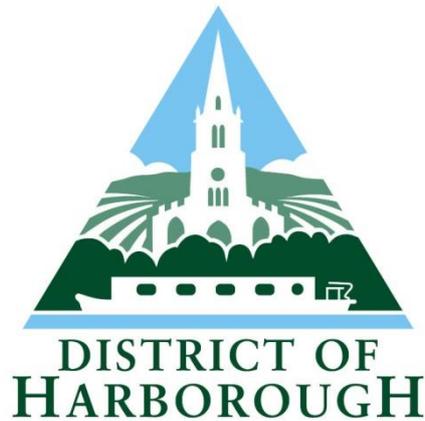


**Strategic Environmental Assessment Screening Report  
Houghton on the Hill Neighbourhood Plan**



**Houghton on the Hill Neighbourhood  
Plan  
Strategic Environmental Assessment  
Screening Report**

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

**Houghton on the Hill Parish Council**

**April 2017**

# Strategic Environmental Assessment Screening Report Houghton on the Hill Neighbourhood Plan

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# Strategic Environmental Assessment Screening Report

## Houghton on the Hill Neighbourhood Plan

### 1. Introduction

1.1 This screening report is used to determine whether or not the contents of the Houghton on the Hill Neighbourhood Plan (NP) submission version requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

1.2 The purpose of the Houghton on the Hill (HOTH) Neighbourhood Plan is to reflect the desires of the community to ensure that facilities and services are provided as part of any additional housing development and to provide a structure which meets the needs of a growing population, safeguards the environment and builds the local economy.

1.3 The Houghton on the Hill Neighbourhood Plan specifically considers the following:

- *Housing provision*
- *Services and facilities*
- *Traffic and transport*
- *Buses*
- *Environment*

1.4 The vision and core objectives of the Pre-Submission Draft HOTH Neighbourhood Plan (<http://www.houghtononthehillpc.org.uk/neighbourhood-plan-pre-submissio.html>) 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 Houghton on the Hill. The vision states:

**In 15 years time Houghton on the Hill will continue to be a neighbourly, rural community. It will value its community spirit and sense of belonging and provide people with a safe, sustainable environment. It will continue to be a friendly, stimulating and vibrant place.**

1.5 The HOTH Neighbourhood Plan has the following objectives at its core:

- *Objective 1 – To preserve and nurture the social coherence of the village and its outlying settlements.*
- *Objective 2 – To manage the development of new housing to provide dwellings, which will meet the requirements of the village's demographic profile while conforming to the principles of sustainability, to meet the emerging Local Plan requirement*
- *Objective 3 – To direct the location of new housing development so as to minimise the impact of increased traffic flows on the core part of the village*
- *Objective 4 – To include in new development layouts, footpaths and cycle ways to encourage less reliance on vehicles within the village.*
- *Objective 5 – To preserve the rural aspect of the village, its green spaces and its separation zones from adjacent villages.*
- *Objective 6 – To provide more parking places within the village to relieve parking*

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*problems and reduce traffic hazards, particularly in the areas around the school and Co-operative shop.*

- *Objective 7 – To enhance village services and facilities to provide for the needs of an increasing population through times of changing lifestyles and evolving technology.*
- *Objective 8 – To reduce the environmental impact of additional housing by encouraging adoption of sustainable technologies and lifestyles. This includes minimising waste production and maximising the re-use and recycling of waste.*

1.6 Houghton on the Hill are planning for development up to 87 dwellings on two sites, with an additional site of 75, that could be developed after site 2 has been developed. Houghton on the Hill has taken a positive approach to providing housing sites to maintain flexibility in the face of possible increasing objectively assessed need.

1.7 The policies of the Houghton on the Hill Neighbourhood Plan include:

**POLICY D1: PROTECTING THE HERITAGE OF HOUGHTON BY MANAGEMENT OF THE CONSERVATION AREA** (see Objective 9) Any proposed change to any feature of the Conservation Area and any new build within the area, will be required to comply with the provisions contained in the VDS in particular the section “New building in the Conservation Area” (Appendix 1 Section 1.6.3. Proposed new building or alterations which do not conform will not be permitted.

**POLICY D2: PRESERVING THE ESSENTIAL CHARACTER OF HOUGHTON OUTSIDE THE CONSERVATION AREA** (see Objectives 5 & 9) Even with its diverse more modern developments Houghton has maintained a pleasant and particularly non-urban aspect. This is due to the spaciousness and non-uniformity of layouts within the individual developments. All new developments, including alterations to existing properties and features, must follow these examples and the principles set out in the VDS to maintain this essential character and avoid urbanisation of the village. New developments of, and modifications to, farmsteads and agricultural buildings in the parish beyond the built environment should respect the rural setting, not detract from the high quality landscape, not impact negatively on the much valued views from the village and take appropriate guidance from the VDS.

**POLICY D3: PRESERVING, AND ENSURING THE PROVISION OF, GREEN SPACE WITHIN HOUGHTON** (see Objective 5) All formally identified green spaces existing in Houghton and the minor ones which exist should be protected. New developments should incorporate incidental green space as described in section 1.5 of the VDS.

**POLICY H1: GENERAL HOUSING PROVISION** (see Objectives 2 & 3) Permission for housing development within the limits to development, as defined on the Policies Map (Figure 4.2), or proposed redevelopment of existing properties, including infilling within the existing built environment, will be granted if the development complies with all of the following:

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- a) Follows the specifications in the VDS and is in keeping with the scale, form and character of its surroundings.
- b) Does not significantly adversely affect the amenities of residents in the area.
- c) Minimises additional vehicular traffic flow through Ingarsby Lane, Deane Gate Drive, St Catharines Way, Main Street and Stretton Lane.
- d) Provides safe and suitable access to the site for all people be that by vehicle, cycle or on foot, and provides safe connectivity between adjacent sites and with the rest of the village, so as to reduce car use for local journeys. Road safety must be a priority and where appropriate e.g. on the A47 appropriately located and controlled pedestrian crossings must be an integral part of any scheme. The provisions of Policy E3 will apply
- e) Conforms, where appropriate, with the relevant detailed specific policy for that site (policies H3 to H7).
- f) For sites where planning consent has not already been granted, Policies will ensure that the release of land for residential housing is managed so that the supply is not exhausted early in the plan period
- g) All developments should include 25% bungalows and 75% houses unless evidence at the time demonstrates different proportions. The number of 4 and 5 bedroomed houses should not exceed 10-20%, the balance being an appropriate mix of 1, 2 and 3 bedroom houses.
- h) A proportion of dwellings to be allocated to Affordable Housing. Bungalows will each be regarded as two affordable dwellings.
- i) Off-road parking for each property must be provided according to Policy T3

**POLICY H2: ACCESSIBLE & AFFORDABLE HOUSING** (see Objectives 1 & 2) At least 7% of new properties within a development should be built to meet Building Regulations Part M accessibility standards. These should be a mix of types with emphasis on bungalows and small dwellings.

