <p>Although the English Heritage citation dates the use of the well from the early medieval period, recent research (in Wood, 2010) proposes its origin as Anu's well, a Celtic (pre-Roman) holy site, in continuous use and veneration by people from surrounding districts until modern times. Also used in 18th century as a drinking water supply 'in dry weather' (Nichols 1798).</p> <p>Site of high historical and cultural significance.</p>										
MLE 9328	Medieval and post-medieval historic settlement core of Church Langton village.										n/a
MLE 1466	Area of earthworks, faint rectilinear features, perhaps house platforms associated with the Manor site (MLE 22198).	1	3	3	2	2	3	2	3	1	20
MLE 22198	Area of earthworks on site of 'Hall Close' (1792 map): rectilinear and ovoid features thought to be part of a medieval manorial centre (hall) and settlements (also site 21). Surrounding fields have (contemporary?) ridge and furrow.	1	3	3	2	2	3	2	3	1	20
MLE 9327	Medieval and post-medieval historic settlement core of East Langton village										n/a
	4. RIDGE & FURROW EARTHWORKS										
See map	See Inventory Map (Figure 1) for locations of fields identified in fieldwork and desk study (2011/15 Google Earth photography) as retaining well-defined ridge & furrow earthworks. All to be recognised as Non-Designated Heritage Assets .										[see text]

Appendix 2

Annex I

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

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

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

Annex II

1. Agriculture

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

2. Extractive industry

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

3. Energy industry

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

4. Processing of metals

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

5. Manufacture of glass

7. Chemical industry

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

8. Food industry

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

9. Textile, leather, wood and paper industries

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

10. Rubber industry

Manufacture and treatment of elastomer-based products.

11. Infrastructure projects

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

12. Other projects

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

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

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Appendix 3

Sustainability Appraisal for East Langton within the New Local Plan SA and SEA

The reasonable alternatives against which the housing growth for East Langton 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
Option 1: Rural Continue the current distribution strategy with a rural focus)	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.
Option 2: Core Strategy Distribution Continue to use the Core Strategy distribution strategy	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.
Option 3: Urban Continue the current distribution strategy with an urban focus	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.

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

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

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

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

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

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

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

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The effects of each Scenario for growth in East Langton 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
1	Low-moderate growth	1, 2, 4
2a	Low growth (8-13 dwellings) without an SDA at	6
		3
		8
2b	Low growth (6-16 dwellings) with an SDA at Kibworth	5, 7, 9
		Relevant

The SA topics are:

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

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

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the significance of effects

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

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

Church Langton

Scenarios tested for Church Langton

The table below sets out five distinct scenarios for Church Langton to assess the implications of the 11 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 Church Langton. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Low-moderate growth (17-26 dwellings)	1, 2, 4	10 ha	4 ha	-	3 ha	17 ha	In terms of housing growth, two scenarios have been identified for -Church Langton; low growth and low-moderate growth. Although the actual numbers of dwellings proposed are not significantly different between these scenarios, in terms of the rate of growth, there are noticeable differences. Scenario 2 has been sub-divided into 2a and 2b because an SDA in Kibworth (which is
2a	Low growth (8-13 dwellings) without an SDA at Kibworth	6	10 ha	10 ha	-	3 ha	23 ha	
		3		4 ha			17 ha	
		8		10 ha			23ha	
		5, 7,	10 ha	4 ha	5 ha		22 ha	

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2b	Low growth (6-16 dwellings) with an SDA at Kibworth	9	10 ha	10 ha	5 ha	3ha	28ha	within 3.5 miles of Church Langton) would provide job opportunities as well as alternative housing.
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SA findings for Church Langton

