



**Leire Neighbourhood Plan  
Strategic Environmental Assessment  
Determination**

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

**Leire Parish Council**

**February 2021**

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## 1. Introduction

- 1.1 This documents sets out the opinion of the Local Planning Authority that the Leire Neighbourhood Plan as submitted for Regulation 16 consultation in January 2021 does not require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 The Pre submission Plan was provided to the Statutory Consultees for comment (responses below) and the contents of the Plan have not changed sufficiently for the screening outcome to change.

Consultee	Response
Historic England	No response
Environment Agency	<p>Thank you for seeking the EA's views as described in your email below.</p> <p>The EA does not disagree with the report stating that the Leire Neighbourhood Plan does not require a full SEA to be undertaken.</p>
Natural England	<p><b>Planning consultation:</b> Leire Neighbourhood Plan - SEA Screening Report</p> <p>Thank you for your consultation on the above document dated 14 September 2020 which was received by Natural England on 15 September 2020</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) for the Leire Neighbourhood Plan.</p> <p>We can confirm that it is considered unlikely that any significant environmental effects will result from the implementation of the Leire Neighbourhood Plan.</p> <p>Natural England also agrees with the report's conclusions that Leire Neighbourhood Plan would not be likely to result in a significant effect on any European Site either alone or in combination and therefore no further assessment work under the Habitats Regulations would be required.</p>

	<p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter <u>only</u> please contact Sandra Close on 020 8026 0676. For any new consultations, or to provide further information on this consultation please send your correspondences to <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p>
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1.3 The purpose of the Leire Neighbourhood Plan is to seek to ensure sustainable development within the parish that meets the needs of current and future generations, whilst protecting and enhancing the natural, built and historic environment.

1.4 The policies include those to:

- Ensure that development takes place in the most sustainable locations;
- Encourage the right types of development that meet local needs;
- Protect important buildings and structures of historic and architectural interest;
- Protect important community facilities;
- Promote high quality design in new development;
- Protect the countryside and special landscape;
- Protect open spaces that are important to the community and/or wildlife; and
- Seek ways of addressing the problems of traffic congestion.

1.5 The Leire Neighbourhood Plan Advisory Committee has prepared a vision statement which states:

*Our vision for Leire Parish is that it continues, by 2031, to thrive as a vibrant and distinctive Village, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining its unique and distinctive character, and to provide an outstanding quality of life for current and future generations of residents.*

*As residents and with our Parish Council, we will all support this vision by:*

- *Encouraging a thriving and prosperous community that delivers a high quality of life for all its residents;*
- *Recognising and protecting the character and history of the Village area;*
- *Supporting measured, proportionate, timely and sustainable development to meet local requirements;*
- *Promoting a flourishing local economy;*
- *Endorsing policies that have a positive effect on the environment, including those that remove or risk, mitigate climate change, reduce our carbon footprint and minimise the impact of increased traffic; and*
- *Maintaining a high-quality natural environment that preserves and enhances biodiversity..*

1.6 In order to demonstrate that a draft neighbourhood plan or Order contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan or Order guides development to sustainable solutions. There is no legal

requirement for a neighbourhood plan to have a sustainability appraisal. However, qualifying bodies may find this a useful approach for demonstrating how their draft plan or order meets the basic conditions. Material produced as part of the Sustainability Appraisal of the Local Plan may be relevant to a neighbourhood plan.

- 1.7 The SEA Directive and NPPG guidance is clear in that a SEA Environmental Report need only be as detailed as appropriate to the content and level of detail of the neighbourhood plan<sup>1</sup>. An environmental report must identify, describe and evaluate the likely significant effects on the environment of implementing the neighbourhood plan policies and of the reasonable alternatives taking into account the objectives and geographical scope of the neighbourhood plan<sup>2</sup>. NPPG guidance goes on to state that reasonable alternatives must also be sufficiently distinct, realistic and deliverable<sup>3</sup>.
- 1.8 At no point does the SEA legislation or guidance state that reasonable alternatives are a requirement for each and every policy area in a plan and it is considered that a proportionate approach, taking into account legislation and guidance above, should be satisfactorily undertaken.
- 1.9 Regulations state that the Environmental Report should consider whether certain matters are more appropriately assessed at different levels of the planning system to avoid duplication<sup>4</sup>.
- 1.10 Each policy of the Leire Plan at submission stage has been individually assessed for its effects on Habitat Regulations (and other environmental effects) (see appendix 3). The HRA for the Local Plan 2011 to 2031 have determined that no European sites lie within Harborough District. Outside the district, the nearest European site is Rutland Water SPA and Ramsar site, which is located 7km to the north-east of the district boundary but 22km from the main population centres (Market Harborough and Thurnby/Scraptoft) as the district is largely rural with a fairly sparsely distributed population.
- 1.11 The HRA for the Local Plan concluded in 2017 that:  
*It is possible to conclude that development in the Harborough Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in combination with other plans and projects. These conclusions are based on the findings of this screening which conclude that no Natura 2000 sites are located within the district and no impact pathways have been identified linking Natura 2000 sites outside of the district e.g. Rutland Water SPA/Ramsar to development within Harborough District. Therefore an Appropriate Assessment is not required.*

<sup>1</sup> Para 030 of <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

<sup>2</sup> Para 039 - [http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph\\_033](http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033)

<sup>3</sup> Para 038 - [http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph\\_033](http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033)

<sup>4</sup> Regulation 12(3)(d) - [http://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi\\_20041633\\_en.pdf](http://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi_20041633_en.pdf)

1.12 The CJEU ruling (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) (April 2018) ) states that:

*“In the light of all the foregoing considerations, the answer to the question referred is that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site” (paragraph 40).*

1.13 This SEA Screening Report dated September 2020 for the Leire Neighbourhood Plan does not take account of measures intended to avoid or reduce the harmful effects of the Plan. The harmful effects, if any, have been considered in the preparation of the Screening Report of September 2020 and the LPA believes they have been demonstrated to be nil or very minor to the natural and historic environment, Natura 2000 sites and Habitat Regulations.

1.14 The vision and core objectives of the Pre-Submission Neighbourhood Plan for Leire are based on the key issues raised by local people. They have been summarised and refined by the Advisory Committee to form the basis of the Neighbourhood Plan for Leire.

1.15 The Neighbourhood Plan (pre-submission draft August 2020) has the following policies at its core:

POLICY H1: Residential site allocation - Land is allocated to the rear of Orchard Cottage on Main street, accessed from St Peter’s Close for five residential units as shown in figure 2, subject to:

- a) The site mix will comprise two 2-bed bungalows, two 3-bed houses and one 4-bed house. Any house can be substituted for a bungalow of any size;
- b) a minimum of two of the dwellings will be affordable;
- c) a public footpath will be provided to an adoptable standard to link to Main Street and serve the site;
- d) the development will not create an adverse impact on the character of the area, or undermine the amenity of neighbouring dwellings;
- e) all roads and footpaths should be constructed to Leicestershire County Council’s adoptability standards; and
- f) the whole of the site is to be built as one carefully designed scheme.

POLICY H2: Windfall Sites - Proposals for infill and redevelopment sites will be supported where:

- a) The location is within the Limits to Development boundary;
- b) It helps meet the identified housing requirement for Leire;
- c) It retains existing important natural boundaries and features such as gardens, trees, hedges, footpaths and streams;
- d) There is a safe vehicular and pedestrian access to the site;
- e) It does not reduce garden space to an extent where there is a significant adverse impact on the character of the area;
- f) If it involves two or more dwellings, provides for at least one small dwelling with three or fewer bedrooms for every one larger dwelling (i.e. four or more bedrooms).; and
- g) It does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

**POLICY H3: AFFORDABLE HOUSING** - Development proposals which include affordable housing should provide a mix of housing types and sizes to help meet the identified needs of the Parish. The provision of smaller homes, especially for young families and young people and for older people who wish to downsize, will be supported, as is the provision of affordable housing for people with a local connection.

**POLICY H4: Limits To Development** - Within the defined Limits to Development as shown in Figure 3, development proposals for windfall development, conversion and extension of existing buildings will be supported where they:

- a) Help to meet an identified housing need in Leire Parish;
- b) Retain existing natural boundaries such as trees, hedges, boundaries and streams which either contribute to visual amenity or are important for their ecological value;
- c) Retain and where possible, enhance the distinctive qualities of the special and attractive landscape in which Leire is situated;
- d) Preserve and where possible, enhance the setting of any heritage asset where the setting of that heritage asset would be affected by the proposal;
- e) Demonstrate that capacity is currently available within existing wastewater infrastructure or that capacity can be made available in time to serve the development; and
- f) Preserve and where possible, enhance the Leire Conservation Area.

**POLICY H5: Design standards** - Development proposals will 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 of Leire.

Development proposals should have regard to the Leire Village Design Guide (Appendix 6) and the following design principles to a degree that is proportionate to the development:

- a) New development will be required to enhance and reinforce the local distinctiveness and character of the area in which it is situated. 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.
- b) Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;
- c) New buildings and extensions will 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;
- d) New buildings and extensions will 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;
- 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;
- f) Development will include a need to enhance 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, bat and bird boxes and hedgehog friendly fencing, if hedges are not possible, to maintain connectivity of habitat for hedgehogs and other terrestrial animals;

- 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 discreet storage containers compliant with the refuse and recycling collection system;
- i) Avoidance of all unnecessary artificial lighting: there is no legal duty requiring any place to be lit, Lighting design, location, type, lux levels and times of use should follow current best-practice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK (Bat Conservation Trust/Institution of Lighting Professionals, 2018).
- j) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology; and
- k) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change.

POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE - Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (evidence base Appendix 8; map figure 5) will not be permitted other than in special circumstances.

436 - St. Peter's churchyard

021 - Jubilee Walk

018 - Walker's Charity Field (recreation ground and children's play area)

POLICY ENV 2: IMPORTANT OPEN SPACES - The following open spaces in Leire (and figure 6) are of high value for recreation, beauty, amenity, tranquillity or as green spaces within or close to the built-up area. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.



1. Playing field, Frolesworth Road (HDC OSSR site *Children's play area*)
2. Children's play area, Frolesworth Road (this Plan *Recreation ground*)
3. Frolesworth Road allotments (HDC OSSR site, *allotments*)
4. St. Peter's Churchyard HDC OSSR site, *closed churchyard*)
5. St. Peter's Close amenity green space (HDC OSSR site, *amenity greenspace*)
9. Leire cemetery (HDC OSSR site, *burial ground*)
10. Leire village green (this Plan, *Registered Village Green, amenity greenspace*)
11. Broughton Lane (east side) verges and notable tree (this Plan, *amenity greenspace*)
12. White House Close verges and trees (this Plan, *amenity green space*)
13. Back Lane 'green' with beech trees (this Plan, *amenity greenspace*)
6. St Margaret's Drive 'green' (this Plan, *amenity greenspace*)
7. Wide verges with seating and trees, corner Oak Avenue/Frolesworth Road (this Plan, *amenity greenspace*)
8. Little Lane 'green' (seat and flowerbeds) (this Plan, *amenity greenspace*)
14. Queen's Arms parking area (this Plan, *amenity greenspace*)
15. Queen's Arms garden (this Plan, *amenity greenspace*)
16. Wales Orchard 'green' (this Plan, *amenity greenspace*)

**POLICY ENV 3: PROTECTION OF SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE** - The sites and features mapped here (figure 7) have been identified as being of at least local significance for their natural environment significance. They are ecologically important in their own right, make a contribution to carbon sequestration, and are locally valued. The significance of the species, habitats or features present should be weighed against the benefit of any development that would adversely affect them.