Affordable housing provision (defined as affordable rented, shared ownership and starter homes) on the allocated sites 1 to 3, as shown in Figure 4-2 and referenced in Policy H3, will be delivered through the planning process in such proportions as local needs dictate at the time. The above types of housing will be distributed within new development areas and thus integrated within the community.

**POLICY H3: HOUSING SITE ALLOCATIONS** (see Objectives 1, 2 & 3) The following sites are allocated for housing development, as defined on the Site Selection Map (Figure 4-2):

- a) Site 1 (Policy H4) (Outline permission for 70 dwellings has been granted for this site).
- b) Site 2 (Policy H5) (Outline permission for 17 dwellings has been granted for this site).
- c) Qualified Reserve Site 3 (Policy H6). Total number of dwellings on sites 1 and 2 = 87.

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The reserve site 3 will be made available for housing development if it becomes necessary to provide for additional homes in excess of that provided for within sites 1 and 2 coupled with the outcome of outstanding planning applications and appeals relating to a site off Winckley Close.

The final HDC Local Plan (as yet undetermined), will provide the overall requirement for new dwellings in Houghton over the plan period. The developers of all sites will be required to follow both detail of the relevant site-specific policy (H4 to H6) and the guidelines for site layout and building design set out in the Village Design Statement..

**POLICY H4: DEVELOPMENT OF SITE 1** (see Objectives 1,2 & 3) Notwithstanding that outline planning permission has been granted for this site the development should be subject to Policies H1, H2 & H3 and comply with the following criterion: A maximum of 70 dwellings..

**POLICY H5: DEVELOPMENT OF SITE 2** (see Objectives 1, 2 & 3) Notwithstanding that outline planning permission for 17 dwellings has been granted for this site the development should comply with policies H1, H2 & H3 and the following criterion: A maximum of 17 dwellings.

**POLICY H6: DEVELOPMENT OF SITE 3** (see Objectives 1, 2 & 3) Development will be permitted subject to policies H1, H2 & H3 and complying with all the following criteria:

- a) Development of up to 75 dwellings commencing no earlier than 2025.
- b) Consideration should be given to the provision of dwellings for people later in life or having mobility issues. See Policy H7.
- c) In the event of the HDC New Local Plan (or any subsequent variation thereto) requiring Houghton to meet total housing numbers in excess of those provided following completion of the development of sites 1,2,3 and any windfall sites, then further development could occur on the remainder of the SHLAA area which contains Site 3, but should not commence before 2030.

**POLICY H7: PROVISION OF DWELLINGS FOR PEOPLE IN LATER LIFE OR HAVING MOBILITY ISSUES** (see Objectives 1, 2 & 3) There is a potential demand from people who no longer need a house the size of their current family home (and who may or may not seek to release capital), those who are generally fit and well but have a mobility problem, those requiring the facilities of sheltered accommodation or a Warden Aided complex, and those needing the facilities provided by a Residential Care Home. Such provision would lie within the areas already allocated for housing development (see H4, H5 & H6). Proposals for such developments will be supported subject to complying with all the following criteria:

- a) It should meet the design requirements of the Houghton on the Hill Village Design Statement.
- b) The number of dwellings will reflect a detailed assessment of demand.
- c) Properties will be a combination of owner-occupied and rented.

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d) Seven percent of properties, including bungalows should be built to accommodate wheelchair mobility and access in accordance with Building Regulations Part M (2015).

e) A proportion of properties including bungalows should be designated sheltered dwellings, the precise number being determined by demand but 10 overall is a guide based on The Leicestershire Adult Social Care - Accommodation strategy for older people 2016-2026.

f) A proportion of properties should be constructed as whole-life homes.

g) A proposal from a developer for a Residential Care Home within the preferred locations for residential developments is likely to be favourably considered, provided it complies with the requirements of the VDS.

**POLICY S1: RETENTION AND ENHANCEMENT OF KEY SERVICES AND FACILITIES** (see Objectives 3, 4 & 7) Development proposals that would result in the loss of existing services and/or facilities will only be supported if it can be demonstrated that the facilities are no longer required or are no longer viable, or it can be demonstrated that suitable alternative provision is included in the development which is equivalent or better in terms of quality, quantity and location.

**POLICY S2: INFRASTRUCTURE** (see Objectives 3, 4 & 7) New development will be supported by the provision of new or improved infrastructure, together with financial contributions from developers as appropriate for the following off-site infrastructure requirements: a) Measures that address local traffic congestion and parking problems, particularly associated with the Primary School and other community buildings. b) Measures to promote pedestrian and cycle transport within the village and the broader plan area (see also Policy E3 and Community Projects). c) The improvement, remodelling or enhancement of village community facilities to include greater provision for young people. Contributions may be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary.

**POLICY S3: PROVISION OF ALLOTMENTS** (see Objective 7) Community allotments will continue to be provided within Houghton so long as there is sufficient demand from Houghton residents. The Parish Council owns the land on which the present allotments lie. The current allotment site is now surrounded by areas which have planning permission for development of new housing (Figure 4-4). The Parish Council has been looking, and will continue to look, for land for possible re-location. Subject to an alternative site being available and subject to laws that govern the sale of an allotment site the Parish Council has resolved that it would offer the allotment land for sale for development. If this were to happen it would potentially impact on the shortfall in the number of new houses required elsewhere in the village.

**POLICY S4: RETAIL AND EMPLOYMENT** (see Objective 7) Proposals for new retail outlets, small business units, and conversion of rural buildings for retail or local employment use will be supported if there is a clearly identified sustainable business plan and subject to satisfying at least one of the following criteria:

a) The development will provide a retail outlet which contributes to the sustainability of the village community.

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b) The development will make a contribution to sustainable employment within the plan area.

**POLICY S5: PROVISION OF HIGH-SPEED BROADBAND** (see Objective 7) Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband operation at speeds of 30 Megabytes per second (Mbps) or better.

Where there are adventitious gains in broadband connectivity for existing housing in proximity to new developments, these are to be welcomed and such gains exploited to the maximum. Where opportunities arise to increase the broadband connection speed for existing parts of the village these will be supported..

