

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



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

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

**East Langton Parish Council**

**December 2021**

# Strategic Environmental Assessment Screening Report East Langton Neighbourhood Plan Review

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# Strategic Environmental Assessment Screening Report

## East Langton Neighbourhood Plan Review

### 1. Introduction

1.1 This screening report is used to determine whether or not the contents of the submission version of the East Langton Neighbourhood Review Plan as submitted in November 2021 requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

1.2 The purpose of the East Langton Neighbourhood Plan review is ensure that a number of important legislative changes which impact upon the neighbourhood planning process are taken into account.

1.3 The new Harborough Local Plan has been adopted (April 2019) and the UK has left the EU. Meanwhile, Planning Practice Guidance in relation to neighbourhood planning was updated in the summer of 2019 and updates to the National Planning Policy Framework (NPPF) have taken place in both 2018 and 2019.

1.4 These changes to the NPPF have strengthened the range of powers that Neighbourhood Plans have where they undertake residential site allocations.

1.5 The East Langton Neighbourhood Plan Review makes the following changes:

4: How the Plan was prepared - This section has been updated to include the consultation arrangements for the Review process in light of the Coronavirus Pandemic and 7: Meeting the requirement for sustainable development - this has been updated to describe the addition of site allocations and the settlement boundaries in the Review version.

Policy S1 – The policy on a ‘Presumption in favour of sustainable development’ has been deleted as it does not represent a planning policy as such. The intent contained in the policy is retained in the preceding narrative.

Policy H1 – site allocations have been made in the Neighbourhood Plan to achieve the minimum housing requirement as set out in the Local Plan.

Policy H2 - Settlement Boundaries have been introduced for both villages to demarcate where development is in principle to be supported from the countryside, where development will be carefully controlled in line with local and national planning policies.

Policy Env1 has been amended to add in an additional Local Green Space which was not previously supported by the Examiner. A robust justification for the addition to the policy is contained in Appendix 5.

Policy Env7: Protection of Important Views has been reinstated from the original draft Neighbourhood Plan after the Examiner deleted the policy. There is a more robust evidence base in support of the policy at Appendix 6

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and the policy itself has been softened to be less prescriptive about the treatment of these important views.

Policy DBE2 – an additional local heritage asset has been added ‘Lottery Gravestone’.

The vast majority of the policies have remained unchanged as follows: H3 Windfall Sites (except for a change to reference the ‘Settlement Boundaries’ not the ‘built-up area’); H4 Housing Mix; H4 Affordable Housing; E1 Employment; E2 The use of Agricultural or Commercial Buildings; E3 Home Working; E4 Broadband Infrastructure; CS1 Protecting Key Community Services; CVS2 New or Improved Community Facilities; DBE1 Protection of the Built Environment: Conservation Area and Listed Buildings; Policy DBE2 Local Heritage Assets of Historical and Architectural Interest; DBE3 Design; Env2 Other Environmentally Significant Sites; Env3 Biodiversity; Env4 Trees; Env5 Ridge and Furrow; Env6 Areas of Separation; T1 Traffic Management and T2 Footpaths Footways and Bridleways.

1.6 In order to demonstrate that a 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>.

<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)

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<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/ukxi/2004/1633/pdfs/ukxi\\_20041633\\_en.pdf](http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf)

1.10 Each policy of the East Langton Plan at this stage of preparation 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.*

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 December 2021 for the East Langton 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 December 2021 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.

1.7 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.

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### 2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is [European Directive 2001/42/EC](#) and was transposed into English law by the [Environmental Assessment of Plans and Programmes Regulations 2004](#), or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication '[A Practical Guide to the Strategic Environmental Assessment Directive](#)' (ODPM 2005).
- 2.2 Schedule 2 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the Habitats Directive. The Directive requires that any plan or project, likely to have a significant effect on a European site, must be subject to an appropriate assessment. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans. In particular paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site or a European offshore marine site.
- 2.3 Schedule 3 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the [Environmental Impact Assessment \(EIA\) Directive](#). The Directive requires that EIA development must be subject to a development consent process. To enable this, Schedule 3 prescribes a basic condition that applies where development which is the subject of a proposal for a neighbourhood development order is of a type caught by the EIA Directive, and applies the relevant provisions of the [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2011\(3\)](#) ("the EIA Regulations") with appropriate modifications ([regulation 33](#) and paragraphs [1 to 4 and 6 of Schedule 3](#)). Paragraphs 5 and 7 to 13 of Schedule 3 correct errors in the EIA Regulations
- 2.4 This report focuses on screening for SEA and the criteria for establishing whether a full assessment is needed in light of the Sustainability Appraisal and Strategic Environmental Assessment undertaken for the Core Strategy in 2010. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#) 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

