



Great Bowden Neighbourhood Plan Strategic Environmental Assessment Screening Report

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

**Great Bowden Parish Council –
The Qualifying Body**

October 2017

Strategic Environmental Assessment Screening Report

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i. Introduction

1.1 Harborough District Council has been asked by Great Bowden Neighbourhood Plan Group to undertake this screening report for Strategic Environmental Assessment.

1.2 This screening report is used to determine whether or not the content of Great Bowden Neighbourhood Plan (GBNP) 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.

1.3 The purpose of Great Bowden Neighbourhood Plan is to reflect the desires of the community and consider through theme groups issues such as:

- Retaining the existing businesses and encouraging new businesses to provide valued community facilities within the village;
- Supporting self-employed and home-based workers with meeting and internet facilities.
- The special open spaces within our village are protected from development, to protect the village identity and retain the rural nature of its surroundings;
- Development preserves and contributes to the attractive local countryside including maintenance or replacement of any hedging: and
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats and includes adding hedging to boundaries of new developments

1.4 The vision for Great Bowden Neighbourhood Plan is as follows:

‘Our vision for Great Bowden, in 20 years’ time, is that it will still be a pleasant and thriving place to live and an enjoyable place to visit, offering a range of local activities to a diverse, multi- generational population.

It will have increased in size through managed and sustainable growth in keeping with Great Bowden’s village character. New housing developments will have been located on sites that minimise negative impacts on the environment, existing traffic, parking or community resources while providing the residents who will live there with all of the attractions that Great Bowden can offer. New residents will be enabled to contribute positively to the social and commercial life of the village. New housing developments will also provide opportunities for existing residents to find accommodation suitable to their circumstances.

Traffic and parking issues will have been managed as a priority, in order to mitigate safety risks arising from new developments, especially at all of the entrances to Great Bowden. The village will feel a safe place in which to live and move around,

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whether by car or bicycle or on foot, offering easy and continuing access to a range of countryside activities such as walking, cycling, horse-riding and exercising dogs.

Because of its setting, there will be a continuing risk that the village will be taken into the wider urban development of Market Harborough. Our vision sees Great Bowden, in 20 years' time, remaining an independent and distinct separate settlement within attractive countryside, thereby maintaining its character and agricultural setting. Transport connections and other community resources appropriate to a village population will continue to be available. It will feel socially inclusive and have its own school, shops and pubs which will continue to serve an important integrating function for the community. Great Bowden will offer all of the residents the opportunity to have a sense of well being and to be proud to live in the village.'

- 1.5 To help achieve the vision, the following objectives have been established by the Neighbourhood Plan Group:

Housing

- Any growth will be managed and sustainable in keeping with Great Bowden's village character;
- Any new housing developments will be located on sites that minimise negative impact on existing traffic, parking, community resources and amenities, and meet a locally demonstrated housing need including homes for older people and for young couples;
- New housing developments will provide existing residents with accommodation suitable for their (changing) circumstances.

The Natural and Built Environment

- To maintain Great Bowden as an independent and distinctly separate settlement and to protect and, where possible, enhance the open spaces within and surrounding the village;
- To protect the setting of designated and non-designated heritage assets and to avoid harm to the Conservation area;
- To preserve the character of Great Bowden by retaining important views and areas of separation;
- To improve access to countryside and thus promote recreational opportunities for residents and visitors of all ages to enjoy.

Community facilities and amenities

- Valued existing facilities will be protected and where possible enhanced;

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- New facilities will be welcomed where they are needed by the community;
- Efforts will be made to ensure that the Primary School thrives as an important local resource.

Transport/getting about

- Traffic and parking issues will be managed to mitigate safety risks arising from new developments: and
- Transport connections and other community resources appropriate to a village population will be promoted.

Employment

- To support employment in Great Bowden where there is no detrimental impact on local amenities.

1.6 Great Bowden Neighbourhood Plan specifically considers the following:

POLICY H1: HOUSING PROVISION - Having regard to the high number of dwellings already constructed and existing sites with planning permission since April 2016, the Parish has exceeded its housing requirement over The Plan period. Therefore, until such a time as there is an increase in housing need across the Harborough District which is reflected in an agreed increase in the housing target for Great Bowden, or unless there is a failure to deliver the existing commitments, further housing development in the Parish will be restricted to Windfall development in line with Policy H3.

POLICY H2: LIMITS TO DEVELOPMENT – Development proposals within The Plan area on sites within the Limits to Development, or in terms of new sporting or recreational facilities close or adjacent to the Limits to Development as identified in Fig. 2, will be supported where they respect the shape and form of Great Bowden and comply with the policies of The Plan. Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

POLICY H3: WINDFALL SITES – Development proposals for infill and redevelopment sites (three dwellings or fewer) will be supported where:

- a) They are within the Limits to Development of Great Bowden;
- b) They help to meet the identified housing requirement for Great Bowden in terms of housing mix (Policy H4);
- c) They reflect the character and historic context of existing developments within Great Bowden;
- d) They retain existing important natural boundaries such as trees, hedges and streams;

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- e) They provide for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken;
- f) They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and
- g) They do 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.

POLICY H4: HOUSING MIX – Any new housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Great Bowden. Support will be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people and those with restricted mobility. The provision of self-build units is supported. 4+ bedroom dwellings may be included in the mix of dwellings, but will be expected to comprise a clear minority.

POLICY H5: AFFORDABLE HOUSING PROVISION - Development proposals for new housing where there is a net gain of 11 or more dwellings should provide at least 40% affordable housing (or other figure as required by the emerging Local Plan) in accordance with district-wide planning policies that are suitable to meet the current and future housing needs of the parish. Development proposals that make affordable housing available for local people through shared ownership and starter homes will be supported. Priority for affordable housing should be given to those with a “local connection” to the parish

In the event that no-one comes forward within a period of six weeks, the residence criteria can be extended to people living across the District. Developments should be ‘tenure blind’, so that affordable housing is indistinguishable from other dwellings and are distributed throughout the development wherever possible.

POLICY H6: DESIGN STANDARDS - Development proposals should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the Parish. Development proposals must meet the relevant guidelines in the Village Design Statement and are encouraged to have regard to the following design principles to a degree that is proportionate to the development:

- a. New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does

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not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;

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

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

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

e. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible. Proposals to install street lighting in undeveloped areas of the Parish that are currently dark at night (more than 50 metres from an existing street light) will not be supported. The use of on-street lighting will be appropriate and sympathetic to the context and consistent with the density and output of the lighting used in the surrounding area;

f. Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible. Provision should be made for wildlife including roof design, bird boxes and the use of hedges to meet Royal Society for the Protection of Birds (RSPB) guidelines;

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

h. Housing plots should accommodate storage containers compliant with the refuse collection system;

i. 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; and

j. Development should incorporate low carbon energy technology and sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; ensuring appropriate provision for the storage of waste and recyclable materials.

POLICY H7: SUPPORT FOR BROWNFIELD SITES – Within the Limits to Development, proposals for the redevelopment or change of use of redundant land or buildings will be supported over non-brownfield sites, where the site has limited environmental, amenity or ecological value.

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POLICY ENV 1: AREAS OF SEPARATION - To retain the geographical distinction and visual separation between Market Harborough and Great Bowden village, the two areas of open and undeveloped land shown on Fig. 4 are designated as Areas of Separation. Development proposals in the delineated areas should be controlled, and any permitted developments will be located and designed to maintain and, wherever possible, enhance the separation of Great Bowden village from Market Harborough.