**POLICY S6: CONSTRUCTION OF A GOLF COURSE** (see Objective 7) The construction of a golf course to the east of Houghton on the Hill is not opposed subject to conforming with all the criteria below:

- a) Retain the general rural aspect of the east side of the village.
- b) Retain access to the area for recreational walkers similar to that currently enjoyed under the permitted access regime.
- c) Restrict any building development to only that which is essential to the normal operation of a golf club.
- d) Comply with the provisions of §1.8 of the VDS
- e) Mitigate against increased traffic using the dangerous junction of Gaulby Lane with the A47.
- f) Potentially provide employment opportunities for villagers.
- g) Protect the River Sence as a waterway and wildlife corridor.

**POLICY T1: TRAFFIC MANAGEMENT** (see Objective 3) With the exception of those developments allocated in Policies H4, H5 and H6, new development will only be permitted where it will not cause a significant increase in the volume of traffic using Ingarsby Lane, Deane Gate Drive, St Catharines Way, Main Street and Stretton Lane.

**POLICY T2: TRAFFIC MANAGEMENT ALONG THE A47** (see Objective 3) In view of the comments received via the various consultation processes, a complete review of the traffic management and safety consideration along the part of the A47 that lies within Houghton NDP Area (Figure 2-1) should be undertaken as part of the planning process for new developments. In the light of the multiple new access points to the A47 through and adjacent to the village due to proposed developments, this review should include consideration of such measures as:

- a) Light controlled pedestrian crossings allowing safe pedestrian access across the road to facilities on either side.
- b) Adequate ghost lanes in the road centre allowing safe right turns as appropriate.

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c) Traffic calming measures at both east and west portals to the village to slow vehicles entering the speed-limit area, including radar speed signs.

d) Installation of a phased 40 to 30mph speed limit restriction at both ends of the village.

**POLICY T3: PARKING IN NEW DEVELOPMENTS AND WHEN ALTERATIONS ARE MADE TO EXISTING PREMISES** (see Objectives 2 & 6) Within the curtilage of each new dwelling at least two car parking spaces shall be provided Three such spaces should be provided for 4-bedroom or larger dwellings. One additional communal parking space should be provided for each 4 dwellings on a multiple-dwelling site, in close proximity to the respective properties. When there is to be an extension, change of use, or alteration to the premises of existing buildings, whether housing, commercial or community, such changes will be required to include demonstrably sufficient car parking spaces to minimise the need for on-street car parking (The 6Cs Design Guide).

**POLICY T4: PUBLIC PARKING AREAS WITHIN THE VILLAGE** (see Objectives 2 & 6) Construction of public car parking will be supported where it clearly addresses specific parking problems as identified in the report of the PC working party on Parking and Traffic Management (2012), while minimising adverse effects on the character of the village. Some specific opportunities are identified in Table 1, but this list is intended to be indicative rather than prescriptive. To mitigate the worst effects of inconsiderate parking the PC should consider in detail the provision of additional bollards in pavements, and Junction Protection markings at critical locations.

**POLICY E1: MAINTENANCE AND DEVELOPMENT OF GREEN SPACES** (see Objective 5) The village has five major existing green spaces and many important smaller open spaces as shown on Fig 4.7. These will be preserved and maintained. New developments will be required to offer additional green spaces, the minimum being that calculated by reference to HDC's Provision for Open Space, Sport and Recreation 2015 or the most recent HDC guideline on this subject and the National Planning Policy Framework, Department for Communities and Local Government (March 2013) - Achieving Sustainable Development - 8. Promoting healthy communities §76 & §77.

**POLICY E2: CONSERVATION OF HABITATS AND BIODIVERSITY** (see Objective 8) Existing terrestrial and aquatic habitats in the parish will be protected. Developers will be encouraged to provide undeveloped corridors to connect the countryside with the village centre so allowing wildlife the opportunity of unrestricted movement into and out of the village. Where appropriate, landowners in the parish will be encouraged to maintain the integrity of the hedgerows, wooded areas and water courses that are important breeding sites for threatened bird species.

**POLICY E3: REDUCING THE USE OF CARS FOR MOVEMENTS WITHIN THE VILLAGE AND THE WIDER PLAN AREA** (see Objectives 4 & 8) Within the Neighbourhood Plan Area the following measures will be encouraged:

a) All new developments should include adequate cycleways and footpaths to link with the rest of the village.

b) All existing footpaths within the village will be maintained to make use easier for people with limited walking capacity.

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- a) Additional seating will be installed where appropriate to provide resting places for less-mobile walkers.
- b) To encourage the use of bicycles, cycle racks will be installed at appropriate points around the village.
- c) In view of the developments proposed to the north of the A47, and the proposed pedestrian-controlled crossing of the A47, particular attention should be given to improve the footpath from Uppingham Road to Linwal Avenue, the direct route for pedestrians from the new developments to the village centre. Improvements, should include the provision of lighting along the whole length of the path, and might be funded with Section 106 monies generated by those developments.

The Parish Council is currently considering implementation of some of these measures (see Community Projects, section 6.1.4).

**POLICY E4: MAXIMISING THE EFFICIENT USE OF WATER** (see Objective 8) All developers will be expected to provide all new dwellings which:

- a) have a high specification for all mains water systems in terms of efficient use of mains water resources; and
- b) rainwater collection systems, or provide evidence that such installations are not sustainable.

**POLICY E5: MAXIMISING THE USE OF RENEWABLE ENERGY** (see Objective 8) All developers will be expected to provide all new dwellings with photovoltaic collectors, or provide evidence that such installations are not sustainable or financially viable.

1.8 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 NP 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. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#).

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

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

1. The characteristics of neighbourhood plans (“plan”), having regard, in particular, to
  - the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
  - the degree to which the plan influences other plans and programmes including those in a hierarchy,
  - the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development,
  - environmental problems relevant to the plan,
  - the relevance of the plan for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
  - the probability, duration, frequency and reversibility of the effects,
  - the cumulative nature of the effects,
  - the trans boundary nature of the effects,

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- 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.