**POLICY ENV 4: BIODIVERSITY AND HABITAT CONNECTIVITY**- All new development proposals will be expected to safeguard habitats and species, including those of local significance. In line with NPPF paragraph 175(a), if significant harm to biodiversity cannot be avoided (through locating to an alternative site with less harmful impacts), adequately mitigated, or compensated for (through net biodiversity gain, for example), planning permission should be refused.

Development proposals should not damage or adversely affect the habitat connectivity provided by the wildlife corridors identified in figure 8.

**POLICY ENV 5: PROTECTION OF SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE** - The sites listed and mapped (figure 9) have been identified as being of local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the benefit of any development that would affect or damage them.

**POLICY ENV 6: LOCAL HERITAGE ASSETS** - The structures and buildings listed here (map figure 11) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The local benefits of a development proposal, or of a change of land use requiring planning approval, will need to be judged against their significance as heritage assets.

1. Leire Mill (LCC HER MLE 1849)

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2. The Hatchery, Main Street, Leire (LCC MLE 18828)
3. Stemborough Mill House, Stemborough Lane, Leire (LCC MLE 22318)
4. Stemborough Mill stables, Stemborough Lane, Leire (LCC MLE 22319)
5. Railway Bridge, Leire Road/Frolesworth Road (LCC HER MLE 21158)
6. Railway bridge, Broughton Lane. (LCC MLE 21159)
7. The Old Bakery, Main Street (this Plan)
8. The Gables, Main Street (this Plan)
9. Village Hall, Main Street (this Plan)
10. Queens Arms Public House, Main Street (this Plan)
11. Houses on The Green (this Plan)
12. Old School House, Frolesworth Road (this Plan)

### POLICY ENV 7: TRACKS, ROADS AND HEDGES OF HISTORICAL SIGNIFICANCE -

Development proposals that damage the character or result in the loss of the identified (figure 10) tracks and roads of historical significance and amenity value will be resisted. Proposals should be designed to retain and manage such features where possible.

Twelve species-rich, ancient hedges associated with these lanes (Figure 10) are of high historical and ecological importance and are identified in the Plan as non-designated heritage assets.

POLICY ENV 8: RIDGE AND FURROW - The areas of ridge and furrow earthworks mapped in figure 13.2 are non-designated local 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 local benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

POLICY ENV 8: AREA OF SEPARATION - To retain the physical and visual separation between Leire and Broughton Astley, the area indicated in figure 14 is designated as an Area of Separation. Development proposals in the identified gap between the settlements should be of an appropriate scale and type and be located and designed to maintain and wherever possible enhance the separation of the villages.

POLICY ENV 9: PROTECTION OF IMPORTANT VIEWS - The following views (shown in figure 15) are important to the setting and character of the village. Development proposals should, whenever practicable, respect and protect them. Development which would have an unacceptable impact on the identified views will not be supported.

1. From 'Cliff Top' at the high point on footpath W64 above the railway cutting, 180° vista from southwest to northwest across the Plan Area and into the Soar valley, Charnwood Forest on the horizon to the northwest.
2. From the road from Dunton Bassett to Leire, at the Plan Area boundary, view looking back westwards into the parish.

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3. Southwest along Jubilee Walk from under the bridge, view along the path following the course of the old railway, now managed for amenity and wildlife.
4. From Stemborough Lane, views north across small hedged fields of historic interest and the higher ground of the northern half of the Plan Area.
5. Street view on Main Street from the Post Office towards the church with several local heritage asset buildings including the village hall in the foreground
6. View east from Frolesworth Road at the Plan Area boundary toward Leire village including the church spire.

POLICY ENV 10: FOOTPATHS AND BRIDLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths (figure 16) will not be supported without appropriate mitigation.

POLICY ENV 11: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT - Provision should be made in the design and construction of new development to protect and enhance biodiversity, including:

- • Roof and wall construction should incorporate integral bird nest boxes and bat breeding and roosting sites
- • Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial animals
- • Avoidance of all unnecessary artificial lighting: there is no legal duty requiring any place to be lit
- • Security lighting, if essential, should be operated by intruder sensors and illuminated for no longer than 1 minute. Sports and commercial facility lighting should be switched off during agreed 'curfew' hours between March and October, following best practice guidelines in *Bats and Lighting* Leicestershire Environmental Records Centre, 2014.
- • Lighting design, location, type, lux levels and times of use should follow current best-practice, e.g. by applying the guidelines in *Guidance note 08/18 Bats and artificial lighting in the UK* (Bat Conservation Trust/Institution of Lighting Professionals, 2018).

POLICY ENV 12: RENEWABLE ENERGY GENERATION INFRASTRUCTURE - Small-scale, local resident, business, amenity or community-initiated, solar and wind generation infrastructure will be supported, subject to their complying with the environmental protection conditions listed in *HDC Local Plan Policy CC2*. Large scale turbine developments will not be supported, in conformity with the Plan Area's designation in HDC Landscape Character Areas *Upper Soar* and *Lutterworth Lowlands* as an area of moderate and high landscape sensitivity and with *HDC Local Plan Policy CC2*, and is supported by National Planning Policy Framework 2019 paragraph 10.3.

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### POLICY ENV 13: MANAGING AND PROVIDING RESILIENCE TO FLOOD RISK -

1. In conformity with HDC Local Plan policy CC3, development proposals within the areas indicated in Figure 17 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with future flood mitigation strategies and infrastructure proposals.

2. Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up area, will be supported.

3. Development proposals for one or more dwellings and/or for employment development adjacent to watercourses should demonstrate that:

- a) if in a location susceptible to flooding from rivers or surface water, no alternative site to meet the local residential development need is available;
- b) its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;
- c) it includes a Flood Risk Assessment and where necessary commitments for mitigation;
- d) it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and will not threaten natural habitats and water systems;
- e) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- f) it does not increase the risk of flooding to third parties;
- g) proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting; and
- h) it takes the effects of climate change into account

### POLICY INF1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES -

Development proposals that result in the loss of an important community facility will not be supported, unless the building or facility is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be demonstrated that the service or facility is not viable or is no longer required by the community and there is adequate alternative provision within the same settlement.

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Development proposals to enhance the provision of community buildings that meet an identified local need, will be supported where the proposed development will:

- a) not detract from residential amenity by merit of excessive traffic movement or other disturbance;
- b) not generate parking need that cannot be adequately catered for within the site;
- c) be of a scale proportionate to local need, and
- d) be readily accessible for cyclists and/or pedestrians.

**POLICY INF2: EMPLOYMENT AND BUSINESS DEVELOPMENT** - Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be permitted unless it can be demonstrated that the site or building is no longer suitable or viable for employment use. Proposals for employment-related development (for new and/or expansion of employment uses) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; that it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.

**POLICY INF3: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS** - The use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

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

**POLICY INF4: WORKING FROM HOME** - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where the development:

- a) Is in keeping with the scale, form and character of its surroundings;
- b) Has safe and suitable access to the site for all people;
- c) Will not result in unacceptable traffic movements and that appropriate parking provision is made;
- d) Has no significant and adverse impact to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with

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the work activity which could lead to monitoring under environmental regulations; and

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

**POLICY INF5: ELECTRIC VEHICLES** - Residential development of one or more houses should provide 7kW (or current best practice) cabling to a vehicle-accessible location on the exterior of each dwelling to facilitate subsequent installation of a home electric vehicle charging point.

The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their presence does not impact negatively on existing available parking in the Parish.

**POLICY INF6: MOBILE AND TELECOMMUNICATION INFRASTRUCTURE** - Proposals to provide increased infrastructure in general and access to a super-fast broadband service (currently at least 30 MBPS but to include future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported.

Where above ground networks installations are required, they should be sympathetically located and designed to integrate into the landscape.

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

## 2. Legislative Background

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

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

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particular paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site or a European offshore marine site.

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

2.4 This report focuses on screening for SEA and the criteria for establishing whether a full assessment is needed in light of the Sustainability Appraisal and Strategic Environmental Assessment undertaken for the Core Strategy in 2010. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#) and the [Sustainability Appraisal \(SA\) as part of the New Local Plan](#) during 2016.

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

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

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

- the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan influences other plans and programmes including those in a hierarchy,
- the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan,
- the relevance of the plan for the implementation of community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

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

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the trans boundary nature of the effects,

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

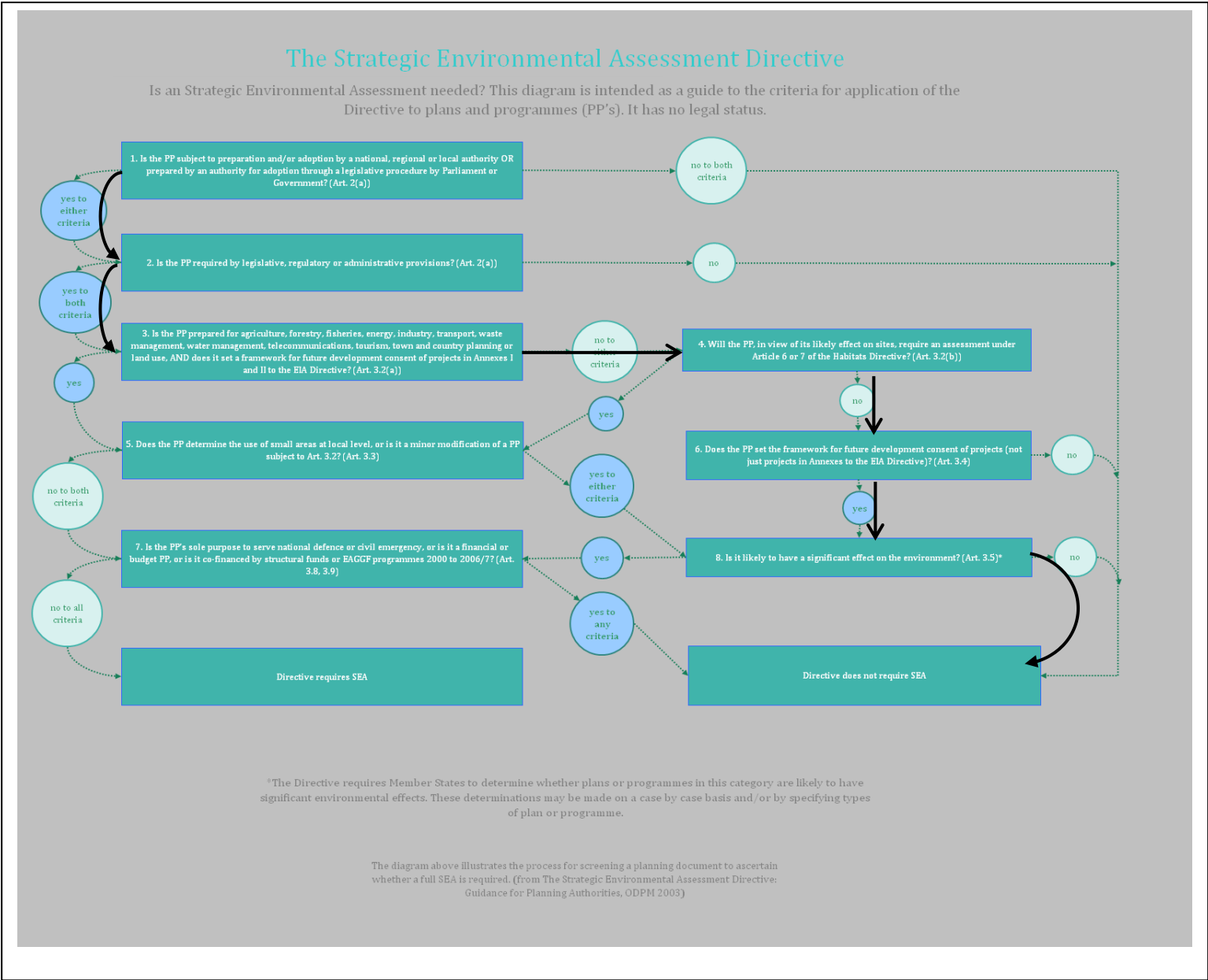
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
  - special natural characteristics or 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