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

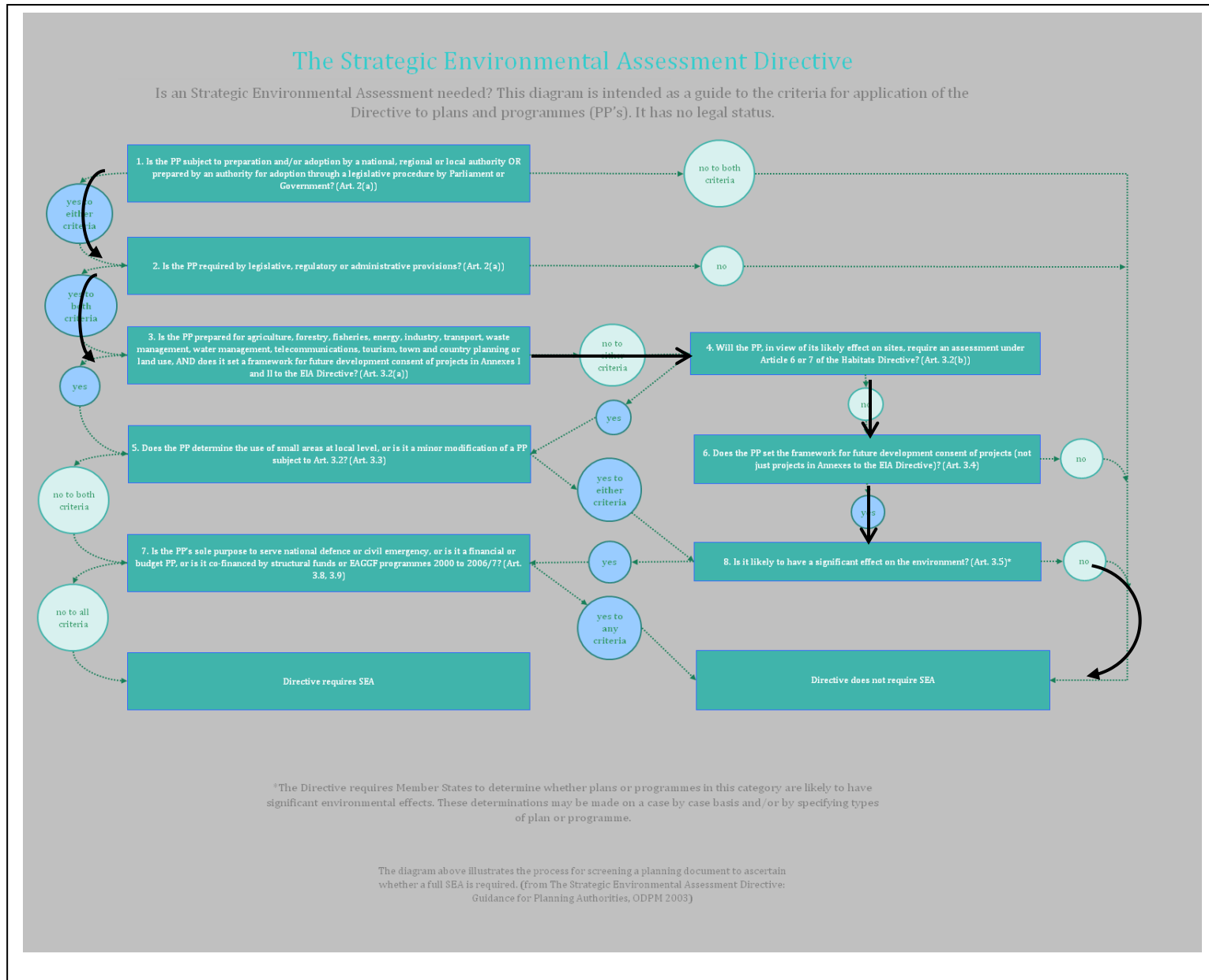
### 2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