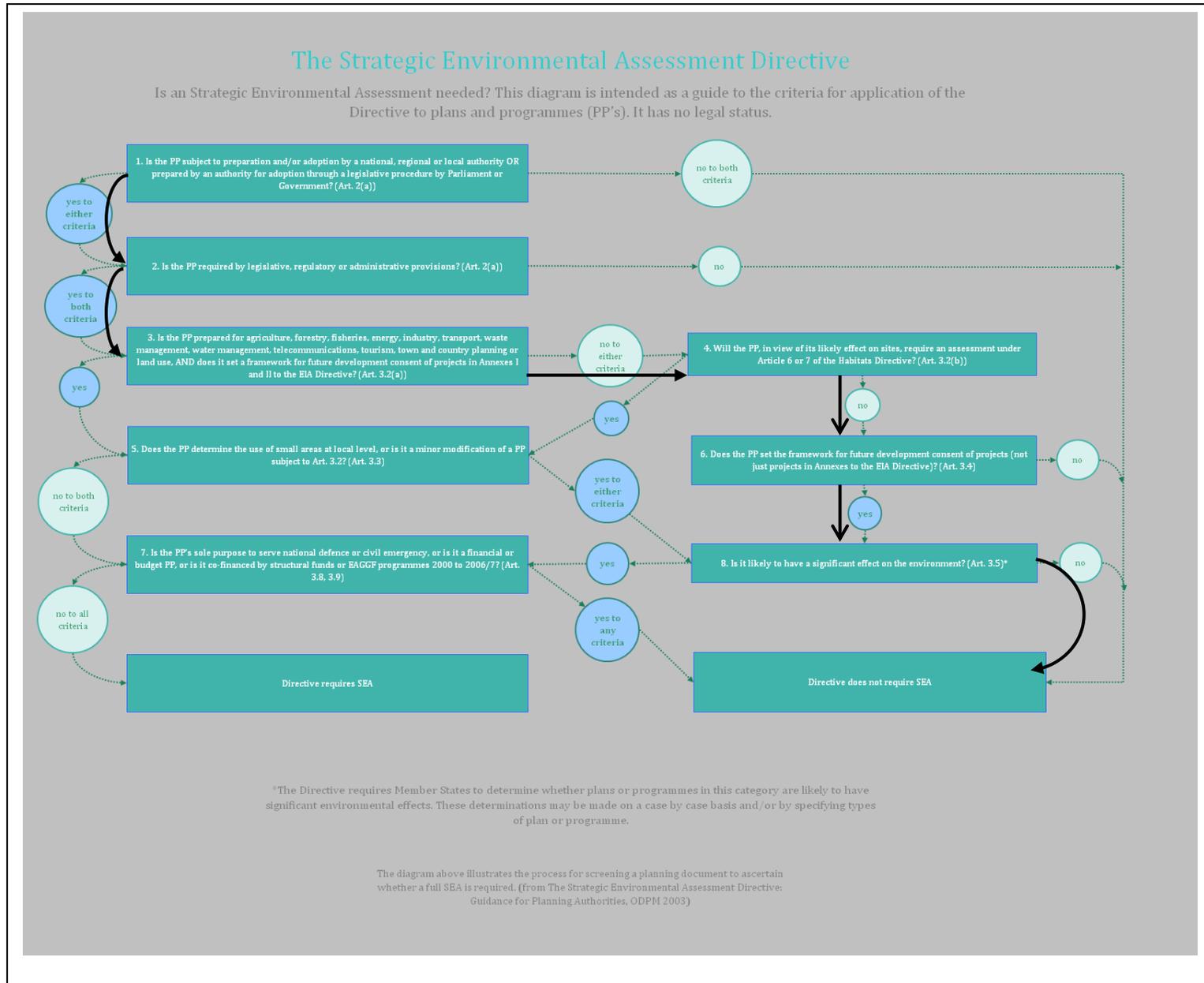
Source: Annex II of SEA Directive 2001/42/EC

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### 4. Assessment

4.1 Black arrows indicate the process route for Houghton on the Hill Neighbourhood Plan SEA Screening Assessment.



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

Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? ( <a href="#">Art. 2(a)</a> )	<b>Y</b>	The preparation of and adoption of the NP is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP will be prepared by Houghton on the Hill Parish Council (as the 'relevant body' ) and will be 'made' by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012
2. Is the NP required by legislative, regulatory or administrative provisions? ( <a href="#">Art. 2(a)</a> )	<b>Y</b>	Whilst the Neighbourhood Plan is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will if 'made', form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, <b>AND</b> does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? ( <a href="#">Art 3.2(a)</a> )	<b>N</b>	Whilst the NP covers a wide range of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? ( <a href="#">Art. 3.2 (b)</a> )	<b>N</b>	<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 is closest to Houghton on the Hill lying some 25km away. However, none of the watercourses near to Houghton flow in the direction of Rutland Water, so there is limited impact on the catchment for Rutland Water.</p> <p>Ensor's Pool SAC is some 40 km away. However, Ensor's Pool was found to be essentially</p>

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		<p>a self contained eco system. The report concluded that its vulnerabilities are very local in nature and unlikely to be caused harm by the Harborough Core Strategy.</p> <p>The River Mease SAC was also considered in the Habitat Regulations Assessment Screening Report. It lies over 50km from Houghton on the Hill.</p> <p>The Screening Report concluded that the Core Strategy would not lead to significant adverse effects on either area given that:</p> <ul style="list-style-type: none"> <li>• the River Mease SAC is separate to any water courses in the district and does not contribute to the water supply or drainage of the district; and</li> <li>• any effects on Rutland Water SPA would be indirect and relate only to a greater number of visitors being attracted to the site from additional development in the District.</li> </ul> <p>It is considered that the NP will not affect the 3 specified Natura 2000 sites over and above the impacts identified in the Habitats Regulation Assessment Screening Report carried out for the Core Strategy in 2011. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> <p>The full Habitat Regulation Assessment Screening Report for the Core Strategy can be viewed at:  <a href="http://www.harborough.gov.uk/site/scripts/google_results.php?q=Habitats+Regulation+Assessment+Screening+Report">http://www.harborough.gov.uk/site/scripts/google_results.php?q=Habitats+Regulation+Assessment+Screening+Report</a></p>
5. Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to <a href="#">Art. 3.2?</a> (Art. 3.3)	<b>Y</b>	Determination of small sites at local level
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? <a href="#">(Art 3.4)</a>	<b>Y</b>	The NP is to be used for determining future planning applications
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	<b>N</b>	
8. Is it likely to have a significant effect on the environment? <a href="#">(Art. 3.5)</a>	<b>N</b>	The Houghton on the Hill NP is a relatively self contained planning unit and considers sites only at a local level to meet requirement figures above those set out in the Core Strategy, recognising that Houghton on the Hill is likely to be designated a rural centre in the emerging Local Plan. The higher level of development is still fairly low when spread over