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 2 below covers both sub-options.</i></p> <p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term. The scale of development however would limit the effects.</p> <p><i>Environmental quality</i></p> <p>There could be a loss of land classified as Grade 3. The scale of development involved would not have an effect on levels of air quality or water quality.</p>				
Sensitivity of receptors	<p>There are no sensitive wildlife receptors in Church Langton except two Tree Protection Orders, one along Stonton Road and lane to Glebe Farm and one along the northern edge of Churchyard.</p> <p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Church Langton is classified as Grade 3.</p>				
Likelihood of effects	<p>Mitigation measures such as habitat buffers could be secured as part of development. This could also include the potential for enhancement. The levels of growth proposed are unlikely to lead to significant effects if appropriate sites are selected and mitigation secured.</p>				
Significance	<p>Although Scenario 1 presents the potential for negative effects, mitigation measures ought to limit the effects on local wildlife, especially at the level of growth proposed. As a result Scenario 1 is predicted to have neutral effects. Scenario 2 would have similar effects but at a lesser scale still.</p> <p>There would be a loss of agricultural land under Scenario 1 and 2, which would be unavoidable. However, the magnitude of the effects would be minor, and hence a neutral effect is predicted.</p>				

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Built and Natural Heritage (SA Objective 3)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 2 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 of the settlement.</p> <p>Effects on built and natural heritage would be most prominent for Scenario 1 and less so for Scenario 2.</p>				
Sensitivity of receptors	<p>Church Langton is in a Conservation Area and contains 5 Grade II listed buildings and 2 Grade II* listed buildings, Church of St Peter and the Old Rectory.</p> <p>The setting of East Langton Conservation Area will also need to be considered. As will the registered park and garden at Langton Hall.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p>				
Likelihood of effects	<p>Scenario 2 would lead to small scale development which could probably be accommodated on one strategic site and smaller windfall development. The only site identified in the SHLAA at the time of appraisal is not adjacent to any heritage assets, but is on public open space and its development would affect the character of the settlement if this site was developed. Scenario 1 may also involve this site but would require further land to be identified too. If appropriately designed, negative effects could probably be avoided.</p>				
Significance	<p>The scale of growth under Scenario 1 is low-moderate, and although the character of the settlement is sensitive to development, it is likely that mitigation could be secured to avoid significant effects. Scenario 2 would lead to a lesser level of growth, and thus would also have a neutral effect.</p> <p>Recommendation – Development in Church Langton ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), registered park and garden and number of listed buildings would need to be respected.</p>				

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Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓	Scenario 2a	✗
				Scenario 2b	✓
Nature of effects	<p>Scenario 1 would support a greater range of housing, allowing existing residents to move to new homes in the local area. This ought to help to maintain community identity. Scenario 2a involves lower levels of growth, which would limit opportunities for local residents to access housing. This could lead to a loss of community identity over time as residents look for alternative accommodation outside the village. For Scenario 2b, there would be no growth in housing in Church Langton, but the development of an SDA at Kibworth under Scenario 2b would present alternative housing and employment that could be accessed by residents in Church Langton.</p> <p>Scenario 1 and (to a lesser extent) 2a/2b would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. The scale of development proposed in Church Langton is relatively low, so the magnitude of effects is not great.</p>				
Sensitivity of receptors	<p>The proportion of people aged 35-54 is higher (33%) than the District average (30%). The proportion aged 0 -15 is just below average.</p> <p>The primary school in Church Langton is close to capacity and it is noted that the site would probably need to be extended. This would likely come from S106 contributions. There are a number of different facilities in the village. Public transport links are not frequently used, with 73% of people using a car or van to get to work (Census 2011).</p>				
Likelihood of effects	<p>Under Scenario 1 and certainly under Scenario 2a, it is likely that health and wellbeing will remain unchanged in the short to medium term. Over the longer term, there may be an increased demand for housing as the youthful population become older. It cannot be guaranteed that new housing will be accessible, affordable or desirable to local communities. Therefore, the provision of a greater choice of housing may not necessarily benefit residents in Church Langton.</p> <p>For Scenario 1 and to a lesser extent 2a/2b, it is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue.</p> <p>For Scenario 2b, the development of employment provision at an SDA in Kibworth ought to have a positive effect in terms of improving access to employment for residents in Church Langton.</p>				
Significance	<p>Each scenario is likely to lead to an increase in greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, these options also support residents to remain in the area by providing new affordable housing. The scale of growth is also minor, so effects are not considered to be significant. Scenario 1 ought to improve housing choice and affordability in Church Langton, which could have a positive effect on the health and wellbeing of local communities and help to retain community identity. However, there is no certainty that new housing would be accessed by local residents. On balance a minor positive effect is predicted. Scenario 2 does not support much new development in Church Langton which may affect the availability of housing. In the short term, this might be beneficial in terms of preserving the character and community identity of Church Langton. However, there could be a decline in the villages housing offer in the longer term, which may lead to young people having to move away, which could affect community spirit and diversity. For each scenario there would be a need to increase provision of health and school facilities, but it is expected that this could be provided through developer contributions. Scenario 2b is predicted to have a minor positive effect on health, as it would lead to enhanced access to employment opportunities at Kibworth.</p>				