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

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

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





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

Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? ( <a href="#">Art. 2(a)</a> )	<b>Y</b>	The preparation of and adoption of the NP is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP has been prepared by East Langton Parish Council (as the 'relevant body' ) and will be 'made' by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012
2. Is the NP required by legislative, regulatory or administrative provisions? ( <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>East Langton NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites. The Plan allocates two sites for housing (Land at Coopers Cottage up to 4 dwellings and Land at top of Back Lane up to six dwellings). The Local Plan set out a minimum requirement of 30 homes in East Langton parish. 19 homes have been approved leaving a residual requirement of 11 dwellings.</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>

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		<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> <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 East Langton lies some 30 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 East Langton NP is a relatively self contained plan and considers sites only at a local level to meet the requirements set out in the Local Plan. The Plan seeks to allocate two housing sites to meet Local Plan housing requirements and also contains polices for windfall site development to come forward and for rural exception sites.</p> <p>Additionally the settlement development boundaries have been amended to reflect up to date settlement boundaries and to allow, where appropriate, small scale development.</p>

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		<p>The level of development identified in 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 although sites are identified for their local environmental significance. Proposed development will not impact on any nationally recognised landscape designations. Where flood risk is an issue in East Langton 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> <p>More locally, the Neighbourhood Area has identified sites of historical and/or environmental significance and policies have been developed to protect these. Four Local Green Spaces have been identified for designation, one of which is a new proposal for the review plan. This designation will afford these site a high level of protection.</p> <p>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.</p>
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These questions are answered using the flow diagram above. The result is given by following the logical steps shown by the black arrows on the flow diagram. Note: some of the questions may not be applicable depending on previous answers.

### 5. Screening Outcome

- 5.1 As a result of the assessment in Section 4, it is unlikely there will be any significant environmental effects arising from the East Langton Neighbourhood Plan Review 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 East Langton Neighbourhood Plan Review does not require a full SEA to be undertaken.
- 5.2 The Environment Agency, Natural England and Historic England will be consulted on this Screening Report prior to the Councils determination and their responses will be made available through the East Langton Neighbourhood Plan Evidence base.
- 5.3 If the issues addressed in the Neighbourhood Plan should change then a new screening process will need to be undertaken determine whether an SEA will be required. Please contact Harborough District Council for advice in this circumstance.

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### Appendix 1

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

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

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In addition to the buildings of the village core there are three distinct clusters of buildings, each adding to the character of the area:-

i) the buildings around the Green and on the Melton Road. These include two long low farmhouses of red brick and Swithland slate on the west side of the Melton Road each with an intact yard behind, with many of the farmyard buildings having Swithland slates;

ii) the buildings in Church Lane. These include a group of 19th century farm cottages (red brick and slate) close to the churchyard and a farmyard with barn in front at an angle to the road with wide verge in front. This building forms the abrupt visual entrance to the settlement from the north;

iii) the Hanbury Schools (1873) incorporating teachers houses and schools comprise an elaborate long range in decorative brickwork set back behind a wide range and open to the verge;

From a historic perspective the influence of the Hanbury family is great in Church Langton. The Revd. William Hanbury junior built the Old Rectory and a later Hanbury was responsible for the construction of the Schools. The Revd. William Hanbury senior organised music festivals at the Church between 1759 and 1761 which included the first production in an English Church of Handel's Messiah.