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	<p>the plan period. The level of development proposed is not going to impact on any Natura 2000 site and the Neighbourhood Area does not have any sites of special scientific interest within it. Proposed development will not impact on any nationally recognised landscape designations. Flood risk is not an issue in Houghton on the Hill, although there is flood risk downstream in Leicester City. The NP ensures that appropriate development only takes place in suitable locations which will not increase the risk of flooding in the vicinity or the wider area.</p> <p>There are no designated Local Wildlife Sites in the parish. The listed buildings within the Neighbourhood Area (see appendix 1) are recognised within the NP and not affected by any development. Due to the severe lack of brownfield land, greenfield sites are proposed for allocation. However, development is directed away from areas of highest landscape value.</p> <p>Whilst it is inevitable that the level of development proposed will have some impact on the environment, these impacts are not expected to be significant, in so far as they will be localised and minimised.</p> <p>The sites proposed for allocation (1 and 2, and reserve site 3 in certain circumstances) are located away from the listed buildings of the village and away from the conservation area; it is not anticipated that there will be any significant heritage impacts from these sites. Sites 1 and 2 already have planning permission.</p> <p>Site 3 is on Ingarsby Lane, and on a high point, so consideration has been given to the listed buildings and scheduled monuments of Ingarsby listed in Appendix 1, although it should be noted they are outside of the Parish. Ingarsby Old Hall is II* Listed, and the deserted medieval village and moated site are a Scheduled Monument. It is considered, however, that the heritage impacts on these heritage assets will not be significant.</p> <p>It should be noted that the Winckley Close (48 dwellings) development mentioned in the submission version Neighbourhood Plan on page 17 has now been granted planning permission.</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.

# Strategic Environmental Assessment Screening Report Houghton on the Hill Neighbourhood Plan

## 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 Houghton on the Hill is included as Appendix 3 below.

5.2 The scenarios tested and summary of the outcomes for Houghton on the Hill are shown in the table below.

### Scenarios tested for Houghton on the Hill

The table below sets out three distinct scenarios for Houghton on the Hill to assess the implications of the nine strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Houghton on the Hill. 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	High growth (130-172 dwellings)	1, 2	10 ha	4 ha	-	3 ha	17 ha	There are variations in employment provision for the options grouped under scenario 2 (options 4, 5,6 ,7) and scenario 3 (options 3, 8, 9). However, it is likely that the effects of employment provision on Houghton on the Hill would be the same regardless of variations in employment land provision across the 9 housing options. This is because access to jobs from Houghton on the Hill would be expected to mainly be in Leicester or other key employment areas, and additional employment provision in Lutterworth and/or Kibworth would be less likely to be accessed/beneficial to communities in Houghton on the Hill. Therefore, variations in land provision at these SDAs would not affect the appraisal findings under scenarios 2 and 3.
2	Moderate-high growth (81-112 dwellings)	4,	10 ha	4 ha	-	3 ha	17 ha	
		5, 7		4 ha	5 ha		22 ha	
		6		10 ha	-		23 ha	
3	Low growth (41-57 dwellings)	3	10 ha	4 ha	-	3 ha	17 ha	
		8		10 ha	-		23ha	
		9		10 ha	5 ha		28ha	

\*Excludes Strategic Distribution Sector

# Strategic Environmental Assessment Screening Report

## Houghton on the Hill Neighbourhood Plan

### Summary of effects for Houghton on the Hill

	Scenario 1	Scenario 2	Scenario 3
Natural Environment (SA Objectives 1 and 2)	x	x	-
Built and Natural Heritage (SA Objective 3)	xxx	xx	x
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)	x	-	-

### Harborough Landscape Character Assessment and Landscape Capacity Studies 2016<sup>1</sup>

#### Houghton on the Hill

*Houghton on the Hill is a village located within the western part of the characteristic High Leicestershire landscape. The village, which straddles the A47, is approximately 8km from the centre of Leicester and 2km from the eastern edge of the associated built up area where the village of Thurnby and Bushby form the outer extents. The core of the village together with the pattern of small scale fields to the south-east are designated as a Conservation Area.*

*A total of 20 Land Parcels around Houghton on the Hill were assessed as part of the 2016 Houghton on the Hill Landscape Character Assessment and Landscape Capacity Study. No parcels were identified as having either high or medium-high capacity to accommodate residential development reflecting its location in a relatively sensitive landscape character area, the presence and extent of the Conservation Area and the location of the settlement on a hill. The southern edge of the settlement was considered to be least suitable to accommodate development. The most suitable areas for development included Parcels to the north and west of the village.*

- 5.3 The high (130 – 172 dwellings) and moderate –high (81-112 dwellings) are showing a major and moderate effect on built and natural heritage respectively. The Plan seeks to direct housing away from the sensitive areas on the southern end of the village to those area identified as being the most suitable areas for development in the Landscape Character Assessment.

<sup>1</sup> All landscape character assessment and landscape capacity studies are available at: [http://www.harborough.gov.uk/directory\\_record/490/landscape\\_character\\_assessments](http://www.harborough.gov.uk/directory_record/490/landscape_character_assessments)

# Strategic Environmental Assessment Screening Report

## Houghton on the Hill Neighbourhood Plan

### 6. Screening Outcome

- 6.1 The draft [Local Plan June 2017](#) allocates 65 dwellings to Houghton on the Hill over and above the current commitments and completions. The Neighbourhood Plan has identified a Reserve Site for up to 75 dwellings. The interim [Sustainability Appraisal for the refined options – Appendix D](#), assesses the Reserve Site north of Uppingham Road (A/HH/HSG/06) and indicates that the site will not have a significant detrimental effect on Natural or Built Heritage. The site assessment can be found at **Appendix 4** of this report.
- 6.2 As a result of the assessment in Section 4, it is unlikely there will be any significant environmental effects or effects on heritage assets arising from the Houghton on the Hill Neighbourhood Plan submission version as at the date of this assessment, that were not covered in the Sustainability Appraisal of the Core Strategy or the interim Sustainability Appraisal for the Local Plan. As such, it is the Local Planning Authority's opinion that at this time the Houghton on the Hill Neighbourhood Plan does not require a full SEA to be undertaken.
- 6.3 The Environment Agency, Natural England and English Heritage will be consulted as part of this screening report. Their responses will inform the determination of the requirement for a full SEA to be undertaken.
- 6.4 If the issues addressed in the HOTH 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.