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## 4. Assessment 4.1 Black arrows indicate the process route for Leire Neighbourhood Plan SEA Screening Assessment.



## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

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

Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? <a href="#">(Art. 2(a))</a>	<b>Y</b>	The preparation of and adoption of the NP is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP has been prepared by Leire Parish Council (as the 'relevant body' ) and will be 'made' by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012
2. Is the NP required by legislative, regulatory or administrative provisions? <a href="#">(Art. 2(a))</a>	<b>Y</b>	Whilst the Neighbourhood Plan is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will if 'made', form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, <b>AND</b> does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? <a href="#">(Art 3.2(a))</a>	<b>N</b>	Whilst the NP covers a wide range of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? <a href="#">(Art. 3.2 (b))</a>	<b>N</b>	<p>Leire NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites. The Plan allocates one site for housing incorporating five residential units however this cannot be considered significant development.</p> <p>A Habitat Regulations Assessment (HRA) has been undertaken as part of the Local Plan preparation. The assessment concludes that the Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in conjunction with other plans and projects. These conclusions are based on the fact that no such sites are located within the district and no impact pathways were identified linking internationally important wildlife sites outside of the district (e.g. Rutland Water SPA/Ramsar site) to development within Harborough District.</p> <p>The Local Plan HRA considered but dismissed the following sites from the analysis due to a combination of distance and absence of impact pathways linking it to the District:</p>

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

		<ul style="list-style-type: none"> <li>• Ensor's Pool SAC;</li> <li>• The Upper Nene Valley Gravel Pits SPA and Ramsar; and</li> <li>• River Mease SAC.</li> </ul> <p>The HRA looked into the potential effects of the plan on Rutland Water SPA and Ramsar site in more detail. However, it concluded that the Local Plan will not have a likely significant effect on the site as no impact pathways were identified linking it to development within Harborough District. Given that Leire lies some 40 km from Rutland Water SPA/Ramsar, it is considered that the NP will not affect any Natura 2000 sites in line with the findings of the HRA. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> <p>The Local Plan Habitat Regulations Assessment is available at:  <a href="https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment">https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment</a></p>
5. Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to <a href="#">Art. 3.2</a> ? (Art. 3.3)	<b>Y</b>	Determination of small sites at local level.
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? <a href="#">(Art 3.4)</a>	<b>Y</b>	The NP is to be used for determining future planning applications
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	<b>N</b>	
8. Is it likely to have a significant effect on the environment? <a href="#">(Art. 3.5)</a>	<b>N</b>	<p>The Leire NP is a relatively self contained plan and considers sites and designations only at a local level to meet the requirements set out in the Local Plan. The Plan seeks to allocate one site for housing and contains policies for windfall site development to come forward. The level of development anticipated through these policies is not going to impact on any Natura 2000 site. The Neighbourhood Area does not have any sites of special scientific interest within it however Local Wildlife Sites and Priority Habitats have been identified. Additionally other sites of natural environmental significance have been identified for protection. Proposed development will not impact on any nationally recognised landscape designations. Where flood risk is an issue in Leire it will remain the Local Plan and statutory consultees that ensure appropriate development only takes place in suitable locations which will not increase the risk of flooding in the vicinity or the wider area.</p>

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

		More locally, the Neighbourhood Area has identified sites of historical and/or environmental significance and policies have been developed to protect these. Three Local Green Spaces have been proposed for designation which will afford these sites a high level of protection. The Neighbourhood Plan has sought to protect non designated heritage assets that have been identified as being locally important and worth preservation and enhancement. The NP also seeks to protect ridge and furrow land within the neighbourhood area.
--	--	---

These questions are answered using the flow diagram above. The result is given by following the logical steps shown by the black arrows on the flow diagram. Note: some of the questions may not be applicable depending on previous answers.

### 5. Sustainability Appraisal and SEA for Local Plan

5.1 A number of scenarios for housing growth have been tested in the Sustainability Appraisal and Strategic Environmental Assessment for the Local Plan. Leire, being below selected rural village in the settlement hierarchy, was not separately considered.

### 6. Determination Outcome

6.1 As a result of the assessment in Section 4, it is unlikely there will be any significant environmental effects arising from the Leire Neighbourhood Plan Submission Draft as submitted at the date of this assessment, that were not covered in the Sustainability Appraisal for the Local Plan. As such, it is the opinion of the Council that the Leire Neighbourhood Plan does not require a full SEA to be undertaken.

6.2 The Environment Agency, Natural England and Historic England have been consulted on the screening report prior to the Councils determination and their responses have been made available as part of this determination

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

### Appendix 1

#### PLANS/SSSI/LISTED BUILDINGS/SAMs WITHIN THE PARISH OF LEIRE

Settlement feature:	Occurrence
<b>Conservation Area</b>	<p>The village of Leire is set in flat countryside of well hedged pasture land. From a distance only the squat spire of the church can be seen. The Conservation Area follows the linear village along one sinuous street, Main Street, falling gently northwards from the church and the Dunton - Frolesworth Road.</p> <p>The core of the village lies along Main Street. On the corner at the top is the Church of St. Peter set within its square churchyard bounded by granite walls. The church itself is of the same angular pink granite, but with an earlier medieval sandstone tower with spire overlooking the Main Street. Opposite is an open space backed by a hedge. This is in use as a car park for the adjacent Queens Arms public house; the church and this space effectively terminate the top of Main Street. A large weeping willow below the churchyard also emphasises the change to the dwellings of the village street below. The buildings of the street from here tumble down the street, some of those at the top not facing the street directly.</p> <p>To the east of the Main Street for most of its length there is a Back Lane some 50m away terminating the land attached to the rear of the street properties. This Back Lane forms the boundary of the Conservation Area. It links to Main Street in the south at the point where a small road leads off opposite to Eaglesfield Farm; at the northern end it links at the point where Stemborough Lane leads off opposite. At both points are prominent buildings in the street scene. In the south is the village hall (formerly the school), a very small 19th century polychromatic brick building at the corner of Station Lane and Main Street. One gable faces across the space of Station Lane up towards the upper part of Main Street; its other gable faces directly down Main Street. This little building punctuates the line of Main Street. At the bottom end of Main Street between the junction of Main Street and Stemborough Lane and facing directly up Main Street is Abbotsleigh, an Edwardian house in its own grounds with a garden in front. The house of red brick and Welsh slate has moderately ornate woodwork and windows. It closes the view down the Main Street and terminates the core of the village and the Conservation Area.</p>



## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

### VILLAGE PUMP

- List Entry Number: 1360705
- Heritage Category: Listing
- Grade: II
- Location: VILLAGE PUMP, BACK LANE, Leire, Harborough, Leicestershire

### AIRDALE

- List Entry Number: 1360727
- Heritage Category: Listing
- Grade: II
- Location: AIRDALE, MAIN STREET, Leire, Harborough, Leicestershire

### ROSE COTTAGE

- List Entry Number: 1295077

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

- Heritage Category: Listing
- Grade: II
- Location: ROSE COTTAGE, MAIN STREET, Leire, Harborough, Leicestershire

### WESTERN HOUSE

- List Entry Number: 1180100
- Heritage Category: Listing
- Grade: II
- Location: WESTERN HOUSE, MAIN STREET, Leire, Harborough, Leicestershire

### COTTAGE NEXT NORTH OF POPLAR FARM

- List Entry Number: 1360726
- Heritage Category: Listing
- Grade: II
- Location: COTTAGE NEXT NORTH OF POPLAR FARM, LITTLE LANE, Leire, Harborough, Leicestershire



## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

### WAR MEMORIAL IN CHURCHYARD

- List Entry Number: 1061524
- Heritage Category: Listing
- Grade: II
- Location: WAR MEMORIAL IN CHURCHYARD, DUNTON LANE, Leire, Harborough, Leicestershire

### ELMS FARMHOUSE

- List Entry Number: 1061525
- Heritage Category: Listing
- Grade: II
- Location: ELMS FARMHOUSE, FROLESWORTH ROAD, Leire, Harborough, Leicestershire

### GLEBE HOUSE

- List Entry Number: 1061527
- Heritage Category: Listing

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

- Grade: II
- Location: GLEBE HOUSE, MAIN STREET, Leire, Harborough, Leicestershire

### THE OLD RECTORY

- List Entry Number: 1360725
- Heritage Category: Listing
- Grade: II
- Location: THE OLD RECTORY, DUNTON LANE, Leire, Harborough, Leicestershire

### STEMBOROUGH MILL

- List Entry Number: 1061528
- Heritage Category: Listing
- Grade: II
- Location: STEMBOROUGH MILL, STEMBOROUGH LANE, Leire, Harborough, Leicestershire

### CHURCH OF ST PETER

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

- List Entry Number: 1061523
- Heritage Category: Listing
- Grade: II\*
- Location: CHURCH OF ST PETER, DUNTON LANE, Leire, Harborough, Leicestershire

### [THE OLD MANOR HOUSE](#)

- List Entry Number: 1061526
- Heritage Category: Listing
- Grade: II
- Location: THE OLD MANOR HOUSE, MAIN STREET, Leire, Harborough, Leicestershire