East Langton Conservation Area

The village is built on the side of a hill sloping from north to south. The majority of the western side of the conservation area is land belonging to East Langton Grange (a large Edwardian house). Approaching the village from the west The Grange can

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	<p>clearly be seen among the trees. This part of the conservation area is wooded which serves to enhance the rural character of the conservation area.</p> <p>A major feature of the conservation area is the unusual oval centre of the village which is occupied by cottages and the former stables, now sympathetically converted to dwellings. This development is partly surrounded by a high red brick wall.</p> <p>The Grange to the west of this oval also has high red brick walls such that the narrow road between the two gives a close knit character. The walls of East Langton are a significant feature as are the granite kerbs.</p> <p>Partly surrounding this centre are fine 17th, 18th and 19th century brick built dwellings; Main Street particularly provides a vista of characteristic vernacular architecture.</p> <p>Northwards from the centre of the village is a fine late 17th century ironstone and brick Inn. Later red brick development set back from the road lines the east side of Main Street out of the village northbound to the crest of the hill. Opposite these dwellings is the Cricket Ground, surrounded by trees, with its pavilion which are included in the conservation area, being an important component of the physical and historic fabric of the village.</p>
<b>Scheduled Monuments</b>	n/a

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<p><b>Listed Buildings/Features:</b></p> <p><b>Grade I, Grade II*, Grade II</b></p>	<p>CHURCH OF ST PETER</p> <p>List Entry Number: 1061497</p> <p>Heritage Category: Listing</p> <p>Grade: II*</p> <p>Location: CHURCH OF ST PETER, CHURCH LANGTON, East Langton, Harborough, Leicestershire</p> <p>COTTAGE WITH ATTACHED FORGE</p> <p>List Entry Number: 1061498</p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location: COTTAGE WITH ATTACHED FORGE, EAST LANGTON, EAST LANGTON, East Langton, Harborough, Leicestershire</p> <p>THE BELL INN</p> <p>List Entry Number: 1360750</p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location: THE BELL INN, EAST LANGTON, East Langton, Harborough, Leicestershire</p> <p>THE HANBURY SCHOOLS WITH ATTACHED SCHOOL HOUSES</p>
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	List Entry Number: 1360751
	Heritage Category: Listing
	Grade: II
	Location: THE HANBURY SCHOOLS WITH ATTACHED SCHOOL HOUSES, STONTON ROAD, CHURCH LANGTON, East Langton, Harborough, Leicestershire
	BOUNDARY WALL TO THE OLD RECTORY
	List Entry Number: 1360752
	Heritage Category: Listing
	Grade: II
	Location: BOUNDARY WALL TO THE OLD RECTORY, STONTON ROAD, CHURCH LANGTON, East Langton, Harborough, Leicestershire
	THE OLD RECTORY
	List Entry Number: 1061500
	Heritage Category: Listing
Grade: II*	
Location: THE OLD RECTORY, STONTON ROAD, CHURCH LANGTON, East Langton, Harborough, Leicestershire	
LEADCLUNE COURT	
List Entry Number: 1061499	