POLICY ENV 2: PROTECTION OF LOCAL GREEN SPACE – Within the area of Local Green Space sites designated in this policy, detailed in the supporting information and identified on Fig. 5, development is ruled out, other than in exceptional circumstances.

- a) Churchyard of St Peter and St Paul parish church
- b) Great Bowden Cemetery
- c) Green Lane
- d) Great Bowden Recreation Ground
- e) Community Wood

POLICY ENV 3: OTHER IMPORTANT OPEN SPACE - Important Open Spaces, listed below, will be safeguarded by ensuring that development does not compromise their integrity or value.

- A. Green Lane (also designated as Local Green Space)
- B. Upper Green (Common Land CL70; de-registered Common Land CL76, and roadside verges)
- C. Central Village Greens (Common Land and Registered Village Green VG81)
- D. Nether Green (Common Land CL75)
- E. – G. Middle Green (Common Land CL71, 72, 73; de-registered CL77)
- H. Leicester Lane verge
- I. Great Bowden cemetery (also designated as Local Green Space)
- J. Community Wood (also designated as Local Green Space)
- K. Welham Lane allotments
- L. Great Bowden Academy playing fields and woodland
- M. Market Harborough lawn tennis club courts and facilities
- N. Churchyard of St. Peter and St. Paul (also designated as Local Green Space)
- O. Great Bowden Recreation Ground (also designated as Local Green Space)
- P. Fernie Hunt paddock
- Q. Buckminster Close paddock

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- R. Green Lane paddock
- S. Corner paddock, Sutton and Welham Roads
- T. Main Street verge
- U. Main Street verges (four)
- V. Leicester Lane Allotments
- W. Christchurch paddock
- X. Cemetery field
- Y. Wood Yard paddock
- Z. Manege field

POLICY ENV 4: PROTECTION OF OTHER SITES OF HISTORICAL ENVIRONMENTAL SIGNIFICANCE – seven sites listed below and shown in Fig. 7 have been identified as being of at least local historical significance. They are important in their own right and are valued locally. Development proposals that affect them will be expected to protect the identified features.

- 1. and 2. Green Lane group (Iron Age, Romano-British and medieval)
- 3. Green Lane paddock (medieval)
- 4. Dingley Road paddocks (Iron Age to medieval)
- 5. Buckminster Close, Nether Green (medieval to early modern)
- 6. Christchurch paddock (medieval to early modern)
- 7. Knights End Close (medieval)

POLICY ENV 5: RIDGE AND FURROW - The areas of ridge and furrow earthworks, mapped in Fig. 8, are non-designated heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the demonstrable benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

POLICY ENV 6: SETTING OF BUILDINGS AND STRUCTURES OF HISTORICAL

AND ARCHITECTURAL INTEREST – The structures and buildings as listed and shown in Fig. 9 are non-designated heritage assets and their features and settings will be protected wherever possible. Any harm arising from a development proposal, or a change of land use requiring planning approval, will need to be balanced against their significance as heritage assets.

- 1. Canal bridge, Leicester Lane (NGR SP 732891)
- 2. Railway over-bridge, Langton Road (NGR SP 743894)
- 3. Railway footbridge
- 4. Disused railway embankment south of A6 By-Pass (NGR SP 743896)
- 5. Bridge over Langton brook (NGR SP 741908)

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6. Old turnpike Road (NGR SP 720904)
7. Cemetery, Dingley Road
8. Village Hall
9. Bowden Stores – façade
10. Bishop's House
11. Nos. 74 - 108 Main Street
12. Green Lodge
13. Navvies' Row, Leicester Lane
14. Nether Green Lodge
15. Nether House
16. Upper House
17. Mud walls, Rectory House
18. J.G. Pears factory site (NGR SP 720902)
19. Victorian letterbox

POLICY ENV 7: PROTECTION OF IMPORTANT VIEWS – The views listed are important for the setting of Great Bowden. Development should respect these important views which are also shown in Fig. 10:

1. 360° from Leicester Lane north to the Langtons and south to Bowden Ridge The southern vista includes the important open country separating Bowden from Harborough;
2. From Green Lane, from northwest to east, i.e. from the high ground of Kibworth Ridge to Upper Green;
3. 180° panorama south from Main Street to the rising land of Bowden Ridge, where very well preserved ridge and furrow can be seen clearly;
4. From Welham Road/Sutton Road junction northwards, west to east, including Nether Green and a large paddock: characteristic Great Bowden scene linking the built environment with historic open spaces; and
5. From Dingley Road southeast over the Welland valley floodplain to the river, This has been undeveloped boundary land for at least 11 centuries.

POLICY ENV 8: PROTECTION OF OTHER SITES AND FEATURES OF NATURAL ENVIRONMENTAL SIGNIFICANCE – Twenty-eight sites, listed below, and shown in Fig. 11 have been identified as being of at least local significance for wildlife. They are important in their own right and are locally valued. Development proposals that affect them will be expected to protect or enhance the identified features.

1. Great Bowden borrow pit (SSSI)
2. Grand Union Canal (LWS)
3. Old railway embankment (pLWS)
4. Dry ponds (pLWS)
5. Langton Brook (pLWS)
6. River Welland (pLWS)
7. Ash tree 1, Welham Lane (pLWS)

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8. Group of parkland trees (pLWS)
9. Horses railway bridge (fern site) (pLWS)
10. Langton Road railway bridge (fern site) (pLWS)
11. Collapsed willow, Welham Lane (pLWS)
12. Ash tree, Dingley Road (pLWS)
13. Railway bridge (fern site) (pLWS)
14. Ash trees, Green Lane (pLWS)
15. Lime trees, churchyard (pLWS)
16. Ash tree, Welham Lane 2 (pLWS)
17. Ash trees, Knights End (LWS & cLWS)
18. Ash trees, Langton Road (cLWS))
19. – 22. Species-rich and/or pre- Enclosure hedgerows (not mapped)
23. Priority habitat, good quality, species-rich semi-improved grassland
24. Priority habitat, good quality, species-rich semi-improved grassland
25. Priority habitat, good quality, species-rich semi-improved grassland
26. Priority habitat, good quality, species-rich semi-improved grassland
27. Priority habitat, good quality, species-rich semi-improved grassland
28. Ash trees, Dingley Road (cLWS)

POLICY ENV 9: WOODLAND, TREES AND HEDGES - Development proposals that damage or result in the loss of woodland (Fig. 11) or individual trees of arboricultural, landscape or ecological significance and amenity value will not be supported. Development that harms the areas of species-rich hedgerows identified in the map below will not be supported.

POLICY ENV 10: BIODIVERSITY

- a) Development proposals will be expected to protect local habitats and species and where possible and viable, to create new habitats for wildlife and promote and increase biodiversity;
- b) The wildlife corridors shown in Fig. 12 and listed in the supporting information will be maintained, promoted and supported as a biodiversity resource. Development proposals which impact on this corridor will be resisted.

POLICY ENV 11: FOOTPATHS AND CYCLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and cycleways will not be supported.

'Urbanisation' of the rural character and setting of existing footpaths and cycleways as a consequence of diversion around or absorption into new development will be resisted.