### [THE OLD SCHOOL](#)

- List Entry Number: 1292797
- Heritage Category: Listing
- Grade: II

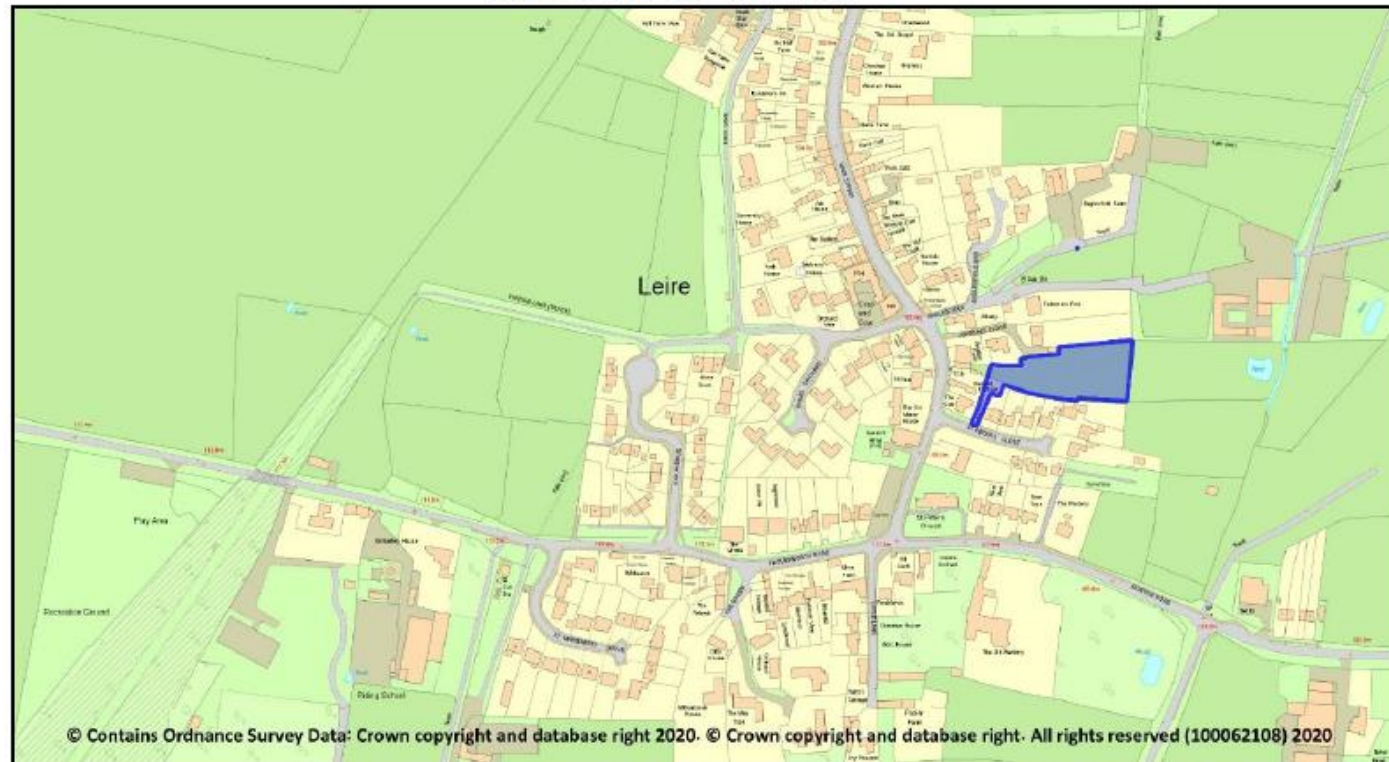
## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

- |  |  |
|--|--|
|  | <ul style="list-style-type: none"><li>• Location: THE OLD SCHOOL, MAIN STREET, Ashby Parva, Harborough, Leicestershire</li></ul> |
|--|--|

# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Residential Site Allocation