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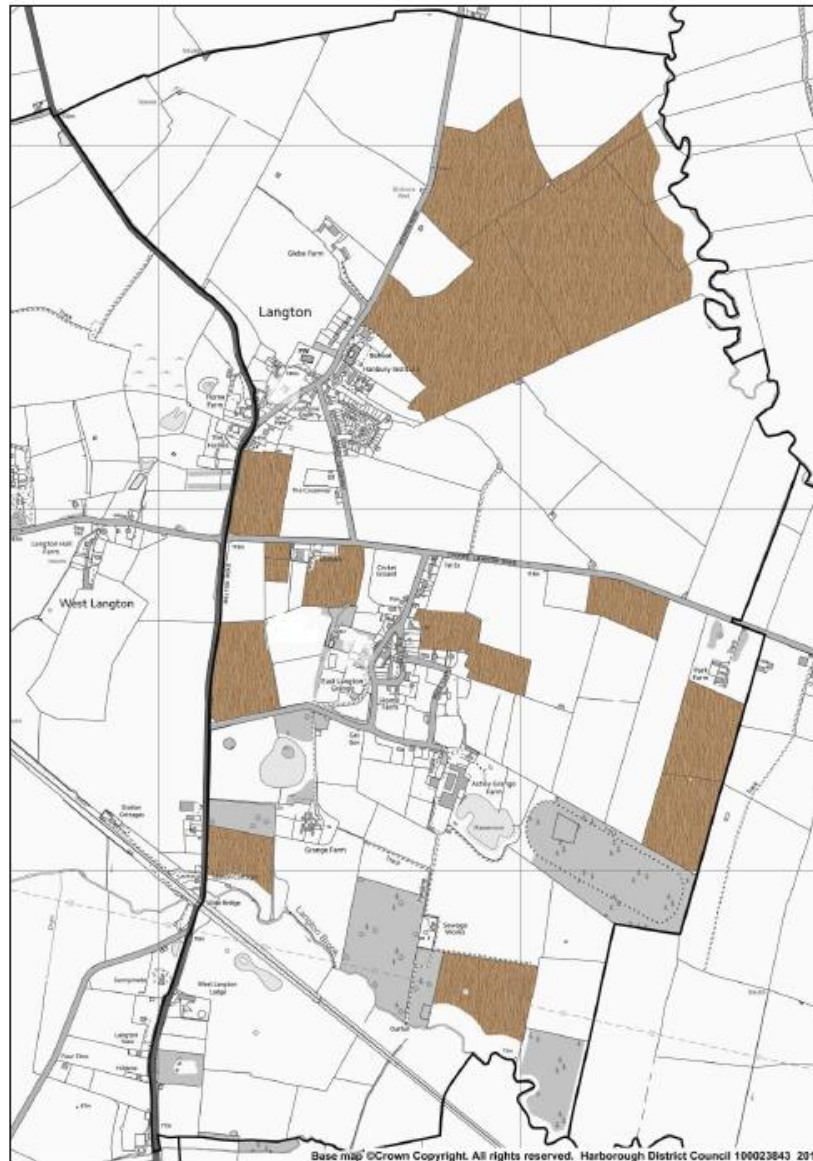
	<p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location: LEADCLUNE COURT, STONTON ROAD, CHURCH LANGTON, East Langton, Harborough, Leicestershire</p> <p>Church Langton War Memorial</p> <p>List Entry Number: 1437759</p> <p>Heritage Category: Listing</p> <p>Grade: II</p> <p>Location: Church Lane, Church Langton, Leicestershire, LE16 7SZ, East Langton, Harborough, Leicestershire</p>
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### Ridge and Furrow