The creation of new footpaths, or the enhancement of existing footpaths, to encourage walking from the new developments to the village amenities for leisure and wellbeing, is supported.

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POLICY ENV 12: RIVERS AND FLOODING – Development proposals of appropriate scale and where relevant will be required to demonstrate that:

- a) Its location takes geology, flood risk and natural drainage into account, including undertaking a hydrogeological study whose findings must be complied with in respect of design, groundworks and construction;
- b) Its design includes, as appropriate, sustainable drainage systems (SuDS), other surface water management measures and permeable surfaces;
- c) It does not increase the risk of flooding downstream.

POLICY CAF1: PROTECTION OF EXISTING COMMUNITY AMENITIES &

FACILITIES - Proposals that will result in the loss of an existing community facility or amenity will not be supported unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is no longer economically viable; or
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish.

POLICY CAF2: PROVISION OF NEW OR THE EXTENSION OF EXISTING

COMMUNITY AMENITIES & FACILITIES - Proposals that extend an existing community facility or diversify or enhance the range of community amenities and facilities will be supported provided that the development:

- a. Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;
- b. Will not generate a need for parking that cannot be adequately catered for;
- c. Meets a locally identified need and is of a type and scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and
- d. Would not result in a significant loss of amenity to local residents or other adjacent users.

POLICY CAF3: EXPANSION OF GREAT BOWDEN ACADEMY - Proposals for

the expansion of Great Bowden Academy will be supported provided that:

- a. Expansion would not create severe access related or traffic circulation problems that cannot be mitigated;
- b. The development would not result in a significant loss of amenity to local residents or other adjacent users;
- c. The development does not conflict with other policies or proposals within The Plan; and

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d. Safe Routes to Schools' schemes and similar initiatives are introduced wherever possible and appropriate utilising developer contributions where appropriate.

POLICY T1: TRAFFIC MANAGEMENT - The provision of traffic management solutions (which are appropriate to the character of the rural area) to address the impact of additional traffic arising, separately or cumulatively, from developments within Great Bowden will be supported. This includes either directly provided solutions or the use of developer contributions towards the costs of provision.

POLICY T2: WELHAM LANE - The closure of Welham Lane to 4-wheel traffic is supported.

POLICY T3: PARKING PROVISION AND NEW DWELLINGS

At least two off-street car parking spaces shall be provided for each new dwelling. A minimum of three such spaces should be provided for four-bedroom or larger dwellings.

The provision of tandem parking in new developments is not supported.

POLICY T4: COMMUNITY CAR PARKS - The provision of car parking in the village centre, with low visual impact, and improvements to the surface and capacity of the Community Pavilion car park for residents and visitors are supported.

POLICY T5: SAFE ROUTES TO SCHOOL

The creation of a 'safe routes to school' scheme by identifying, clear pedestrian routes to the village school and pre-school and providing the relevant safe crossing places leading to schools and village amenities is supported.

POLICY T6: CYCLE ROUTES AND BRIDLEWAYS

The provision of cycle routes and bridleways north to Welham Lane and west to Leicester Lane and the canal will be supported, as will any measures which facilitate bicycle access to the centre of the village and village amenities.

POLICY T7: SUPPORTING PUBLIC TRANSPORT

The provision of travel packs to new residents to include information on cycling and walking routes, public transport timetables and a 6 months' free bus pass per adult will be required on all developments with more than 5 houses.

The provision of bus shelters and benches in keeping with the village and sited close to developments will be supported.

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POLICY EMP1: SUPPORT FOR EXISTING EMPLOYMENT

OPPORTUNITIES: -

There will be a presumption against the loss of commercial and retail premises or land (A -Class, B-class and sui generis) which provide employment opportunities within Great Bowden. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least 12 months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

POLICY EMP2: NEW EMPLOYMENT OPPORTUNITIES – In supporting

additional employment opportunities, new development will be required to:

- a) Be sited in existing buildings, on areas of previously developed land or within the boundary of planned limits of development for Great Bowden; and
- b) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the wider Plan area, including the countryside; and
- c) Not involve the loss of dwellings; and
- d) Not increase noise levels, fumes, odour or other nuisance to an extent that they would unacceptably disturb occupants of near-by residential property; and
- e) Not generate severe levels of traffic movement and provides on-site car parking for all employees and visitors; and
- f) Contribute to the character and vitality of the local area; and
- g) 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 main building by reason of height, scale, massing, location or the facing materials used in their construction; and
- h) Be well integrated into and complement existing businesses.

Within the limits to development, the following types of employment development will be supported:

- i) Small-scale expansion of existing employment premises across the Parish subject to the conditions listed above;
- j) Small-scale new build development on brownfield sites within the Parish;
- k) The creation of a facility, for example using an existing community facility, which assists small or home-based businesses in the parish by providing a hub with high speed internet, meeting rooms and suitable parking.

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POLICY EMP 3: BROADBAND INFRASTRUCTURE - Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses, the school 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.

Every individual dwelling in new housing developments should have access to superfast broadband of at least 30Mbps, or faster to reflect higher minimum speeds that may be prevalent through the lifetime of The Plan. 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 the development has been completed.

POLICY INF 1: DEVELOPER CONTRIBUTIONS - Planning applications for new developments within The Plan area must demonstrate, where appropriate, that they can contribute towards the delivery of community services. This may be through contributions via Section 106 agreement or through payment of any future Community Infrastructure levy (CIL) where applicable.

New development will be supported by the provision of new or improved infrastructure as set out in policies as above.

- 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

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

- 2.3 Schedule 3 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the [Environmental Impact Assessment \(EIA\) Directive](#). The Directive requires that EIA development must be subject to a development consent process. To enable this, Schedule 3 prescribes a basic condition that applies where development which is the subject of a proposal for a neighbourhood development order is of a type caught by the EIA Directive, and applies the relevant provisions of the [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2011\(3\)](#) ("the EIA Regulations") with appropriate modifications ([regulation 33](#) and paragraphs [1 to 4 and 6 of Schedule 3](#)). Paragraphs 5 and 7 to 13 of Schedule 3 correct errors in the EIA Regulations
- 2.4 This report focuses on screening for SEA and the criteria for establishing whether a full assessment is needed in light of the Sustainability Appraisal and Strategic Environmental Assessment undertaken for the Core Strategy in 2010. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#).

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).