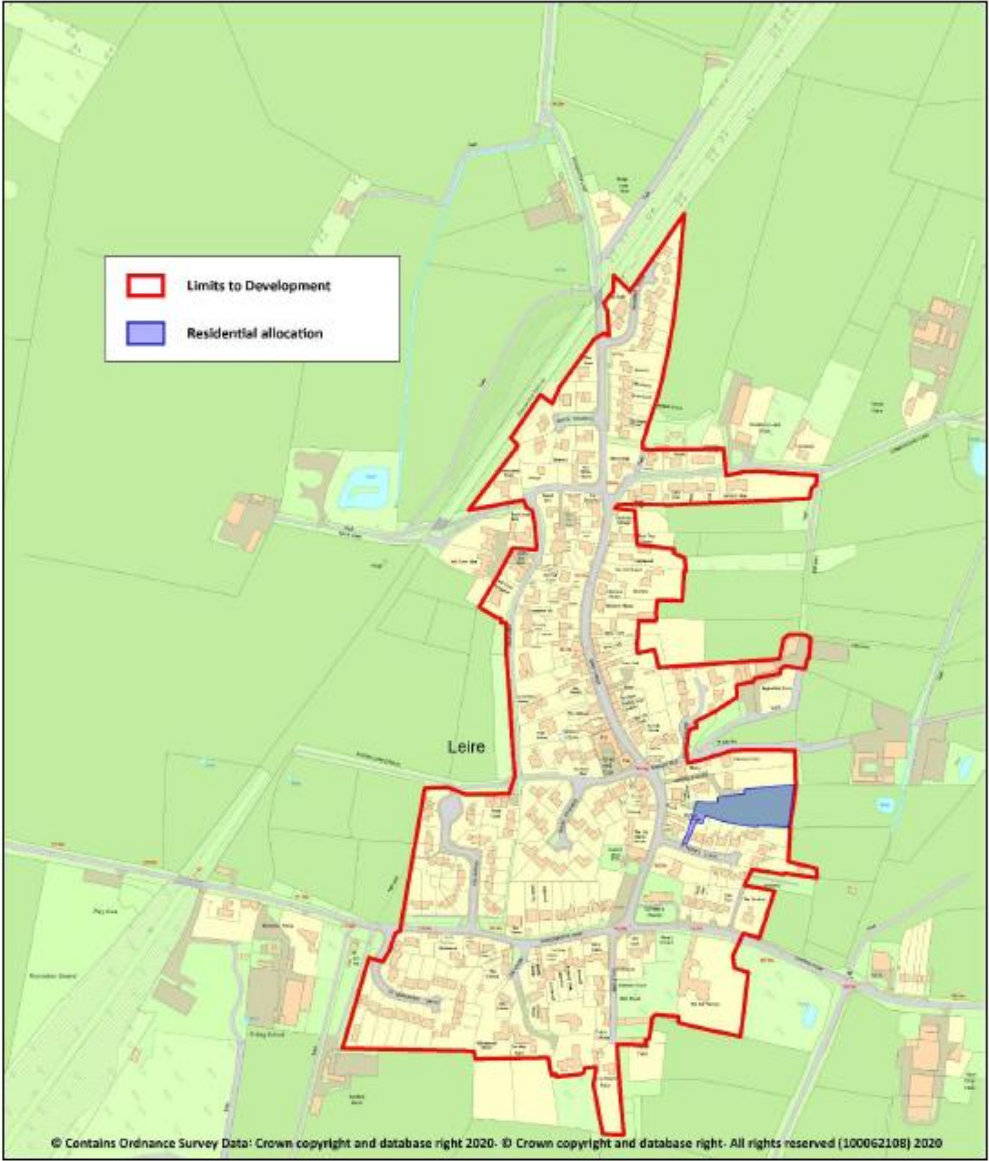
Figure 2: Residential allocation



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Limits to Development

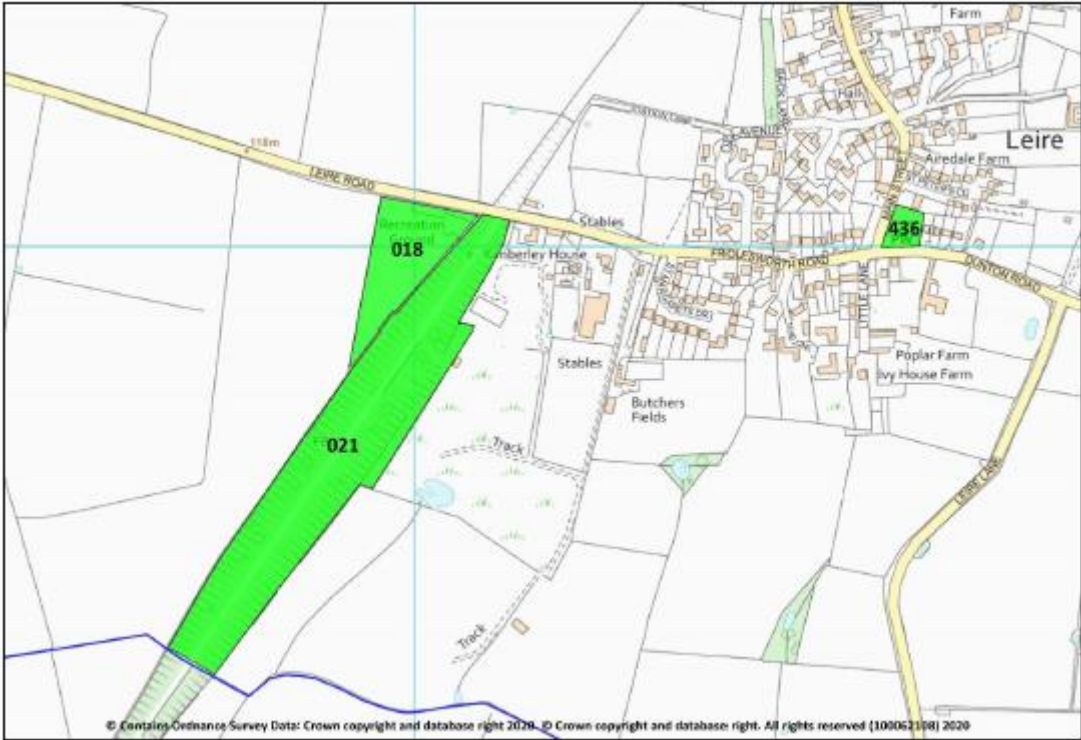
Figure 3: Limits to Development



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Local Green Space

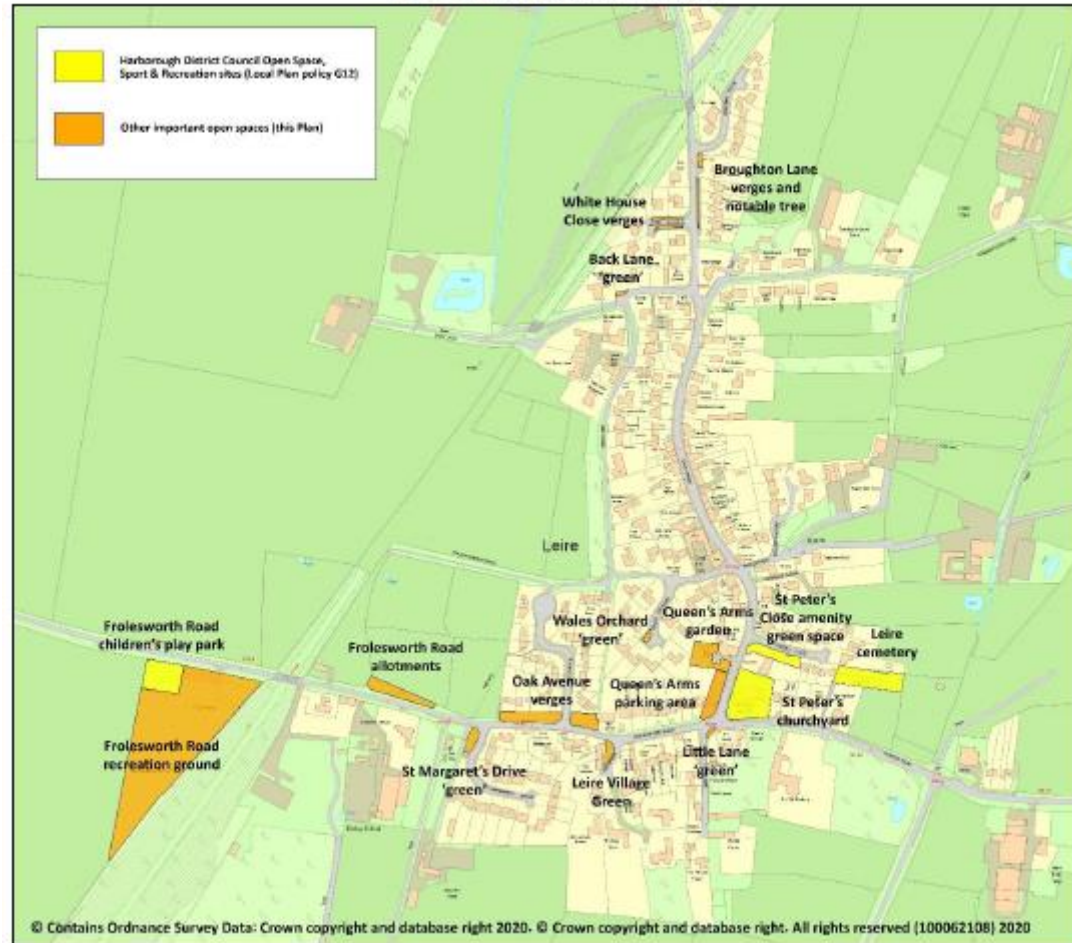
Figure 5: Local Green Spaces



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Important Open Spaces

Figure 6: Important Open Spaces

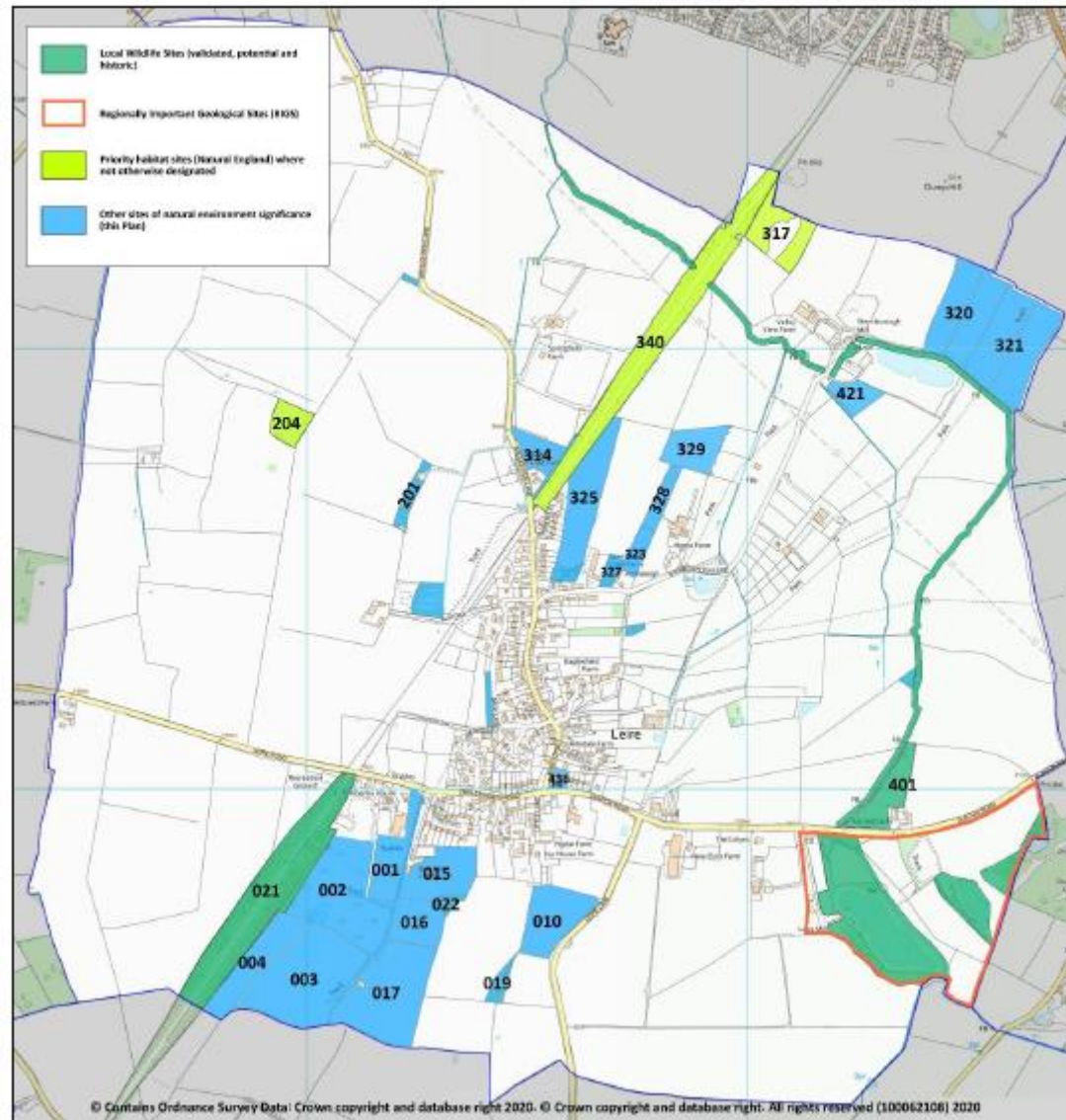




# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Sites of Natural environment significance

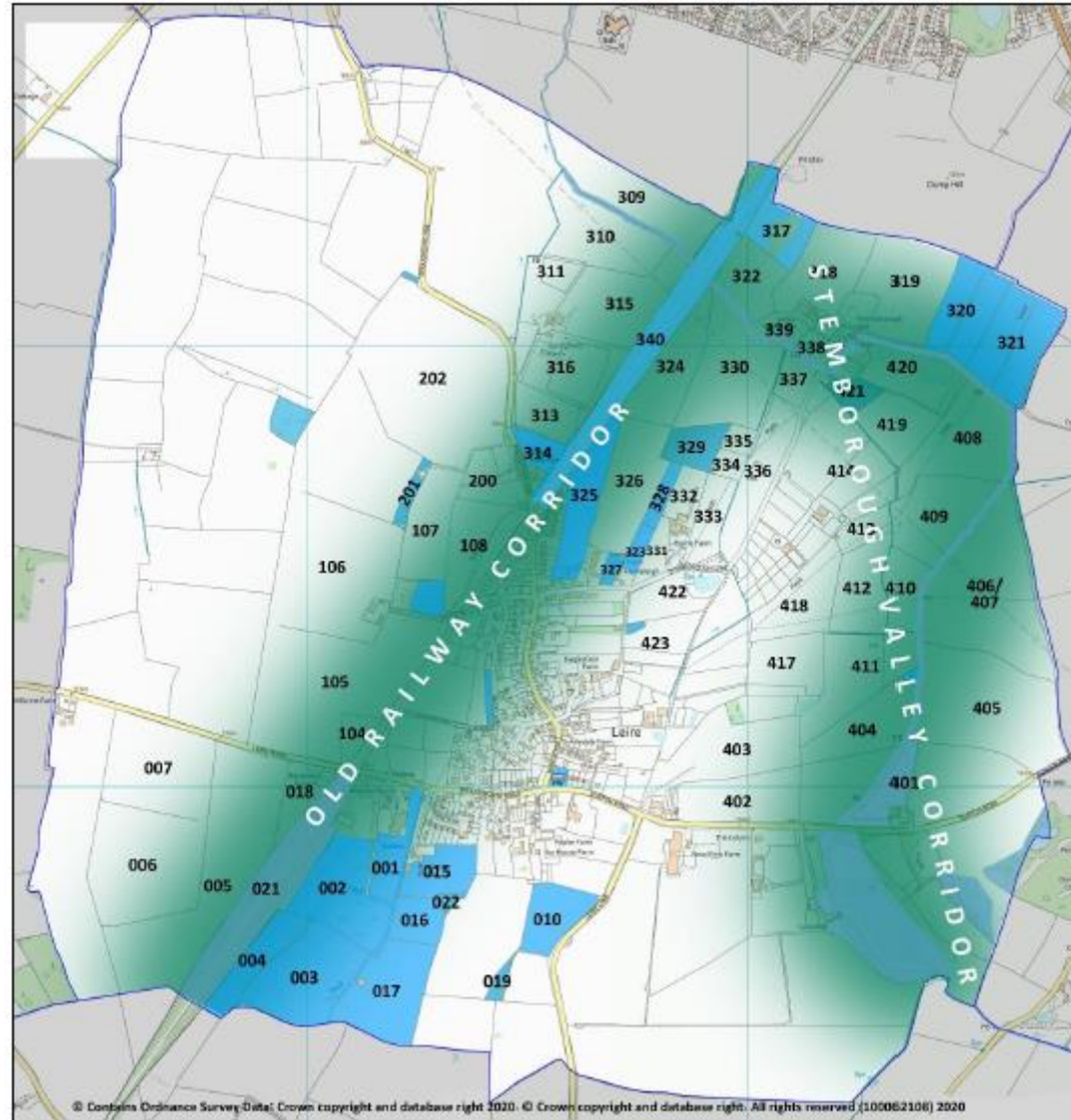
Figure 7: Sites of natural environment significance



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Wildlife Corridors

Figure 8: Wildlife corridors (green) providing connectivity between biodiversity sites (blue)