# Strategic Environmental Assessment Screening Report Houghton on the Hill Neighbourhood Plan

## **Appendix 1** SSSI/LISTED BUILDINGS/SCHEDULED MONUMENTS WITHIN THE PARISH OF Houghton on the Hill

Church of St Catharine, Grade II\*

The Rectory, Grade II

Manor Farm, Grade II

Eaton House, Grade II

K6 telephone kiosk, Main Street, Grade II

East Thorpe Cottage, Grade II

War Memorial, Grade II

The Smithy, Grade II

Granary Cottage, The Old Bakehouse, Grade II

Red Roofs, Grade II

2, Main Street, Grade II

3 Main Street, Grade II,

5, Main Street, Grade II

11, Main Street, Grade II

Little Acres, Grade II

Old Boot Cottage, Grade II

46 Main Street, Grade II

Outbuilding at 46 Main Street, Grade II

48, Main Street, Grade II

50, Main Street, Grade II

2 Milestones on A47, Grade II

# Strategic Environmental Assessment Screening Report

## Houghton on the Hill Neighbourhood Plan

SSSI/LISTED BUILDINGS/SMs WITHIN THE PARISH OF HUNGARTON (close to the boundary of Houghton on the Hill Parish).

Monks Grave Castle Mound – Scheduled Monument

Moated site and deserted medieval village at Old Ingarsby – Scheduled Monument

Ingarsby Old Hall and chapel and garden wall, Grade II\*

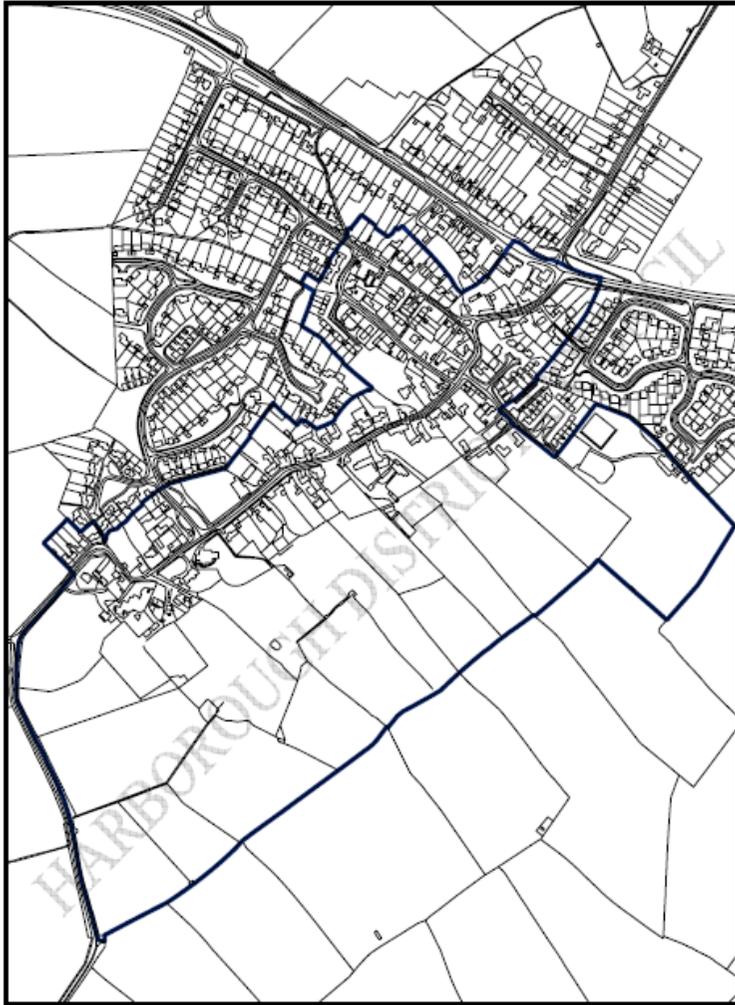
Outbuilding about 5 metres north of Ingarsby Old Hall, Grade II

# Strategic Environmental Assessment Screening Report

## Houghton on the Hill Neighbourhood Plan

### Conservation Area

Houghton on the Hill Conservation Area



Houghton on the Hill Conservation Area embraces the older core of the village which falls gently southwards from the main Leicester - Uppingham A47 road. It consists of a long, very sinuous, Main Street some 0.8km long with Scotland Road an elongated side loop. Although there has been some infill development within this core particularly off Scotland Lane, the principal village expansion has been to the west and on either side of the A47.

Main Street curves and bends downwards from the A47 by a group of scots pine to the ironstone Church of St. Catherine and the village school. The older buildings line this street with their gardens and walls, some directly onto the street, others set back, and some with gables facing the street. It is the variety of the streets walls and buildings, their size, age, materials and placement and for the continually changing street scene around the curves that gives Houghton its special character. Even the church is at an angle to the street and the little 19th century school building is tucked away from the street frontage. Houghton is mainly built of red brick, though some buildings are colourwashed. There is stone in many plinths and walls. Some older buildings are timber framed as No. 9. High Street. Roofs are of slate, Swithland slate and thatch. Although most boundary walls are of red brick, there is some mud and stone. Subsidiary buildings as the former forge (No. 14) and the domestic pig sties at No. 9 and sheds intermingle with dwellings.

The northern entrance to Scotland Lane drops steeply away from the Main Street where it curves strongly and has an island War Memorial cross on a remnant green. The Edwardian dwellings overlooking it add more variety to the street scene.

Scotland Lane is more open and diverse with modern individual houses and local authority housing schemes such as The Rise, (being a planned housing scheme around a square) and St. Catherine's Terrace (a sheltered housing range), being interspersed between older cottages and gardens. These are fewer and in general of a more humble origin than those in Main Street. They include a terrace raised above the road.

# Strategic Environmental Assessment Screening Report

## Houghton on the Hill Neighbourhood Plan

### Appendix 2

#### Annex I

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

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

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

## 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.

# Strategic Environmental Assessment Screening Report

## Houghton on the Hill Neighbourhood Plan

### 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

- (a) Treatment of intermediate products and production of chemicals (unless included in Annex I).

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## Houghton on the Hill Neighbourhood Plan

- (b) Production of pesticides and pharmaceutical products, paint and varnishes, elastomers and peroxides.
- (c) Storage facilities for petroleum, petrochemical and chemical products.

### 8. Food industry

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

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

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

### 10. Rubber industry

Manufacture and treatment of elastomer-based products.

### 11. Infrastructure projects

- (a) Industrial-estate development projects.
- (b) Urban-development projects.