Figure 10 Well-preserved surviving ridge and furrow earthworks in the Plan Area

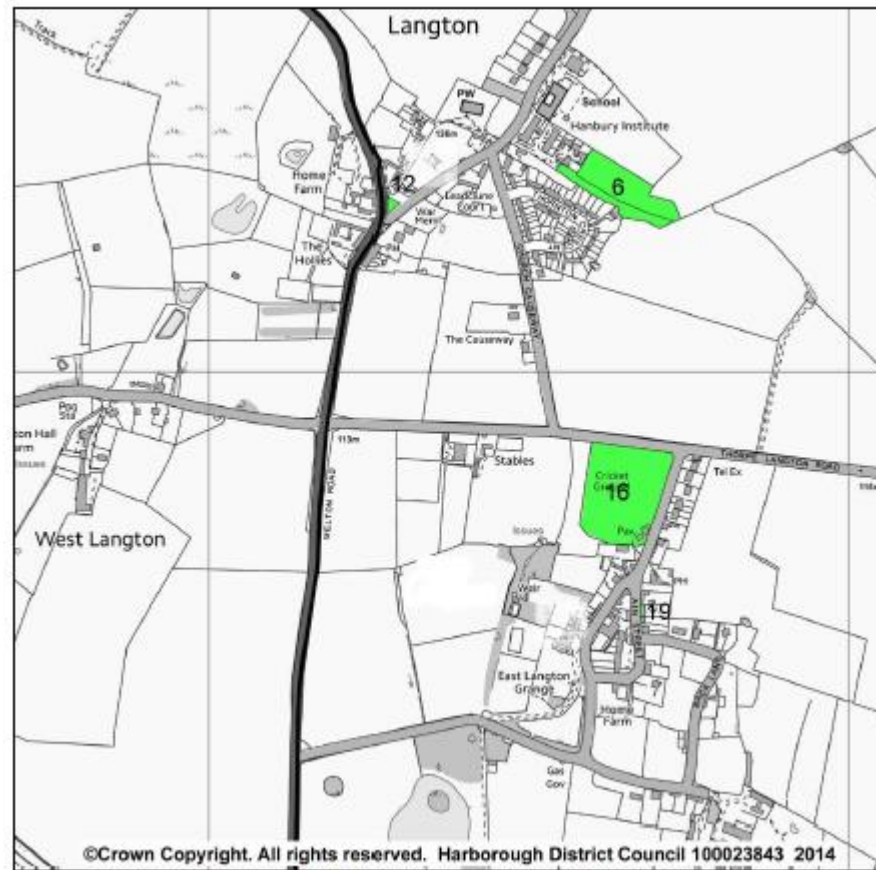


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### Local Green Space

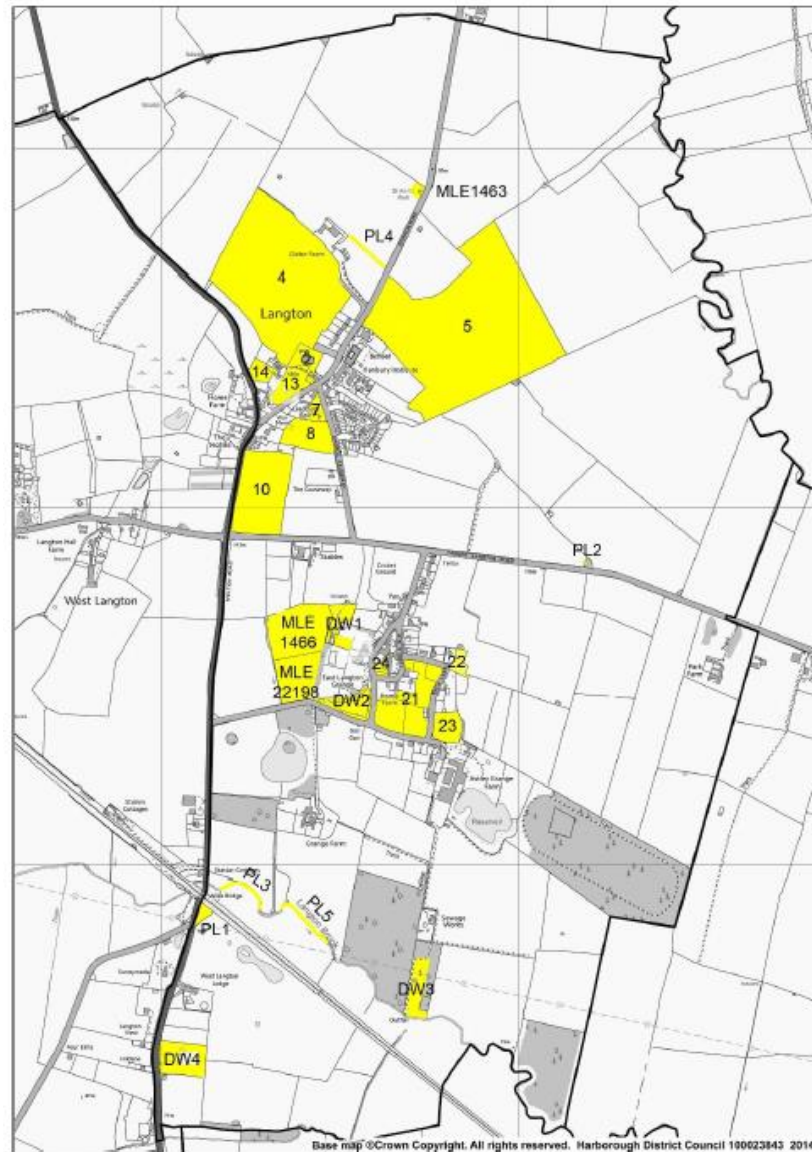
Figure 7. Local Green Space sites. Numbers refer to entries in Environmental Inventory (see Appendix 3)



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## Environmentally Significant Sites

Figure 8 Other environmentally significant sites. Numbers are in Environmental Inventory (appendix 4)



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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).

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### 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).

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(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

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### 6. 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.

### 7. 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.

### 8. 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.

### 9. Rubber industry

Manufacture and treatment of elastomer-based products.