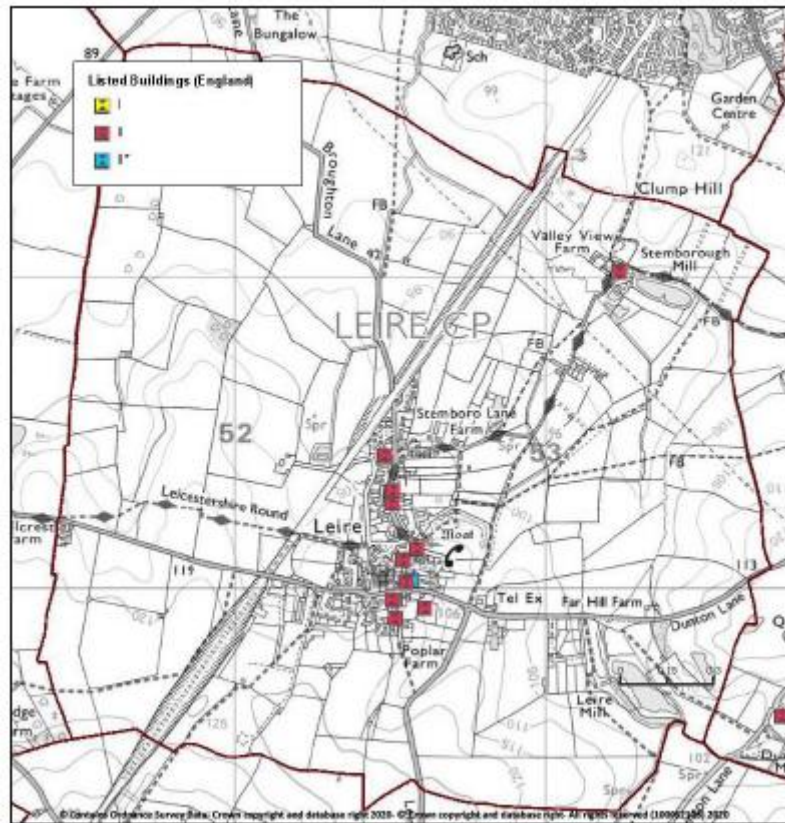




# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Listed Buildings

Figure 10: Statutorily protected heritage assets (Historic England mapping, via DEFRA)



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Local Heritage Assets

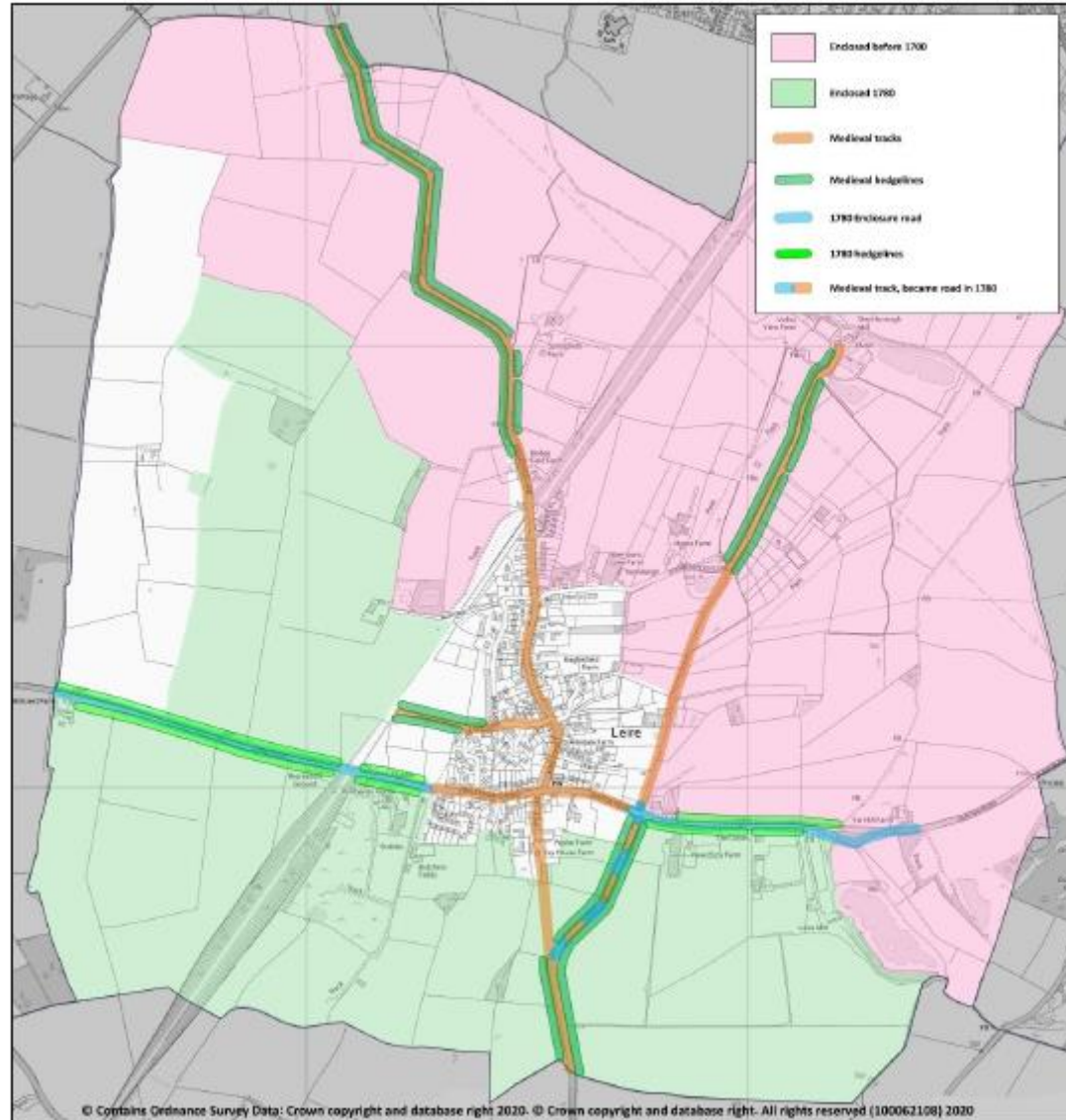
Figure 11: Local Heritage Assets: buildings and structures of local significance



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

Historically  
Significant Tracks  
Road and Hedges

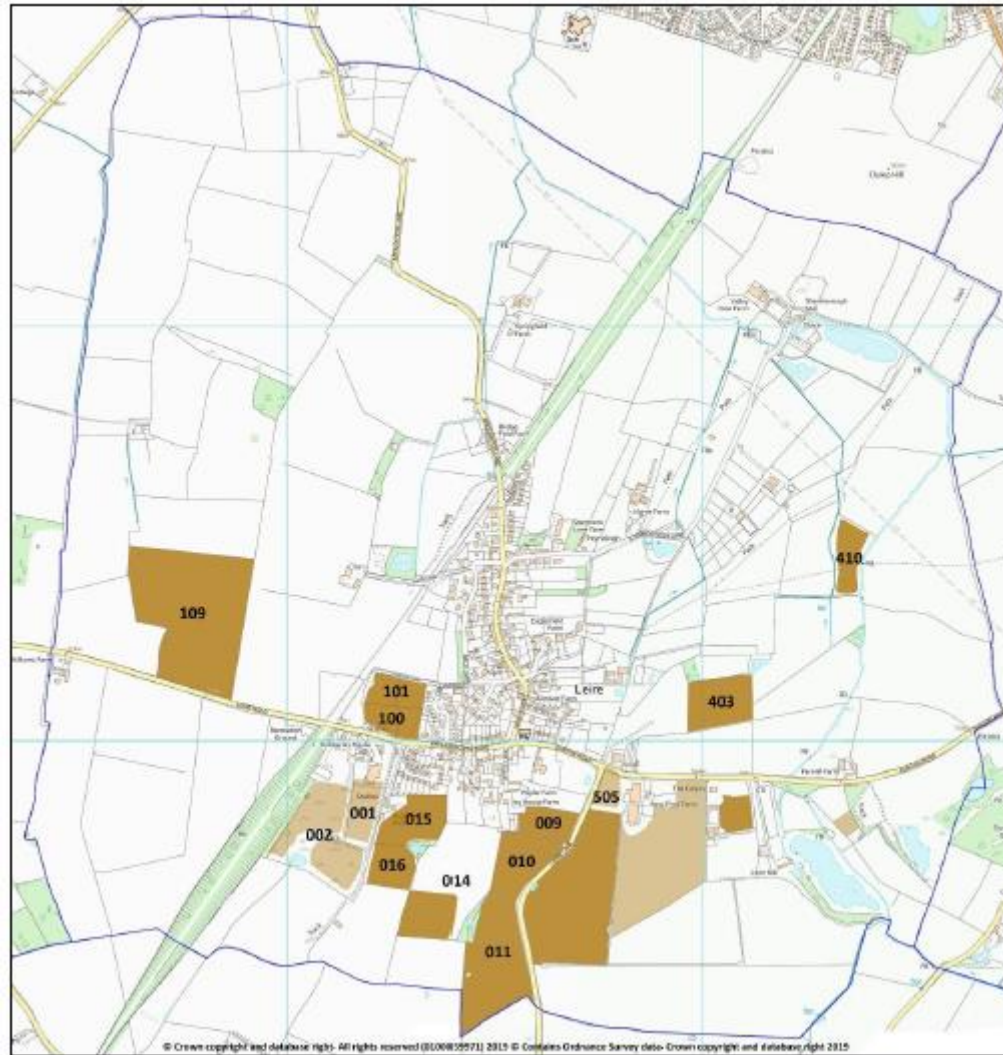
Figure 12: Historically significant tracks, roads and hedges



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Ridge and Furrow

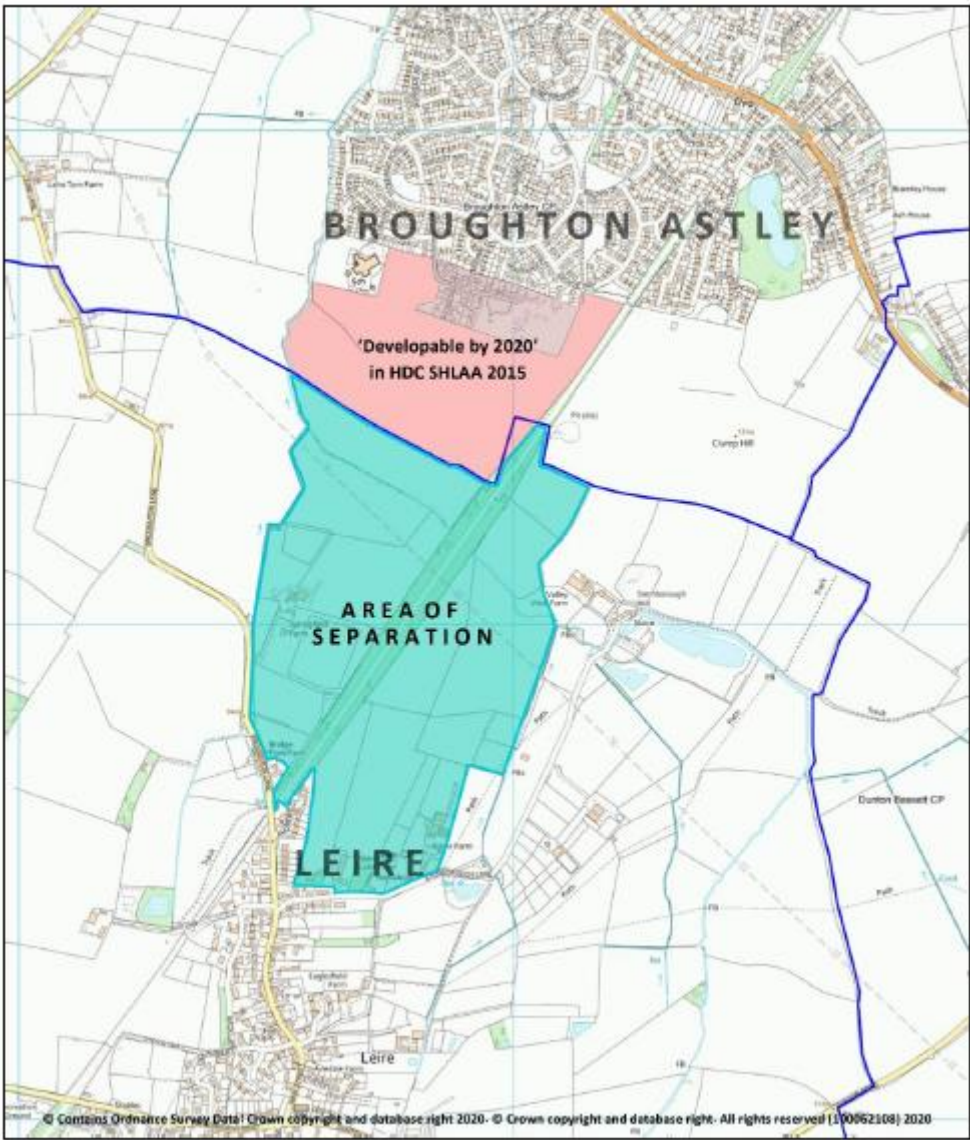
Figure 13.2 Surviving ridge and furrow in Leire, 2019