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

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the trans boundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

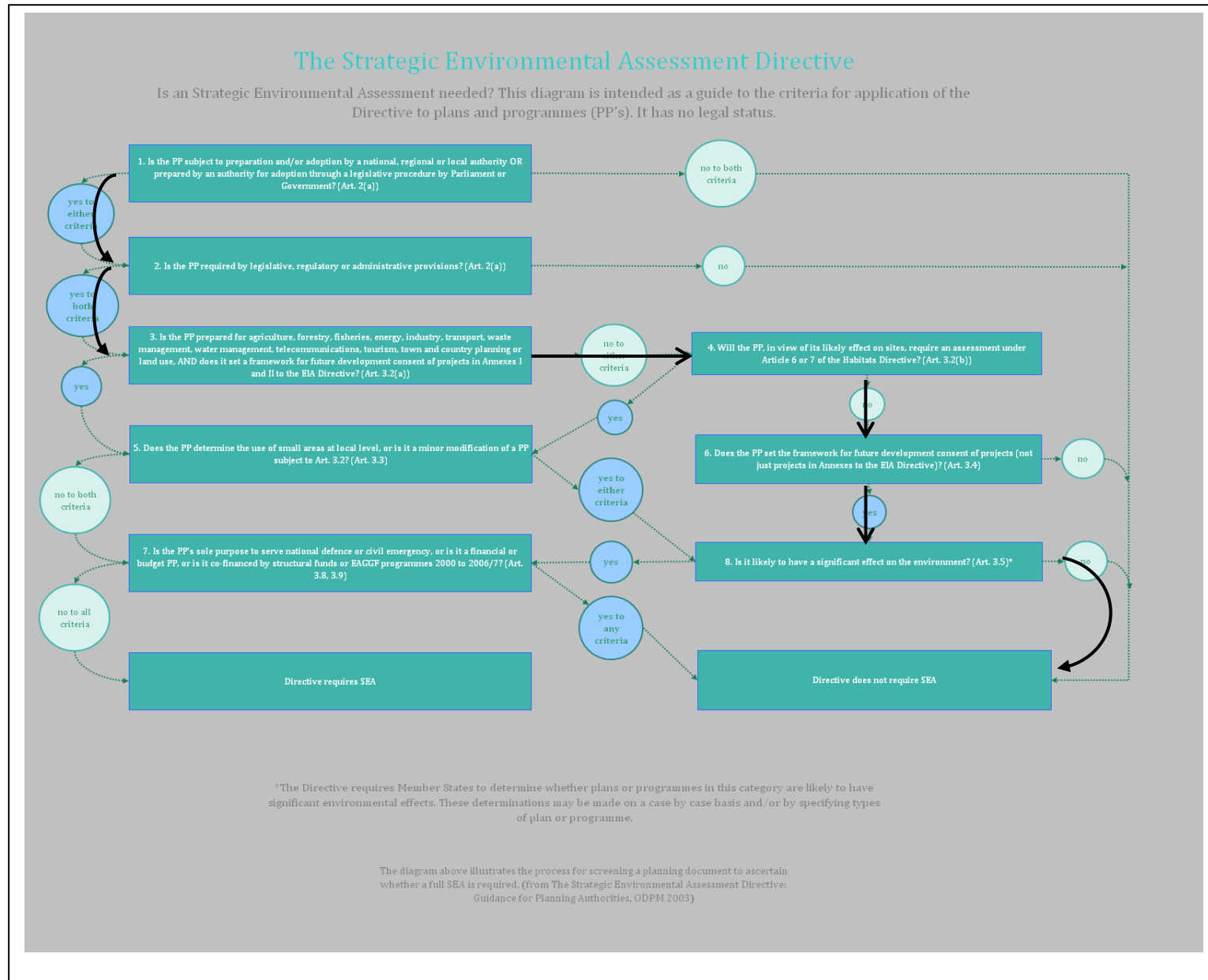
Source: Annex II of SEA Directive 2001/42/EC

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4. Assessment

4.1 Black arrows indicate the process route for the Great Bowden 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 Great Bowden Neighbourhood Plan is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP has been prepared by Great Bowden Neighbourhood Plan Steering group and submitted by Great Bowden 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, The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 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 effects on the natural or historic environment 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	Great Bowden Neighbourhood Plan 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 and an updated Habitat Regulation Assessment has been undertaken as part of the Local Plan preparation. The report concludes that the Harborough Core Strategy and subsequently the Local Plan , alone or in combination with other plans, are unlikely to have an adverse impact on any of the <i>Natura 2000</i> sites within approximately 25kms of the boundary of the district.

Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

		<p>Of the 3 Natura 2000 sites looked at in the Screening Report, Ensor's Pool SAC is approximately 35 Km of the Neighbourhood Development Area of Great Bowden. Ensor's Pool was found to be essentially a self contained eco system. The Habitat Regulations Assessment concluded that its vulnerabilities are very local in nature and unlikely to be caused harm by the Harborough Core Strategy. This conclusion can be assumed applicable for Great Bowden Neighbourhood Development Plan.</p> <p>The River Mease SAC and Rutland Water SPA were also considered in the Habitat Regulations Assessment Screening Report. They lie approx. 50km and 30km respectively from Great Bowden.</p> <p>The Screening Report concluded that the Core Strategy would not lead to significant adverse effects on either area given that:</p> <ul style="list-style-type: none"> the River Mease SAC is separate to any water courses in the district and does not contribute to the water supply or drainage of the district; and any effects on Rutland Water SPA would be indirect and relate only to a greater number of visitors being attracted to the site from additional development in the District. <p>It is considered that the NP will not affect the 3 specified Natura 2000 sites over and above the impacts identified in the Habitats Regulation Assessment Screening Report carried out for the Core Strategy in 2011 nor for the Local Plan in 2017. 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 The Local Plan HRA screening report can be found at: Habitat Regulations Screening - Report to Harborough Local Plan 2017 8 10</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 GBNP 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

Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

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	No further comments
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	<p>Great Bowden Neighbourhood Plan is a relatively self contained plan and considers policies only at a local level to ensure development meets the needs of the community. It does not seek to allocate housing development sites as part of the Plan.</p> <p>The Neighbourhood Area has two sites of special scientific interest, namely the Gravel Hole to the north of Gt Bowden and the Kilby to Foxton canal which runs along the western edge of the Neighbourhood Area. The SSSIs are already protected by legislation and the Neighbourhood Plan for Great Bowden seeks to enhance this aspect of the Neighbourhood Area by designating Important Open Space (ENV3) and Local Green Space (ENV2). Policy ENV 4 also seeks to further protect assets of environmental and historical significance.</p> <p>Policy ENV6 recognises the setting of building and structures of historical and architectural significance and seeks to protect them wherever possible.</p> <p>Biodiversity and local habitats are recognised in Policy ENV10, with existing environmental corridors protected.</p> <p>Localised surface water flooding has been highlighted as an issue in Great Bowden and the NP recognises this. The Plan seeks to ensure that appropriate development only takes place in suitable locations which is not subject to flood risk (Environment Agency Flood Risk Zone 3) or areas that are recognised by the Environment Agency as high risk zones unless hydrogeological study whose findings must be complied with in respect of design, groundworks and construction. The Sustainability Appraisal (SA objective 6) for the Local Plan states: <i>'It is unlikely that new development would be at risk of river flooding. 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.'</i></p> <p>More locally, the Great Bowden Neighbourhood Plan seeks to protect ridge and furrow fields as heritage assets (ENV5), and important hedges trees (ENV9) and views (ENV7).</p>

Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

		<p>As Great Bowden Neighbourhood Plan does not seek to allocate sites for housing development the significant effect detrimental effect of the housing policies cannot be considered. It is considered that other policies to protect the historic and natural environment will have a positive effect on the environment. A full SEA is therefore not required.</p> <p>While the Sustainability Appraisal for the Local Plan recognises the minor negative impact of high level growth (Scenario 1) on the natural and built heritage, this scenario is not a policy or consideration of Great Bowden Neighbourhood Plan.</p>
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These questions are answered using the flow diagram in 4.1 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 Great Bowden is shown in **Appendix 3** below.