### 10. Infrastructure projects



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

### 11. Other projects

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

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

# Strategic Environmental Assessment Screening Report

## East Langton Neighbourhood Plan Review

### Appendix 3

#### LPA screening for the requirement for a SEA for East Langton Neighbourhood Plan

The policies of the East Langton 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 East Langton 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 East Langton Neighbourhood Plan.**

## Strategic Environmental Assessment Screening Report East Langton Neighbourhood Plan Review

East Langton Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between East Langton 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 Allocations</b></p>	<p>LP Policy H1 considers housing allocations. The Local Plan allocates a minimum of 30 dwellings to Hallaton.</p> <p>GD2 allows for settlement development within or adjacent to settlements</p> <p>NPPF: Delivering sustainable</p>	<p>H1 should be considered to be in general conformity with LP policy. NDPs can allocate housing 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 East Langton Parish</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>

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<b>POLICY H2: Settlement Boundaries</b>	development / delivering a wide choice of high quality homes (para 55 promotes sustainable development in rural areas).					
	<p>NPPF para. 55 – Promoting sustainable development in rural areas..</p> <p>Policy GD2 Settlement Development</p>	<p>H2 should be considered to be in general conformity as it allows for development proposals within the area identified</p> <p>GD2 specifies where development should and should not take place, but does not retain development limits</p> <p>NPPF supports sustainable development in rural areas</p>	<p>There may be some potential limited impacts but the policy is unlikely to result in significant effects</p>	<p>No significant effects identified.</p> <p>Detailed mitigation will be considered through the Development Management process</p>	<p>None</p>	<p>No negative effect. Development of this scale will not adversely impact Natura 2000 sites.</p>

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<b>POLICY H3: 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>H3 recognises that throughout the NP period small scale housing sites may come forward. 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>	<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 and other NP policies.</p>	<p>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</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
<b>POLCY H4: HOUSING MIX</b>	<p>NPPF – Delivering a wide choice of high</p>	<p>H4 is considered to be in general conformity with the LP and NPPF in seeking to deliver an appropriate mix</p>	<p>The policy is unlikely to result in significant effects as it only relates to mix of homes.</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 H5: AFFORDABLE HOUSING</b>	<p>quality homes – para. 50</p> <p>LP has policy H5 which requires developments to deliver a suitable mix of housing.</p>	<p>of housing types to reflect local needs based on local and District evidence..</p>				
	<p>LP policy H2 deals with affordable housing</p>	<p>H5 specifies that proposals for new housing should meet locally significant criteria. Local Plan allows for affordable housing sites</p>	<p>The policy is unlikely to result in significant effects as it only relates to delivery of affordable homes on housing sites</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 E1: EMPLOYMENT</b>	<p>NPPF: Supporting a prosperous rural economy</p> <p>Local Plan policy BE1 considers the opportunities to provide new business areas</p>	<p>E1 is considered to be in general conformity with the CS and NPPF in so far it aims to support 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, this is covered by other policies and does not need to be repeated here.</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 E2: RE-USE OF AGRICULTURAL OR COMMERCIAL BUILDINGS</b>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>E2 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 E3: HOME WORKING</b>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>E3 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, does not detract from the existing building and traffic movements are not unacceptable</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 E4: BROADBAND INFRASTRUCTURE</b>	<p>NPPF: Supporting high quality communications infrastructure.</p> <p>LP Policy IN3 considers the support for provision of infrastructure alongside new development.</p>	E4 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.	The policy is unlikely to result in significant effects given the requirement for sensitive location of such installations.	No significant effects identified.	None.	No negative effect arising from this policy