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## Houghton on the Hill Neighbourhood Plan

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

### 12. Other projects

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

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

# Strategic Environmental Assessment Screening Report

## Houghton on the Hill Neighbourhood Plan

### Appendix 3

#### Sustainability Appraisal for Houghton on the Hill within the New Local Plan SA and SEA

The reasonable alternatives against which the housing growth for Houghton on the Hill has been assessed are shown below.

*Table 2.2: Strategic options for housing and employment (i.e. the reasonable alternatives tested in the SA)*

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

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

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Option	Description
<p><b>Option 7: Scraftoft / Thurnby SDA and Kibworth SDA</b></p> <p>Strategic Development Areas at Scraftoft / Thurnby and Kibworth and limited growth in other part of the District</p>	<p>This would involve two strategic development areas in the District: approximately 1,200 dwellings at 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><b>Option 8 Scraftoft / Thurnby SDA and Lutterworth SDA</b></p> <p>Strategic Development Areas at Scraftoft / Thurnby and Lutterworth and limited growth in other part of the District)</p>	<p>This would involve two strategic development areas in the District: approximately 1,950 dwellings to the east of Lutterworth; and approximately 1,000 dwellings to the east of Scraftoft / Thurnby. Further housing in each of the proposed strategic development areas may take place beyond 2031. Other settlements would receive limited housing growth.</p> <p>Approximately 10ha of employment land would be delivered at Lutterworth in conjunction with delivery of the Lutterworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough and approximately 3ha of employment land at Fleckney to balance its relatively high potential housing growth.</p>
<p><b>Option 9: Lutterworth SDA and Kibworth SDA</b></p> <p>Strategic Development Areas at Lutterworth and Kibworth and limited growth in other part of the District)</p>	<p>This would involve two strategic development areas in the District: approximately 1,950 dwellings to the east of Lutterworth; and approximately 1,200 dwellings at 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
<b>Natural Environment</b>	1) Protect, enhance and manage biodiversity.  2) Protect, enhance and manage environmental resources.	1.1) Would biodiversity interests be affected?  2.1) What could be the effects on the quality of water environments?  2.2) What could be the effects on land quality?	<ul style="list-style-type: none"> <li>- Net contribution towards habitat creation / improvement (hectares).</li> <li>- Net loss of Best and Most versatile Agricultural land.</li> <li>- Effect on condition of SSSIs and overall percentage of SSSI in favourable or unfavourable recovering condition.</li> <li>- Net effect on number and area of Local Wildlife Sites.</li> <li>- Impact on Water Framework Development compliance.</li> <li>- Hectares of contaminated land brought back into productive use.</li> <li>- The number of new systems or area of land covered by Sustainable Drainage Systems.</li> </ul>
<b>Built and natural heritage</b>	3) Protect, enhance and manage the historic character and distinctiveness of the District's settlements and their surrounding landscapes.	3.1) How could proposals affect the historic value and character of settlements and/or surrounding landscapes?  3.2) Could proposals hinder or assist efforts to maintain and enhance features (designated and non-designated) of historic, cultural or archaeological interest?	<ul style="list-style-type: none"> <li>- Number of heritage features 'at risk'.</li> <li>- Development granted contrary to heritage policies.</li> <li>- Percentage of people that think the character of their neighbourhood has improved / stayed the same / declined.</li> </ul>

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## Houghton on the Hill Neighbourhood Plan

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

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

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

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

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      ?

### SA findings for Houghton on the Hill.

Natural Environment (SA Objectives 1 and 2)		Scenario 1	✗	Scenario 2	✗	Scenario 3	-
<b>Nature of effects</b>	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. The effects would be likely to be more pronounced for Scenario 1 due to the higher level of growth, and less likely for scenarios 2 and 3, which would involve lower levels of growth. The potential to enhance green infrastructure could be higher for Scenarios involving higher rates of growth.</p> <p><i>Environmental quality</i> - There would be an increasing loss of land classified as Grade 3 under Scenario 1 and to a lesser extent 2 and 3.</p> <p>Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre. This could potentially be an issue for scenarios 1 and 2 which would generate a greater number of trips locally. Low levels of development would occur for Scenario 3, so local effects on air quality would be unlikely.</p> <p>Some of the options within Scenarios 2 and 3 would involve an SDA in the surrounding area, which could lead to increased trips in the A47, potentially affecting air quality in Houghton on the Hill.</p>						
<b>Sensitivity of receptors</b>	<p>There are no SSSIs or European sites within close proximity to Houghton on the Hill, and land around the settlement edge does not fall within any SSSI impact risk zones. There are no designated local wildlife sites, although some potentially developable sites contain hedges, trees and are adjacent to Bushby Brook, so there is the potential for effects on local wildlife.</p> <p>Agricultural land surrounding Houghton on the Hill is classified as Grade 3.</p>						

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<p><b>Likelihood of effects</b></p>	<p>It is very likely that there would be a permanent loss of agricultural land under each of the scenarios, with a greater amount for scenarios 1 and 2, and a lesser amount for scenario 3. It is unlikely that the total loss of agricultural land under the highest rate of growth (Scenario 1) would be above 10hectares.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car could potentially increase, as development would be likely to occur on the settlement edges. There would also be a likely increase in trips to Leicester and other large settlements (e.g. Peterborough) to seek employment. The likelihood of this affecting congestion along the A47 has not been modelled, but it is unlikely that Scenario 3 would have an effect due to the low level of growth anticipated. Having said this, the development of an SDA in the Leicester urban area would be the alternative to low growth in the rural centres for options 4, 7, 8 . So effects on air quality may be an issue for these options.</p>
<p><b>Significance</b></p>	<p>Biodiversity is unlikely to be significantly affected at lower levels of growth, as the sensitivity of the surrounding areas is relatively low, and mitigation ought to be secured for new developments. At this level of growth, it also ought to be possible to avoid areas of importance for local wildlife. However, for Scenarios 1 and 2, it would be necessary for both deliverable sites identified in the SHLAA and/or further potential development sites to be brought forward. Some of the remaining land around the settlement is within sensitive landscape that has value for wildlife (i.e. to the South East of Houghton on the Hill), and therefore it would potentially need to be developed under scenario 1 and 2. This could have a minor negative effect on wildlife by breaking up fields that are bordered by trees and hedgerows.</p>
	<p>There would be a loss of agricultural land under scenarios 1-3, which would be unavoidable. However, the total amount of land that would be lost is anticipated to be lower than 10 hectares in total for Scenario 1, and lesser still for Scenarios 2 and 3.</p> <p>For scenarios 1-3, there would be an increase in car trips along the A47, which could contribute to congestion. The extent of effects is unclear at this stage as traffic modelling has not been undertaken. However, it is reasonable to assume that Scenario 1 would be most likely to have a negative effect and Scenario 3 would have a more neutral effect.</p> <p>For scenario 1, the overall effect on the natural environment is predicted to be a minor negative effect to take account of the effects upon soil, biodiversity and air quality. Scenario 2 would have a lesser effect than Scenario 1, but it is still considered to be a minor negative. The low levels of growth under Scenario 3 constitute a neutral effect on natural resources (but the potential for effects on air quality along the A47 could affect Houghton on the Hill due to the development of an SDA close to Leicester under options (4, 7, 8).</p>