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

Great Bowden

Scenarios tested for Great Bowden

The table below sets out two distinct scenarios for Great Bowden to assess the implications of the four refined strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Great Bowden. 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

Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate-growth (45 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	Great Bowden is well related to Market Harborough and is likely to benefit from employment opportunities in this area. There are also rail links, which make it possible to commute further to other centres of employment such as Leicester. It is unlikely that a difference of 4 or 10 ha of employment in Lutterworth would have any effect on Great Bowden. However, Kibworth is fairly close (less than 10km), and a 5 ha employment site in the SDA could be accessed easily by car. Therefore, Scenarios has been divided into sub-options to differentiate between those options that involve an SDA and those that don't.
2a	Low growth (29-30 dwellings)	B: Scaptoft SDA	10 ha	4 ha	-	3 ha	17 ha	
		D: Lutterworth SDA		10 ha	-		23 ha	
2b	Low growth (29-30 dwellings) with an SDA nearby	C: Kibworth SDA		4ha	5ha		22 ha	

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Great Bowden Neighbourhood Plan

Summary of effects for Great Bowden

	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)	-	-	-

5.3 Scenario 1 (moderate growth) is showing a minor negative impact on Built and Natural Environment. The remainder of the scenarios show a minor positive or neutral impact on the settlement.

5.4 Great Bowden NDP does not propose to allocate sites for housing. The NDP supports windfall development in Great Bowden. The Plan sympathetically considers windfall development where it supports, amongst other criteria, they reflect the character and historic context of existing developments within Great Bowden, and they retain existing important natural boundaries such as trees, hedges and streams. The Conservation Areas, Scheduled Monuments and listed buildings are respected within the proposed policies.

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Great Bowden Neighbourhood Plan

6. Screening Outcome of October 2017

- 6.1 As a result of the assessment in Section 4 above it is unlikely there will be any significant environmental effects arising from policies in Great Bowden Submission version Neighbourhood Plan as submitted at the date of this assessment, that were not covered in the Sustainability Appraisal of the Core Strategy and the Sustainability Appraisal for the emerging New Local Plan. **As such, it is the consideration of the Local Planning Authority that Great Bowden 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 Great Bowden 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.

Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

Appendix 1

CONSERVATION AREA AND LISTED BUILDINGS WITHIN THE PARISH OF GREAT BOWDEN

Other Settlement features:	Occurrence
Conservation Area	<p><u>Great Bowden Conservation Area</u></p> <p>Great Bowden is the original settlement in whose parish the town of Market Harborough was laid out and developed. The village has retained a distinct non-urban character and physical separation from its larger neighbouring offspring; the two were formally separated in 1995 when Great Bowden became a separate civil parish. The railway line where it passes under the road from Great Bowden to Market Harborough marks the division of the two settlements. The distinctive plan of the earlier village remains and it is this area that forms the Conservation Area.</p> <p>The Conservation Area extends for over 1.2km. embracing most of the older buildings of the settlement; it has irregular boundaries and is in two broad parts, east and west, on either side of the railway line. The original sinuous main street was diverted to cross the line by a bridge. The eastern part has the functional core of the settlement (Church, School, Village Hall, Shops, Public Houses) but the distinctive settlement pattern in both parts is similar. It consists of a network of greens and of open spaces crossed by roads with many older buildings set back from the roads and behind the greens or former edges of the greens. The large number of trees, in the churchyard and on the greens and along the roads, is a characteristic of the settlement.</p>

Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

	<p>The fragmentation and irregular shape of the greens results in many different angles to the rows and groups of houses, and in many intimate areas within the whole. Although the whole area is large and extensive it is this breaking up into many small intimate areas that gives Great Bowden its character. Throughout the village there has been infill development between and on former greens during the last two centuries. This gives a mosaic of buildings of different ages. A notable feature is the number of large houses of the 17th to 19th centuries scattered across the Conservation Area, mostly still in large gardens. These include The Grange off Nether Green and the Manor House off Upper Green.</p> <p>Another large house, Rectory House, formerly belonging to Christchurch, Oxford fronts directly onto the churchyard as well as towards Sutton Road. In addition there are some large early 20th century houses built as hunting boxes. At Nether Green, another of the greens but away from the Main Street, are the buildings of the former kennels of the Fernie Hunt. Nether Green is separated from the main village centre of the Church and Rectory House by a large tree-fringed paddock, bounded by brick and mud walls and forming an important open space. Great Bowden manifests the juxtaposition of the affluent and the humble: by the large houses and small cottages, by the use of brick and stone next to mud and simple timber framing.</p> <p>The Conservation Area abuts the built-up area of housing development extending from Market Harborough in the south, but has open countryside to the north, east and west. It is distinct from Market Harborough, despite its history; but because of it, it has, with its many greens and large houses, developed differently from the other villages in the district.</p>
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Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

Scheduled Monuments	
Listed buildings	<p>Location and Grade</p> <p>GREAT BOWDEN HALL List Entry Number: 1074433 Heritage Category: Listing Grade: II Location: GREAT BOWDEN HALL, LEICESTER LANE, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>7, SUTTON ROAD List Entry Number: 1061276 Heritage Category: Listing Grade: II Location: 7, SUTTON ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>OAK APPLE COTTAGE List Entry Number: 1061279 Heritage Category: Listing Grade: II Location: OAK APPLE COTTAGE, 10, UPPER GREEN PLACE, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>37, MAIN STREET List Entry Number: 1074399 Heritage Category: Listing Grade: II Location: 37, MAIN STREET, Great Bowden, GREAT BOWDEN, Harborough,</p>

Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

	<p>Leicestershire</p> <p>.</p> <p>7, KNIGHTS END ROAD List Entry Number: 1074430 Heritage Category: Listing Grade: II Location: 7, KNIGHTS END ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>28, KNIGHTS END ROAD List Entry Number: 1074431 Heritage Category: Listing Grade: II Location: 28, KNIGHTS END ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>7 AND 9, DINGLEY ROAD List Entry Number: 1074446 Heritage Category: Listing Grade: II Location: 7 AND 9, DINGLEY ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>DRINKING TROUGH List Entry Number: 1074448 Heritage Category: Listing Grade: II Location: DRINKING TROUGH, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p>
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Great Bowden Neighbourhood Plan

	<p>18 AND 19, THE GREEN List Entry Number: 1074450 Heritage Category: Listing Grade: II Location: 18 AND 19, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>30, THE GREEN List Entry Number: 1074451 Heritage Category: Listing Grade: II Location: 30, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>45, THE GREEN List Entry Number: 1074454 Heritage Category: Listing Grade: II Location: 45, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>THE SHOULDER OF MUTTON PUBLIC HOUSE List Entry Number: 1216125 Heritage Category: Listing Grade: II Location: THE SHOULDER OF MUTTON PUBLIC HOUSE, 4, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>16 AND 17, THE GREEN</p>
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Great Bowden Neighbourhood Plan

	<p>List Entry Number: 1216131 Heritage Category: Listing Grade: II Location: 16 AND 17, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>20, THE GREEN List Entry Number: 1216133 Heritage Category: Listing Grade: II Location: 20, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>31, THE GREEN List Entry Number: 1216143 Heritage Category: Listing Grade: II Location: 31, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>36, THE GREEN List Entry Number: 1216151 Heritage Category: Listing Grade: II Location: 36, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>44, THE GREEN List Entry Number: 1216158 Heritage Category: Listing</p>
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Great Bowden Neighbourhood Plan