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<p><b>POLICY CS1: PROTECTING KEY COMMUNITY SERVICES</b></p>	<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>CS1 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 the evidence needed to accompany any development proposal involving the loss of such a service/facility.</p> <p>The community facilities to be considered are defined in the policy</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.</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 CS2: NEW OR IMPROVED COMMUNITY FACILITIES</b>	<p>NPPF: Supporting a prosperous rural economy</p> <p>LP Policy HC2 sets out policy relating to community facilities. The supporting text defines schools as a community facility</p>	CS2 seeks to improve the quality and range of community facilities and can be considered in conformity with Local Plan policies	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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<b>Policy DBE1: PROTECTION OF THE BUILT ENVIRONMENT: CONSERVATION AREAS AND LISTED BUILDINGS</b>	<p>Local Plan policy HC1 deals with Built Heritage and conservation areas</p> <p>NPPF seeks to protect the historic environment in Chapter 16</p>	<p>DBE1 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 significance of the asset</p>	<p>Potential for limited positive impact as the policy seeks to protect the significance of the conservation area</p>	<p>Possible positive impact. No significant effects identified.</p>	<p>None</p>	<p>No negative effect arising from this policy which seeks to protect locally significant heritage assets</p>
<b>POLICY DBE2: LOCAL HERITAGE ASSETS OF HISTORICAL AND</b>	<p>Local Plan policy HC1 deals with built heritage</p> <p>NPPF chapter 16 deals with heritage</p>	<p>DBE2 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</p>	<p>Potential for limited positive impact as the policy identifies and protects heritage assets that are of demonstrable value to</p>	<p>Possible positive impact. No significant effects identified.</p>	<p>None</p>	<p>No negative effect arising from this policy which seeks to protect locally</p>

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<b>ARCHITECTURAL INTEREST LOCAL HERITAGE ASSETS</b>		to be considered against the significance of the asset	the community and of outstanding significance for their historical features. The Locally listed buildings are identified in the policy.			significant heritage assets
<b>Policy DBE3: DESIGN</b>	NPPF – Requiring good design (paras 56-68).  LP Policy GD8 deals with good design in new housing developments	DBE3 sets out a series of criteria that should be considered in new development within the Parish. It should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.	The policy is unlikely to result in significant effects as it promotes design of new development which reflects the character and historic context of its surroundings.	No significant effects identified.	None.	No negative effect arising from this policy.
<b>POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE</b>	NPPF – Promoting healthy communities (para 99 and para 100).	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	Possible positive impacts. No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect local green space.

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<b>POLICY ENV 2: OTHER ENVIRONMENTALLY SIGNIFICANT SITES</b>	LP Policy GI4 considers Local Green Space and its inclusion in NDPs		significance for their natural and historical or environmental features.			
	NPPF: 11 Conserving and enhancing the natural environment.  LP Policy GI5 relates to biodiversity and protection and improvement of Biodiversity and Geodiversity	ENV2 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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<p><b>POLICY ENV 3: BIODIVERSITY</b></p>	<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>ENV3 is considered to be in general conformity with the NPPF and LP as it seeks to protect Biodiversity of value</p>	<p>The policy is unlikely to result in significant effects as it gives protection to the environmental corridors.</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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<p><b>POLICY ENV 4 : TREES</b></p>	<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 trees, woodland and hedgerows of value.</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: RIDGE AND FURROW</b>	<p>NPPF: 16 . Conserving and enhancing the historic environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	ENV5 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 ENV 6: AREAS OF SEPARATION</b>	Local Plan policy GD6 deals with areas of separation.	ENV6 is considered to be in conformity with the Local Plan in that it seeks to	The policy is unlikely to result in significant effects	No significant effects identified.	None.	No negative effect

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POLICY ENV 7: PROTECTION OF IMPORTANT VIEWS		safeguard the identity of communities.				
	<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>ENV7 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 11 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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<b>POLICY T1: TRAFFIC MANAGEMENT</b>	<p>NPPF: Promoting sustainable transport. Promoting healthy communities.</p> <p>LP Policy GD8 deals with good design in new housing developments including parking and access to footways and cycle routes</p>	<p>Policy T1 seeks to minimise the increase in traffic and can be considered to be in general conformity with the Local Plan as it considers parking, highway access and improvement and creation of footpaths and cycleways</p>	<p>The policy is unlikely to result in significant effects.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>
<b>POLICY T2: FOOTPATHS</b>	<p>NPPF: Promoting healthy communities.</p> <p>Local Plan policy GI1 deals with Green</p>	<p>T2 is considered to be in general conformity with the Local Plan and NPPF in seeking to protect and improve the existing network of</p>	<p>The policy may deliver minor positive impacts as it is about protection and improvements of cycleways/ footpaths.</p>	<p>Possible minor positive impacts. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it is about protection of</p>

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	Infrastructure including recreational paths and walking routes	footpaths/cycleways contributing to healthy lifestyles and community safety.				footpaths and cycleways.