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

Area of Separation

Figure 14: Area of Separation

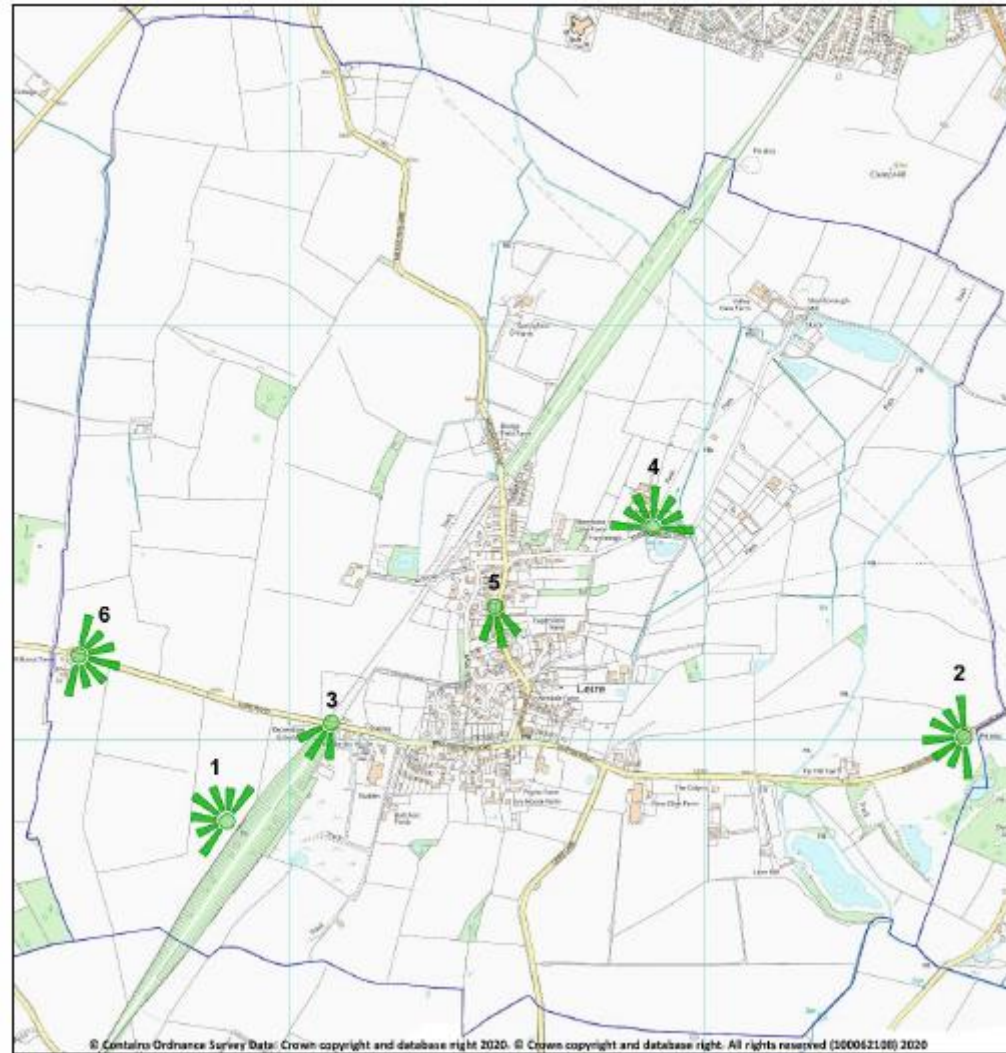




# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Important Views

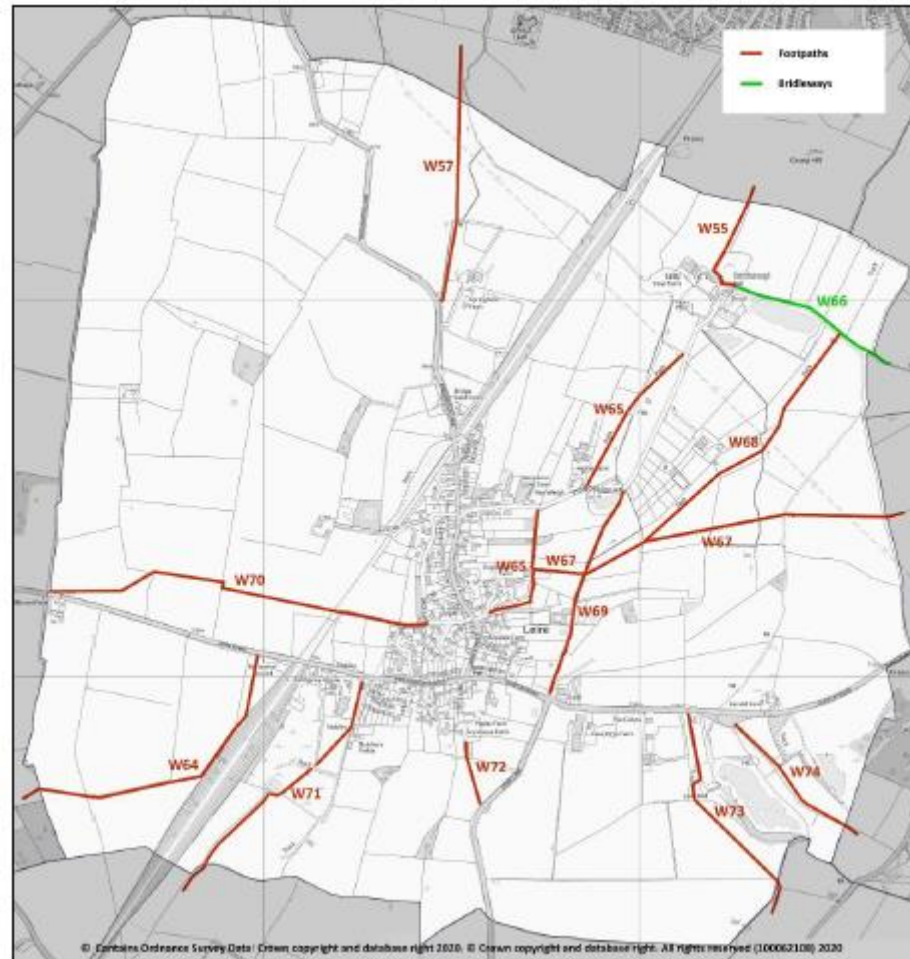
Figure 15: Important views



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Footpaths and Bridleways

Figure 16: Footpaths and bridleways



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Flooding

Figure 17: Environment Agency mapping of all flood risk areas (Zones 3 and 2; surface water)



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Appendix 2

### Annex I

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

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

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

# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Annex II

### 1. Agriculture

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

### 2. Extractive industry

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

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

(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

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

### 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

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

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

### 12. Other projects

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

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



# Strategic Environmental Assessment Determination Leire Neighbourhood Plan

## Appendix 3

### LPA determination of the requirement for a SEA for Leire Neighbourhood Plan

The policies of the Leire Neighbourhood Plan at submission stage have been individually assessed to determine the effects on historic and natural environment, Natura 200 sites and HRA.

**The table below demonstrates that in the opinion on the Local Planning Authority the policies of the Leire Neighbourhood Plan do not give potential for significant detrimental effects on local historic or environmental sites, Natura 2000 sites, or Habitat Regulations.**

**It is therefore the opinion of the Local Planning Authority that a full Strategic Environmental Assessment is not required for the Leire Neighbourhood Plan.**

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

Leire Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Leire Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
<p><b>Policy H1: Residential Site Allocation</b></p>	<p>LP Policy H1 considers housing allocations. The Local Plan does not allocate dwellings to Leire.</p> <p>Local Plan policy GD1 allows for sustainable development. GD2 allows for settlement development within or adjacent to settlements</p> <p>NPPF: Delivering sustainable development / delivering a wide choice of high quality homes (para 55 promotes sustainable</p>	<p>H1 should be considered to be in general conformity with LP policy. NDPs are permitted to allocate housing sites as set out in the Local Plan.</p>	<p>The policy is unlikely to result in significant effects. As part of identifying allocations, potential housing sites the QB undertook site assessments and considered the sites against criteria. The most suitable sites have been chosen. The quantum of development is considered appropriate for Leire</p>	<p>No significant effects are identified. Constraints relating to heritage and environmental assets have been considered as part of the proposal.</p>	<p>None</p>	<p>No negative effect. Development of this limited scale will not adversely impact on identified HRA sites.</p>

## Strategic Environmental Assessment Determination Leire Neighbourhood Plan

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	development in rural areas).					
<b>POLICY H2: Windfall Sites</b>	<p>NPPF: Delivering sustainable development and delivering a wide choice of high quality homes (para 55).</p> <p>LP Policy GD2 allows for unallocated settlement development within or adjacent to settlements</p>	<p>H2 recognises that throughout the NP period small scale housing sites may come forward that are not allocated in the Plan. Limits to development have been defined to enable application of the policy.</p> <p>The policy sets out the considerations that should be taken into account in the determination of such applications. It provides safeguards to ensure that the distinctive character of the village is respected</p>	There may be some limited impacts but the policy is unlikely to result in significant effects. Only a limited number of dwellings are likely to come forward under the policy and any planning application will be determined in line with the criteria set out in the policy, other NP policies and the DM process.	Limited impact. No significant effects are identified. The policy includes the necessary safeguards to ensure that development (within limits to development) takes into account the character of the village, its size and form	None.	No negative effect arising from this policy.
<b>Policy H3</b>	LP policy H2 deals with	H3 specifies that proposal	The policy is unlikely to	No significant	None.	No negative

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Affordable Housing	affordable housing	for new housing should be in accordance with the requirements of the Parish	result in significant effects as it only relates to delivery of affordable homes on housing sites	effects identified.		effect arising from this policy.
<b>POLICY H4: LIMITS TO DEVELOPMENT</b>	NPPF para. 55 – Promoting sustainable development in rural areas..  Policy GD2 Settlement Development	H4 should be considered to be in general conformity as it allows for development proposals within the area identified  GD2 specifies where development should and should not take place, but does not retain development limits  NPPF supports sustainable development in rural areas	There may be some potential limited impacts but the policy is unlikely to result in significant effects	No significant effects identified.  Detailed mitigation will be considered through the Development Management process	None	No negative effect. Development of this scale will not adversely impact Natura 2000 sites.
<b>POLICY H5: DESIGN STANDARDS</b>	NPPF – 12 Achieving Well Designed Places	H5 sets out a series of criteria that should be considered in new development within Leire.	The policy is unlikely to result in significant effects as it promotes design of new	No significant effects identified.	None.	No negative effect arising from this policy.