	<p>Grade: II Location: 44, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>1, KNIGHTS END ROAD List Entry Number: 1216488 Heritage Category: Listing Grade: II Location: 1, KNIGHTS END ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>1, MAIN STREET List Entry Number: 1216546 Heritage Category: Listing Grade: II Location: 1, MAIN STREET, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>NETHER GREEN STABLES List Entry Number: 1227987 Heritage Category: Listing Grade: II Location: NETHER GREEN STABLES, SUTTON ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>89, MAIN STREET List Entry Number: 1228003 Heritage Category: Listing Grade: II Location: 89, MAIN STREET, Great Bowden, GREAT BOWDEN, Harborough,</p>
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Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

	<p>Leicestershire</p> <p>.</p> <p>K6 TELEPHONE KIOSK, THE GREEN List Entry Number: 1228027 Heritage Category: Listing Grade: II Location: K6 TELEPHONE KIOSK, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>5, SUTTON ROAD List Entry Number: 1287421 Heritage Category: Listing Grade: II Location: 5, SUTTON ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>9, SUTTON ROAD List Entry Number: 1287432 Heritage Category: Listing Grade: II Location: 9, SUTTON ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>74, STATION ROAD List Entry Number: 1287454 Heritage Category: Listing Grade: II Location: 74, STATION ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p>
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Great Bowden Neighbourhood Plan

	<p>30, KNIGHTS END ROAD List Entry Number: 1287600 Heritage Category: Listing Grade: II Location: 30, KNIGHTS END ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>UPPER GREEN FARMHOUSE List Entry Number: 1360829 Heritage Category: Listing Grade: II Location: UPPER GREEN FARMHOUSE, UPPER GREEN PLACE, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>5, KNIGHTS END ROAD List Entry Number: 1361199 Heritage Category: Listing Grade: II Location: 5, KNIGHTS END ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>11-15, THE GREEN List Entry Number: 1361207 Heritage Category: Listing Grade: II Location: 11-15, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>26, THE GREEN</p>
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Great Bowden Neighbourhood Plan

	<p>List Entry Number: 1361208 Heritage Category: Listing Grade: II Location: 26, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>11, MAIN STREET List Entry Number: 1361219 Heritage Category: Listing Grade: II Location: 11, MAIN STREET, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>GAZEBO AT NUMBER 75, UPPER HOUSE List Entry Number: 1361220 Heritage Category: Listing Grade: II Location: GAZEBO AT NUMBER 75, UPPER HOUSE, MAIN STREET, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>5, MANOR ROAD List Entry Number: 1361221 Heritage Category: Listing Grade: II Location: 5, MANOR ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>WALL AND GATE PIERS TO NORTH OF VILLAGE HALL List Entry Number: 1361209 Heritage Category: Listing</p>
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	<p>Grade: II Location: WALL AND GATE PIERS TO NORTH OF VILLAGE HALL, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>THE OLD RECTORY List Entry Number: 1061278 Heritage Category: Listing Grade: II* Location: THE OLD RECTORY, SUTTON ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>THE ROUNDHOUSE List Entry Number: 1074400 Heritage Category: Listing Grade: II Location: THE ROUNDHOUSE, MAIN STREET, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>29, MANOR ROAD List Entry Number: 1074401 Heritage Category: Listing Grade: II Location: 29, MANOR ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>THE OLD FORGE List Entry Number: 1074410 Heritage Category: Listing Grade: II Location: THE OLD FORGE, 98, STATION ROAD, Great Bowden, GREAT BOWDEN,</p>
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Great Bowden Neighbourhood Plan

	<p>Harborough, Leicestershire</p> <p>.</p> <p>TURNPIKE COTTAGE</p> <p>List Entry Number: 1074432</p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location: TURNPIKE COTTAGE, LEICESTER LANE, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>5-7, THE GREEN</p> <p>List Entry Number: 1074449</p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location: 5-7, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>32 AND 33, THE GREEN</p> <p>List Entry Number: 1074452</p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location: 32 AND 33, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p> <p>WHITE ANGEL</p> <p>List Entry Number: 1074453</p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location: WHITE ANGEL, 43, THE GREEN, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p> <p>.</p>
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Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

	<p>SCHOOL List Entry Number: 1216073 Heritage Category: Listing Grade: II Location: SCHOOL, DINGLEY ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>HORSE SHOE HOUSE List Entry Number: 1216426 Heritage Category: Listing Grade: II Location: HORSE SHOE HOUSE, HORSE SHOE LANE, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>TUDOR HOUSE List Entry Number: 1216613 Heritage Category: Listing Grade: II Location: TUDOR HOUSE, 21, MANOR ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>BOUNDARY WALLS, GATE PIERS AND MONUMENTS AT THE CHURCHYARD OF THE CHURCH OF ST PETER AND ST PAUL List Entry Number: 1227975 Heritage Category: Listing Grade: II Location: BOUNDARY WALLS, GATE PIERS AND MONUMENTS AT THE CHURCHYARD OF THE CHURCH OF ST PETER AND ST PAUL, SUTTON ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p>
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Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

	<p>THE OLD HALL List Entry Number: 1227995 Heritage Category: Listing Grade: II Location: THE OLD HALL, 60, UPPER GREEN PLACE, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>THE OLD BAKE HOUSE List Entry Number: 1287561 Heritage Category: Listing Grade: II Location: THE OLD BAKE HOUSE, 55, MAIN STREET, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>27 AND 29, KNIGHTS END ROAD List Entry Number: 1287597 Heritage Category: Listing Grade: II Location: 27 AND 29, KNIGHTS END ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>11, DINGLEY ROAD List Entry Number: 1361205 Heritage Category: Listing Grade: II Location: 11, DINGLEY ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>THE VICARAGE</p>
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Great Bowden Neighbourhood Plan

	<p>List Entry Number: 1216086 Heritage Category: Listing Grade: II Location: THE VICARAGE, 15, DINGLEY ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>17 AND 19, WELHAM ROAD List Entry Number: 1061280 Heritage Category: Listing Grade: II Location: 17 AND 19, WELHAM ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>THE GRANGE List Entry Number: 1074402 Heritage Category: Listing Grade: II Location: THE GRANGE, DINGLEY ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>BARN AT THE OLD RECTORY GATE PIERS AND SOUTH BOUNDARY WALL OF PADDOCK SOUTH WEST OF THE OLD RECTORY SOUTH BOUNDARY WALL OF PADDOCK SOUTH WEST OF THE OLD RECTORY List Entry Number: 1360828 Heritage Category: Listing Grade: II Location: BARN AT THE OLD RECTORY, SUTTON ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire .</p> <p>CHURCH OF ST PETER AND ST PAUL</p>
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Strategic Environmental Assessment Screening Report