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Built and Natural Heritage (SA Objective 3)		Scenario 1	×××	Scenario 2	××	Scenario 3	×
<b>Nature of effects</b>	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. This would be most prominent for Scenario 1 and to a lesser extent scenarios 2, 3 and 4.						
<b>Sensitivity of receptors</b>	<p>Houghton on the Hill contains a Conservation Area covering the southern part of the village and surrounding fields to the South East. There are 21 Listed buildings falling within this area.</p> <p>There are four areas of potential archaeological interest; two off the A47 and two to the south of the settlement.</p> <p>The capacity for landscape to accommodate change is low. In general terms it is unlikely to be able to accommodate development without significant degradation of the existing landscape character.</p>						
<b>Likelihood of effects</b>	<p>At higher levels of growth it is possible that development could take place in areas of sensitive landscape (<i>given that there are limited alternatives around the settlement (some sites have been ruled as undeliverable, whilst other areas have not yet been proposed)</i>).</p> <p>Mitigation measures are unlikely to be able to address adverse landscape impacts in some areas, particularly to the South East.</p>						
<b>Significance</b>	<p>For Scenario 1, it is possible that development could take place in areas of sensitive landscape (<i>given that there are limited alternatives around the settlement (some sites have been ruled as undeliverable, whilst other areas have not yet been proposed)</i>). This would have a major negative effect on the character of Houghton on the Hill, particularly, as this either falls within and / or contributes to the setting of the Conservation Area. Development in locations to the north and south (not yet proposed for development) also present potential effects in terms of archaeology, but there ought to be potential to mitigate such effects. The effects are similar for Scenario 2, but on a lesser scale, and hence only a moderate negative effect is predicted.</p> <p>A minor negative effect is predicted for scenario 3, as it would involve a level of growth that would make it easier to avoid the most sensitive areas, and it would also limit the spread of the settlement. Nevertheless, landscape surrounding the settlement is sensitive in all directions, and thus a minor negative effect is still predicted.</p>						

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Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓	Scenario 2	✓	Scenario 3	✓
<b>Nature of effects</b>	Scenarios 1-3 would require increased provision of local school and health provision (With a lesser need moving from Scenario 1 to Scenario 3). Each of these scenarios would have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions (again, scenario 1 would have the largest effect and scenario 3 the least).						
<b>Sensitivity of receptors</b>	Population of 1524 (decrease of 24 or 1.6% since 2001, compared to an increase of 11.5% across the District over the same period). Conversely, there has been an increase in dwellings and households. There is no GP, but development would impact upon Billesdon GP practice and contributions towards improvements would be sought. There is limited on-site capacity for the primary school to expand. Houghton on the hill has very low levels of deprivation.						
<b>Likelihood of effects</b>	<p>For scenarios 1-3, there will be a need to provide for additional pupils. The level of development under any of these Scenarios would be unlikely to support a viable new school in Houghton on the Hill and thus provision would be relied upon by expanding the existing school. There is limited capacity to expand the existing school on site though, and thus it is likely that provision would need to be made elsewhere, particularly for Scenario 1 and 2.</p> <p>Under each scenario, contributions would be sought to improve health facilities (likely in Billesdon), so effects would be anticipated to be neutral.</p> <p>For scenarios 1-3 it is likely that development would secure enhancements to open space provision and / or community facilities, which could help to address any identified shortages.</p>						
<b>Significance</b>	<p>Scenarios 1 and (to a lesser extent) 2, support residents to remain in Houghton on the Hill by providing new market and affordable housing. Although there is not a pressing need to tackle deprivation in this area, this level of growth would help to provide affordable housing to local communities, and would also help to support community infrastructure. However, increased growth would require contributions to school provision, which would probably not be provided locally. This would mean that new development would not be well located in terms of access to a primary school. For this reason, Scenarios 1 and 2 are only predicted to have a minor positive effect overall.</p> <p>Scenario 3 would have a positive effect on local housing provision (and for option 8, this would also include further growth in the Leicester urban area through an SDA). The level of growth would help to reduce the population decline slightly, and it might be possible to support this low level of growth at the existing primary school. A minor positive effect is predicted.</p>						

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## Appendix 4

Site Option: A/HH/HSG/06  
Area (ha): 12.7939

Settlements: HOUGHTON ON THE HILL



Health and Wellbeing	
H1 - Access to Jobs	12889m
H2 - Access to Health Services	3188m
H3 - Access to Education (Primary)	559m
H4 - Access to Education (Secondary)	8845m
H5 - Access to Green Space	
H6 - Leisure Facilities	5470m
H7 - Community Facilities	No Data
H8 - Shops	457m
H9 - Access to Train Station	20120m
H10 - Bus Services	89m
Natural Environment	
NE1 - SSSIs	6748m
NE2 - Local Wildlife	303m
NE3 - Severage of Wildlife Corridors	None
NE4 - Protected trees	None
NE5 - Green Wedge and AoS	
NE6 - Air Quality	4257m
NE7 - Remediation	Unlikely
NE8 - Groundwater	Falls Outside
NE9 - Agricultural Land	
Resilience	
R1 - Flooding	
Built and Natural Heritage	
BH1 - Proximity to Heritage Assets	
BH2 - Character	No Data
BH3 - Landscape Capacity to Change	
Resource Use	
RU1 - Use of Land	Greenfield
RU2 - Access to HWRC	12880m
Employment and Housing	
EH1 - Employment Land	No
EH2 - Housing Growth	169dwns
EH3 - Links to Principal Roads	< 1km
Infrastructure	
I4 - Energy grid constraints	
I5 - Infrastructure Constraints	No Data
I6 - Access to Highways	No

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