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	LP Policy GD8 deals with good design in new housing developments	It should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.	development which reflects the character and historic context of its surroundings.			
<b>POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE</b>	NPPF – Promoting healthy communities (para 99 and para 100).  LP Policy GI4 considers Local Green Space and its inclusion in NDPs	ENV1 is considered to be in general conformity with the LP and NPPF in identifying LGS and setting out policy for their protection.	Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community and of outstanding significance for their natural and historical or environmental features.	Possible positive impacts. No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect local green space.
<b>POLICY ENV 2: Important Open Spaces</b>	NPPF para 96 and 97 – access to open spaces  Local Plan policy GI2 deals with open space sport and recreation sites	ENV2 is considered to be in conformity with Local Plan policies as it seeks to protect locally significant open space, and ensures spaces of equal or better quality and value are provided should	Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community and of outstanding	Possible positive impact. No significant effects identified.	None	No negative effect arising from this policy which seeks to protect locally significant

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		development be permitted	significance for their natural and historical or environmental features.			open space
<b>POLICY ENV 3: PROTECTION OF SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE</b>	NPPF: 11 Conserving and enhancing the natural environment.  LP Policy GI5 relates to biodiversity and protection and improvement of Green Infrastructure	ENV3 is considered to be in general conformity with NPPF and LP policy in seeking to protect species and habitats.	ENV2 is considered to be in general conformity with NPPF and LP policy in seeking to protect, non-designated sites which are of significance locally.	Possible limited positive impact. No significant effects identified.	None.	No negative effect arising from this policy as it promotes biodiversity.

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<b>POLICY ENV 4: BIODIVERSITY AND HABITAT CONNECTIVITY-</b>	<p>NPPF: 15 Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	<p>ENV4 is considered to be in general conformity with the NPPF and LP as it seeks to protect sites for biodiversity and the connectivity between them.</p>	<p>The policy is unlikely to result in significant effects as it gives protection to trees and hedgerows of value.</p>	<p>Limited impact. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which gives protection to trees and hedgerows.</p>

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<b>POLICY ENV 5 PROTECTION OF SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE</b>	<p>Policy HC1: Built Heritage.</p> <p>NPPF: 15 Conserving and enhancing the natural environment.</p> <p>NPPF: 16 . Conserving and enhancing the historic environment.</p>	ENV5 is considered to be in general conformity with NPPF and Local Plan in seeking to protect sites which are of historical environmental significance locally.	Possible positive impact as the policy requires development proposals are required to protect sites with local historic or architectural significance.	No significant effects identified.	None.	No negative effect arising from this policy.
<b>POLICY ENV6: LOCAL HERITAGE ASSETS</b>	<p>Local Plan policy HC1 deals with built heritage</p> <p>NPPF chapter 16 deals with heritage</p>	ENV6 can be considered to be in general conformity with the Local Plan policy HC1 in that it allows changes to the setting of non designated heritage assets to be considered against the	Potential for limited positive impact as the policy identifies and protects heritage assets that are of demonstrable value to the community and of	Possible positive impact. No significant effects identified.	None	No negative effect arising from this policy which seeks to protect locally significant



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		significance of the asset	outstanding significance for their historical features			heritage assets
<b>POLICY ENV 7: TRACKS, ROADS AND HEDGES OF HISTORICAL SIGNIFICANCE</b>	<p>NPPF: Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	ENV7 is considered to be in general conformity with the NPPF and LP as it seeks to protect Biodiversity, trees, woodland and hedgerows of value.	The policy is unlikely to result in significant effects as it gives protection to trees and hedgerows of value.	Limited impact. No significant effects identified.	None.	No negative effect arising from this policy which gives protection to trees and hedgerows.

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<b>POLICY ENV 8: RIDGE AND FURROW</b>	NPPF: 12 . Conserving and enhancing the historic environment.  LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.	ENV7 is considered to be in general conformity with the NPPF and LP as it seeks to protect ridge and furrow, part of the historic landscape.	The policy is unlikely to result in significant effects as it aims to protect ridge and furrow as part of the historic landscape.	No significant effects identified.	None.	No negative effect arising from this policy which gives protection to historic landscape feature.
<b>POLICY ENV8(sic): AREA OF SEPARATION</b>	Local Plan GD6: Areas of Separation	ENV8 is considered to be in conformity with the Local Plan in that it seeks to safeguard the identity of communities. Defined on fig 14.	The policy is unlikely to result in significant detrimental effects	No significant effects identified.	None.	No negative effect

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<b>POLICY ENV 9: PROTECTION OF IMPORTANT VIEWS</b>	<p>NPPF: 15 Conserving and enhancing the natural environment/ 16 Conserving and enhancing the historic environment.</p> <p>LP policy GD5 refers to safeguarding public views, skylines and landmarks.</p>	<p>ENV9 is considered to be in general conformity with LP and NPPF in seeking to safeguard important views and vistas as identified by the community. These vistas are identified on the Map Figure 14 and defined in the policy.</p>	<p>The policy is unlikely to result in significant effects as it is affording important views protection.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it seeks to protect defined views/ vistas.</p>

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Policy ENV10 Footpaths and Bridleways	<p>NPPF: Promoting healthy communities.</p> <p>Local Plan policy G11 contains policies promoting linkages within the green infrastructure network.</p>	ENV10 is considered to be in general conformity with the LP and NPPF in seeking to the existing network of footpaths/bridleways contributing to healthy lifestyles and community safety.	The policy may deliver minor positive impacts as it is about protection and improvements of bridleways/ footpaths.	Possible minor positive impacts. No significant effects identified.	None.	No negative effect arising from this policy as it is about protection of footpaths and bridleways

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<b>POLICY ENV 11: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT</b>	NPPF: 11 Conserving and enhancing the natural environment.  LP policy GI relates to biodiversity and geodiversity protection and improvement. Policy GD8 deals with incorporating habitats within development	ENV11 is considered to be in general conformity with NPPF and LP policy in seeking to enhance species and habitats.	Possible positive impact as the policy requires development proposals are required to provide for biodiversity.	Possible positive impact. No significant effects identified.	None.	No negative effect arising from this policy as it promotes biodiversity.
<b>POLICY ENV 12: RENEWABLE ENERGY GENERATION INFRASTRUCTURE</b>	NPPF: Meeting the challenge of climate change, flooding and coastal change.  LP Policy CC1 considers climate change and CC2 renewable energy generation	ENV12 is considered to be in general conformity with the LP and NPPF setting out local criteria which renewable schemes must meet.	The policy is unlikely to result in significant effects as it has safeguards to ensure schemes are acceptable in terms of impacts and scale.	No significant effects identified.	None.	No negative effect arising from this policy.

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<p><b>POLICY ENV 13: MANAGING AND PROVIDING RESILIENCE TO FLOOD RISK</b></p>	<p>NPPF: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Local Plan policy CC3 deals with flood risk and mitigation</p>	<p>ENV 13 is considered to be in general conformity with the LP and NPPF in setting the policy context to ensure that development takes into account implications in relation to local flood risk, takes measures to incorporate appropriate mitigation and SuDS.</p>	<p>The policy is unlikely to result in significant effects given the scale of development set out in the plan and the policy approach set out to ensure that areas at most risk of flooding are not developed.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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<b>POLICY INF1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES</b>	<p>NPPF: Supporting a prosperous rural economy. (paras 83 to 84)</p> <p>LP Policy HC2 and HC3 deals with community facilities, public houses village shops and post offices</p>	<p>This policy INF1 is considered to be in general conformity with the LP and NPPF in aiming to prevent the loss of or adverse effects on community facilities and services. It sets out that the facility must no longer be required by the community</p>	<p>The policy is unlikely to result in significant effects as scope for redevelopment of such premises and its scale is likely to be limited. Applications will also be assessed against other NP policies.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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<p><b>POLICY INF2: EMPLOYMENT AND BUSINESS DEVELOPMENT</b></p>	<p>NPPF: Supporting a prosperous rural economy</p> <p>Local Plan policy BE1 considers the opportunities to provide new business areas</p>	<p>This policy INF2 is considered to be in general conformity with the LP and NPPF in so far it aims to protect employment opportunities and provide new employment opportunities in the village providing certain criteria are met.</p> <p>Although the policy does not have a specific criteria relating to heritage assets, it requires that employment opportunities are compatible with local character.</p>	<p>The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>



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<b>POLICY INF3: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS</b>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>This policy INF3 is considered to be in general conformity with the LP and NPPF by supporting the re-use of agricultural and commercial buildings providing the proposals meet certain criteria aimed at protecting landscape, local roads, character of the area, historic and environmental features, road network and residential amenity</p>	<p>The policy is unlikely to result in significant effects given the policy criteria set out to protect the local environment.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

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<b>POLICY INF4: WORKING FROM HOME</b>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>This policy INF4 can be considered to be in general conformity with the LP and NPPF in supporting working from home providing residential amenity is protected and any associated development is subservient and does not detract from the existing building.</p>	<p>The policy is unlikely to result in significant effects given the policy specifies that any development will need to be subservient and in character.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

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<b>POLICY INF5: ELECTRIC VEHICLES</b>	<p>NPPF: Meeting the challenge of climate change.</p> <p>LP policy CC1 considers climate change</p>	Policy INF5 can be considered in general conformity with the LP and NPPF as it contributes towards climate change initiatives	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy

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<p><b>POLICY INF6: MOBILE AND TELECOMMUNICATION INFRASTRUCTURE</b></p>	<p>NPPF: Supporting high quality communications infrastructure.</p> <p>LP Policy IN3 considers the support for provision of infrastructure alongside new development.</p>	<p>This policy INF6 is considered to be in general conformity with the LP and NPPF in supporting the provision infrastructure to ensure the provision of super-fast broadband providing it is sympathetically located.</p>	<p>The policy is unlikely to result in significant effects given the requirement for sensitive location of such installations.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>