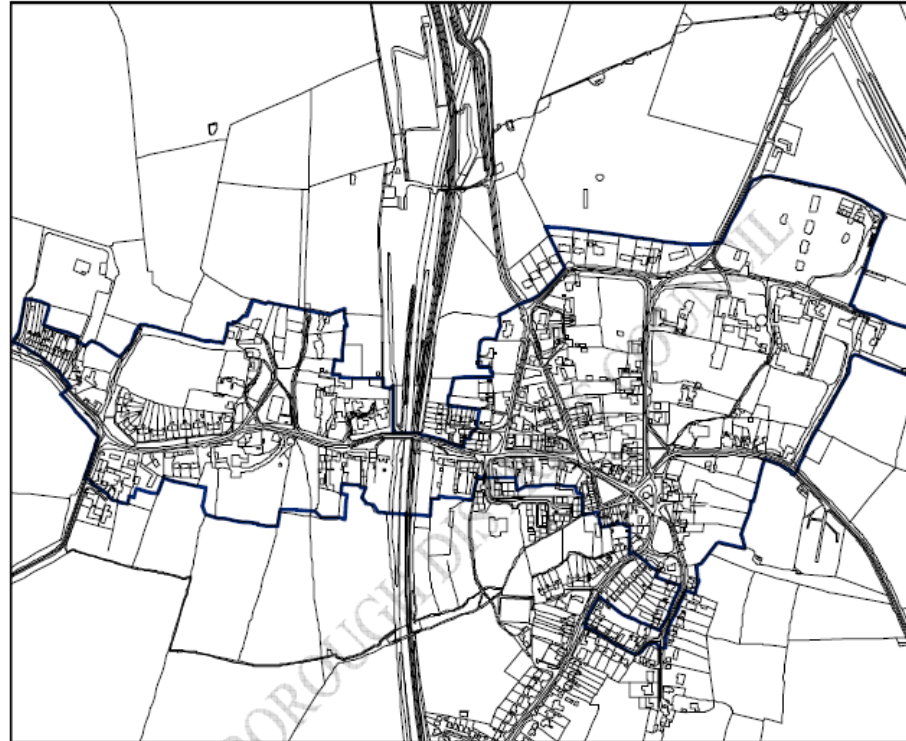
Great Bowden Neighbourhood Plan

	<p>List Entry Number: 1061277</p> <p>Heritage Category: Listing</p> <p>Grade: I</p> <p>Location: CHURCH OF ST PETER AND ST PAUL, SUTTON ROAD, Great Bowden, GREAT BOWDEN, Harborough, Leicestershire</p>
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Strategic Environmental Assessment Screening Report

Great Bowden Neighbourhood Plan

Great Bowden Conservation Area



— Conservation Area Boundary

0 55 110 220 330 440 Meters

Designated: 1974
Boundary Revised: 9th March 2005

1:5,592



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Appendix 2

Annex I

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

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

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

Annex II

1. Agriculture

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

2. Extractive industry

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

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- (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

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

(b) Production of pesticides and pharmaceutical products, paint and varnishes, elastomers and peroxides.

(c) Storage facilities for petroleum, petrochemical and chemical products.

8. Food industry

(a) Manufacture of vegetable and animal oils and fats.

(b) Packing and canning of animal and vegetable products.

(c) Manufacture of dairy products.

(d) Brewing and malting.

(e) Confectionery and syrup manufacture.

(f) Installations for the slaughter of animals.

(g) Industrial starch manufacturing installations.

(h) Fish-meal and fish-oil factories.

(i) Sugar factories.

9. Textile, leather, wood and paper industries

(a) Wool scouring, degreasing and bleaching factories.

(b) Manufacture of fibre board, particle board and plywood.

(c) Manufacture of pulp, paper and board.

(d) Fibre-dyeing factories.

(e) Cellulose-processing and production installations.

(f) Tannery and leather-dressing factories.

10. Rubber industry

Manufacture and treatment of elastomer-based products.

11. Infrastructure projects

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

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(j) Knackers' yards.

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

Appendix 3

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

The reasonable alternatives against which the housing growth for Great Bowden 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.

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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 have been received. Both proposals offer new road infrastructure, community and employment facilities and around 1,200 houses. One proposal involves development to the north of Kibworth Harcourt and a potential relief road for the existing A6. The other involves development to the west of and linking road infrastructure between the A6 and Saddington Road. Further assessment of transport impacts, landscape and viability is needed in terms of both proposals. <u>This Option would include just one of these two strategic development areas.</u> Delivery of either potential strategic development area would reduce the requirement for all other settlements in the District.</p> <p>Approximately 5ha of employment land would be delivered as part of the Kibworth SDA. A further approximately 10ha of employment land would be delivered in Market Harborough along with at least 4ha at Lutterworth and approximately 3ha at Fleckney to balance its relatively high potential housing growth.</p>

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<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 ; 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 . 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>)? 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"> - 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.
			<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.

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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>	<p>- % of developments achieving a higher CFSH homes water efficiency rating than required by building regulations.</p> <p>- Carbon emissions from road transport.</p>
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The effects of each Scenario for growth in Great Bowden are presented against the six SA Topics listed below, which encapsulate the SA Framework.

The scenarios for growth are:

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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 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 ✗

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

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Great Bowden

Scenarios tested for Great Bowden

The table below sets out two distinct scenarios for Great Bowden to assess the implications of the four refined strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Great Bowden. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate-growth (45 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	Great Bowden is well related to Market Harborough and is likely to benefit from employment opportunities in this area. There are also rail links, which make it possible to commute further to other centres of employment such as Leicester. It is unlikely that a difference of 4 or 10 ha of employment in Lutterworth would have any effect on Great Bowden. However, Kibworth is fairly close (less than 10km), and a 5 ha employment site in the SDA could be accessed easily by car. Therefore, Scenarios has been divided into sub-options to differentiate between those options that involve an SDA and those that don't.
2a	Low growth (29-30 dwellings)	B: Scraptoft SDA	10 ha	4 ha	-	3 ha	17 ha	
		D: Lutterworth SDA		10 ha	-		23 ha	
2b	Low growth (29-30 dwellings) with an SDA nearby	C: Kibworth SDA		4ha	5ha		22 ha	

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SA findings for Great Bowden

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 (Scenario 1 and 2) 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.</p> <p>Great Bowden Borrow Pit SSSI is located to north of village. The SSSI is designated for fen, marsh and swamp lowland value. It is less than 500m away from one of the sites identified in the SHLAA (2015) which may potentially come forward for development following the site assessment process. The effects are currently unknown.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3 under Scenario 1 and to a lesser extent 2. The scale of development involved would not have an effect on levels of water quality.</p>				
Sensitivity of receptors	<p>Great Bowden Borrow Pit SSSI is to the north of village. Open land for development may contain hedges and trees on the boundary of value to wildlife. Agricultural land surrounding Great Bowden is classified as Grade 3.</p>				
Likelihood of effects	<p>Effects on Great Bowden Borrow SSSI would be unlikely, as long as development is appropriately designed. Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement.</p>				

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Significance	<p>Although Scenarios 1 and 2 (to a slightly lesser extent) present the potential for negative effects, mitigation measures could limit the effects on local wildlife.</p> <p>The effects ought to be avoidable given the range of site options, and mitigation measures should ensure significant effects are not generated. Consequently, a neutral effect is predicted for both scenarios, which are both relatively small scale. If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity by linking ecological networks. However, it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land under Scenario 1 and 2, which would be unavoidable. This is small scale though and not predicted to be significant.</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 cover 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. Great Bowden is one of the oldest settlements in Leicestershire due to its Anglo-Saxon origins and its character would need to be respected by any new development. The majority of the village form is in a Conservation Area. Grand Union Canal Conservation Area runs to the west of the village and forms the parish boundary.</p> <p>Effects on built and natural heritage would be most prominent for Scenario 1. Scenario 2 has the potential to affect the character to a lesser extent.</p>				
Sensitivity of receptors	<p>Great Bowden is largely in a Conservation Area and contains 56 listed buildings including a Grade I (Church of St Peter and St Paul) and a Grade II (The Old Rectory). 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> <p>There is a 'saved' Local Plan policy EV/3 that defines an Area of Separation between Great Bowden and Market Harborough and Core Strategy policy seeks to maintain the principle of separation.</p>				
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character. This could also create a contrast between the 'new' and 'old' development.</p> <p>For Scenario 1 and to a certain extent Scenario 2, it would be likely that development would either be at a higher density, or would need to cover more land.</p> <p>It is unlikely that development would affect the physical and visual area of separation known as 'Bowden Ridge'; although its sensitivity would need to be respected. There is sufficient land available to meet requirements under both scenarios without having to develop sensitive areas to the south. However, it is unclear whether any sites would need to be allocated for development at this stage given the level of current commitments and the recent appeal decision allowing 70 dwellings.</p>				