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Resilience (to climate change) (SA objective 6)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 2 below covers both sub-options.</i></p> <p>New development could increase surface water run-off under Scenario 1 and to a lesser extent Scenario 2, which would likely require the development of greenfield land. There are no in or around flood zones around Church Langton.</p>				
Sensitivity of receptors	There are natural ponds in Church Langton, but these are not considered flood risks at this stage.				
Likelihood of effects	<p>It is unlikely that new development would be at risk of river flooding.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>				
Significance	Flood risk would be unlikely to be an issue for any of the development Scenarios; hence a neutral effect is predicted.				

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Housing and Economy (SA objectives 7 and 8)		Scenario 1	✓	Scenario 2a	✗
				Scenario 2b	✓
Nature of effects	<p>Scenario 1, and to a lesser extent Scenario 2a and 2b would help to improve housing choice and affordability in Church Langton, with knock on beneficial effects on the village economy, through increased spending on local services. Scenario 2b would also allow for residents to benefit from increased housing choice and job opportunities at an SDA in Kibworth.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help supplement the current 13% of residents who work from home.</p>				
Sensitivity of receptors	<p>There has been an increase of 11.7% dwellings since 2001 in Church Langton. There is a need for affordable housing in rural areas.</p> <p>There are only 2% of economically active people in Church Langton who are unemployed (Census 2011).</p>				
Likelihood of effects	<p>There is only capacity for 12 dwellings on one site identified in the SHLAA 2014. Therefore, for Scenario 1, there is uncertainty about whether further development sites will be identified to support a higher level of growth. The housing provision in Church Langton under Scenarios 2a and 2b would be easier to achieve, although may require some smaller windfall developments. Employment provision at Kibworth is likely to benefit some local residents given its close proximity. However, the need for jobs is not a major issue in Church Langton.</p>				
Significance	<p>Scenario 1 is predicted to have a minor positive effect on delivering housing targets (including the provision of affordable housing). Scenarios 2a and 2b will provide a small amount or no growth, and potentially would have a negative effect in terms of not providing affordable, sustainable and good quality housing for local residents. This effect is offset somewhat for Scenario 2b as an SDA at nearby Kibworth could provide alternative housing.</p> <p>None of the scenarios are likely to have a significant effect on the village economy, although Scenario 1 ought to be more positive than Scenario 2 given the slightly higher level of growth (And hence potential for local spending). Job opportunities for residents would not be affected under Scenarios 1 and 2a, but for Scenario 2b, there would be substantial new employment provision in Kibworth, which could have beneficial effects for younger members of the community when the land is developed. A minor positive effect is therefore predicted for Scenario 2b.</p>				

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Resource Use (SA objective 9)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p>Scenario 1 and to a lesser extent 2a would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs, so neutral effects are predicted.</p> <p>In terms of travel, car journeys would be likely to increase, which would lead to a minor increase in greenhouse gas emission given that residents need to travel to access jobs and higher order services.</p> <p>More car trips would be generated for Scenario 1, and less for Scenario 2a and 2b, although the difference is negligible. For Scenario 2b, there is potential for shorter journeys to places of employment, as there would be job creation in Kibworth.</p>				
Sensitivity of receptors	<p>Access to public transport is relatively poor in the rural areas such as Church Langton. As such there is a reliance on private transport.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Church Langton and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>Scenarios 1 (and to a lesser extent 2a and 2b) would lead to increased numbers of people living in Church Langton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely new housing would therefore contribute to an increase in greenhouse gas emissions through increased car trips. However, a neutral effect is predicted, as the magnitude of effects is very small.</p> <p>For Scenario 2b, housing would be delivered at Kibworth SDA, which is a more sustainable alternative to higher housing growth in Church Langton. This is more positive than Scenarios 1 and 2a, but as before, the effects are small in scale, and hence not significant.</p>				