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Significance	<p>Scenario 1 has the potential for negative effects on the settlement edge of Great Bowden. Given that the importance of maintaining areas of separation with Market Harborough it is likely that development would not occur to the south of the settlement. Nevertheless, housing is fairly low density, overlooking green space, and this would be permanently altered if substantial development occurred. There should be potential to deliver lower density / smaller scale development though, hence only a minor negative effect is predicted.</p> <p>For Scenario 2, the effects would be similar in nature, but smaller in scale, so a neutral effect is predicted as fewer sites would need to be allocated / the density of development could be reduced on larger sites.</p> <p>Recommendation – Development in Great Bowden 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 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>The proportion of the population under 55 in Great Bowden is well down when compared to the District. Conversely the 55 and over age groups are all well above the District levels and the level of pensioner only households is relatively high.</p> <p>Housing growth would help to improve choice and affordability, which ought to have a positive effect on health and wellbeing.</p> <p>Scenarios 1, and 2 (to a lesser extent) 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. Scenario 1 would be more likely to help to support the vitality of village services as they would deliver more housing to the area.</p> <p>There would be no effect upon air quality as a result of growth in Great Bowden. It is unlikely that significant trips through the settlement would be generated as a result of increased trips to an SDA at Kibworth or increased growth in Market Harborough itself.</p>				
Sensitivity of receptors	<p>The primary school in Great Bowden is at capacity and it is noted in the Settlement Profile (2015) that the site is constrained with limited space to extend. GPs in Market Harborough are also at capacity and would be affected by significant development.</p> <p>There are limited facilities in the village, although do currently cater adequately for the current population. Public transport links are not frequently used by the majority of the population as 65% of trips are by car and 10% work from home (Census 2011).</p>				
Likelihood of effects	<p>For Scenario 1 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. However, this scenario ought to improve housing choice and affordability, and support the vitality of the village.</p> <p>Whilst the increased growth under this scenario could help to support the viability of a new village amenities, it is unclear whether this would occur, or if the scale of growth would be adequate.</p> <p>Negative effects on the primary school are likely as is the strain on the GP in Market Harborough. Development contributions would be sought to support improvements.</p>				

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Significance	<p>Scenario 1 is likely to increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. It would also create demand for school places that would probably need to be provided in Market Harborough rather than Great Bowden given the constraints at the current school site. However, this scenario would also support residents to remain in the area by providing new affordable housing. It should also support the vitality of the village centre and may also help to enhance open space through developer contributions, but the likelihood of this is unclear. On balance a minor positive effect is predicted.</p> <p>Scenario 2a supports a slightly lower level of housing development in Great Bowden, which may affect the availability of housing and ability to secure enhancements to community infrastructure. However, there would still be substantial growth in Market Harborough nearby. A neutral effect is predicted.</p> <p>For Scenario 2b, there would be improved access to jobs and housing at Kibworth SDA which might help to offset these negative effects to an extent. An uncertain positive effect is predicted, as it is unclear whether residents would feel that Kibworth was a suitable alternative for housing given that it is approximately 4km away.</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 cover both sub-options.</i></p> <p>New development could increase surface water run-off through the development of greenfield land. Area to the south east of the village around the River Welland is identified as Flood Zone 2 and 3.</p>				
Sensitivity of receptors	Flood zones 2 and 3 are identified around the River Welland but they do not affect the main village or sites identified in the SHLAA in the plan period.				
Likelihood of effects	It is unlikely that new development would be at risk of river flooding. 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.				
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>There is potential for new homes to be plugged in to fibre optic networks, as there are plans to upgrade in 2015/16. This would help supplement the current 10% of residents who work from home.</p> <p>Scenario 1, and to a lesser extent Scenario 2a/2b would help to improve housing choice and affordability in Great Bowden, with knock on beneficial effects on the village economy, through increased spending on local services.</p> <p>More people are likely to lead to more economic activity in Market Harborough with Great Bowden only a short distance away.</p>				
Sensitivity of receptors	<p>There has been an increase of 8.6% dwellings since 2001 in Great Bowden. There is a need for affordable housing in rural areas.</p> <p>There are only 1% of economically active people in Great Bowden who are unemployed (Census 2011). This shows a strong local economy, without the need for economic development.</p>				
Likelihood of effects	<p>Increased housing would improve the offer available in Great Bowden. Scenario 1 would likely bring about more affordable housing, than Scenario 2a and 2b. However, current infrastructure however may be stretched with this higher growth option, and contributions to improve highways might be required. For Scenario 2b, the lower level of growth would be offset somewhat by increased housing (and employment) at an SDA in Kibworth.</p> <p>Whilst there are relatively few employers in Great Bowden itself, the village benefits from its close proximity to Market Harborough and a wider range of employment opportunities. An increased housing offer would provide the opportunity for people to access these jobs and services.</p>				
Significance	<p>A higher growth Scenario, such as in Scenario 1, ought to have a minor positive effect upon housing choice and the local economy through improved choice and local spending. Access to jobs would also be good given the proximity to Market Harborough (and Kibworth SDA for Scenario 2b). For scenario 2a, a neutral effect is predicted, as the level of growth is low. .</p> <p>For Scenario 2b, there would be improved access to jobs and housing at Kibworth SDA which might help to enhance positive effects to an extent. Therefore a minor positive effect is predicted.</p>				

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Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓	Scenario 2a	–
				Scenario 2b	✓
Nature of effects	<p>There is potential for new homes to be plugged in to fibre optic networks, as there are plans to upgrade in 2015/16. This would help supplement the current 10% of residents who work from home.</p> <p>Scenario 1, and to a lesser extent Scenario 2a/2b would help to improve housing choice and affordability in Great Bowden, with knock on beneficial effects on the village economy, through increased spending on local services.</p> <p>More people are likely to lead to more economic activity in Market Harborough with Great Bowden only a short distance away.</p>				
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Significance	<p>A higher growth Scenario, such as in Scenario 1, ought to have a minor positive effect upon housing choice and the local economy through improved choice and local spending. Access to jobs would also be good given the proximity to Market Harborough (and Kibworth SDA for Scenario 2b). For scenario 2a, a neutral effect is predicted, as the level of growth is low. .</p> <p>For Scenario 2b, there would be improved access to jobs and housing at Kibworth SDA which might help to enhance positive effects to an extent. Therefore a minor positive effect is predicted.</p>				

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Summary of effects for Great Bowden

	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)	-	-	-