

Dunton Bassett NDP – HDC Clarification of Examiners initial enquiries

SEA Determination

Can Harborough District Council confirm whether it was intended that this January 2021 Screening Determination was to be treated as a Proposed Screening Determination, having regard to the provisions of Regulation 9 of the SEA Regulations 2004, as it would not have been in a position to issue that formal determination without consulting the three consultation bodies.

The Council clarifies that the document issued in January 2021 was a proposed screening of the Plan and the statutory consultees were consulted on the January 2021 report. (as set out in 6.2 of the report) The determination of the Council, in the light of responses of the responses from the statutory consultees, was that the Council agreed with the view of Historic England that further work was required to explore the effects on the historic environment via an appropriate assessment.

The District Council has provided an SEA Determination Addendum to clarify that after consideration the Council determine that effects on the natural and historic environment have been reasonably demonstrated to be less than substantial harm by the appropriate assessment undertaken in August 2021.

SEA Determination Addendum June 2022 – include link

Historic England Consultation

Can I also see clarification from either the District Council or the Parish Council as to whether Historic England have been specifically consulted on that RPS document and whether it agrees with the conclusions set out? It appears that RPS report is also unclear of as to status in that the Executive Summary appears to refer to it being an SEA.

The District Council have not specifically consulted Historic England on the Strategic Heritage Assessment prepared by RPS in August 2021.

The District Council will consult the statutory bodies (Environment Agency, Natural England and Historic England) on the SEA Determination Addendum of June 2022 (link above) for a 3 week period in July 2022.

Scoping for further appropriate assessment

The District Council provided advice and context for the appropriate assessment as set out below

From District Council to QB and consultant 30/3/21

Sent: 30 March 2021 10:05

To: G KIRK <Yourlocale>

Cc: Stuart Glover <Sally Hartshorne <s.hartshorne@harborough.gov.uk>; Sam Peppin-Vaughan <S.Peppin-Vaughan@harborough.gov.uk>; Dunton Bassett <clerk@duntonbassettparishcouncil.org.uk>

Subject: RE: [EXTERNAL] Dunton Bassett SEA Screening

Importance: High

Please find the determination from the District Council concerning the Dunton Bassett NDP at Reg 14 stage.

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You will note that Historic England have made a comment regarding the Scheduled Monument and the proximity of the proposed housing site.

It is the view of the Council that the Qualifying Body should undertake some further work concerning the historic environment and seek to clarify the justification (or otherwise) for the allocated site adjacent to the Scheduled Monument. Historic England are concerned that the Plan may be at risk as *'the harm to the significance of the designated heritage asset runs contrary to the NPPFs requirement for sustainable development'*.

As you will be aware Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. A scheduled monument is an asset of the highest significance so any harm to an asset of such significance should be wholly exceptional. Any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting, should require clear and convincing justification.

I hope this helps and if you want to discuss with either myself or the Conservation Team at HDC please get in touch.

From District Council to QB and consultant 6/4/21

From: Matthew Bills

Sent: 06 April 2021 09:21

To: G KIRK <>

Cc: Sally Hartshorne <s.hartshorne@harborough.gov.uk>; Sam Peppin-Vaughan <S.Peppin-Vaughan@harborough.gov.uk>

Subject: RE: [EXTERNAL] Dunton Bassett SEA Screening

Please refer to the Historic England webpages and documents for general advice

<https://historicengland.org.uk/advice/planning/improve-your-neighbourhood/>

<https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/neighbourhood-planning-and-the-historic-environment-historic-england-advice-note-11/>

The housing Site Sustainability Assessment has already been provided for Dunton Bassett and I believe that the work relating to the historic environment should be built upon to support the proposal in the Neighbourhood Plan. Any assessment needs to be proportionate, so it need not be a complex assessment if the issue it is considering is not complex.

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Without prejudice, I would suggest that the suitable assessment covers the following:

1. Consider the amount of detail required in the Assessment (be proportionate)
2. Gather the evidence for the historic environment including character of the area (a planning application 16/01401/ already has some useful evidence for this – see attached)
3. An assessment of the reasonable alternative housing sites relating to impacts on the historic environment and its character now and in the future.
4. The harm to the scheduled monument of existing and future development. (I not that the scheduled monument is developed on at least two sides – what is the impact of further development?)
5. Assess whether the proposed development site is still a reasonable alternative or whether other sites need to be considered when all the other constraints are considered. Does the preferred option meet the NPPF requirement for sustainable development?
6. What policy amendments might be required to mitigate the harm of new development in the future?

HRA Screening

.. can I be provided with a copy of the District Council's HRA Screening Determination under the Conservation of Habitats and Species Regulations 2017?

HRA report on link below.

https://www.harborough.gov.uk/downloads/file/4062/s7a_hra_report_new_report_to_harborough_local_plan_2017-08-10

Settlement Boundaries

With the new Local Plan moving away from settlement boundaries, does the District Council have a view as to whether their reintroduction is consistent with the strategic policies in the adopted Local Plan.

The Council is generally supportive of the inclusion of a settlement boundary in Neighbourhood Plans and does not consider them to be in conflict with the Local Plan Policies. An LTD policy is an appropriate policy to permit and direct development in conjunction with other policies, for the following reasons:

- The LTD policy represents an enabling tool for residential development that would otherwise not, necessarily have policy support and provides a mechanism to define the area within which proposals for housing development will be conditionally supported and will guide development to sustainable solutions.
- LP Policy GD2 and other policies in the LP are clear that development sites must be directed towards appropriate locations. This also includes considering the nature, form and character of the settlement and its distinctiveness. A Neighbourhood Plan LTD policy considers the local context for

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development and can allow small numbers of new dwellings to be built in the most appropriate locations for communities.

- The LTD policy adds a local layer of detail to what constitutes the built area of Dunton Bassett

Housing Allocations Policy

Can the District Council confirm whether the Council's Housing Allocation Policy allows priority to be given to affordable housing in the parish to those persons with a local connection or are allocations made on the basis of housing need?

Response from Housing Team:

If a S106 planning agreement states that a parish or village connection is required then that is the first consideration and then housing need.

In the absence of any such agreement then properties would be allocated by housing need

The [housing allocation policy](#) is on the website and S4.4 Parish connection refers .

4.4 Parish Connection For some village housing schemes there are planning restrictions requiring that vacancies should go in the first instance to people who have a connection with the village or parish. Each district has its own local policy. 4.5 The factors used to determine a village connection will be as follows, where the main applicant or joint applicant can answer 'yes' to any one of the following:-

- I have lived in the village for the last five years
- I work permanently in the village (at least 15 hours a week)
- My Mother was living in this village when I was born or previously lived in the village for 5 years or more
- I have close relatives who have lived in the village for at least five years (close relatives are defined as parents, children, siblings, grandparents or grandchildren)
- I need to move to the Parish to be close to a relative or other person in order to provide or receive significant amounts of care and support

Open Space Sport and Recreation Sites

Can the District Council clarify whether the sites identified as the 2016 Open Space, Sports and Recreation sites are protected by local plan policy and are they identified in any development plan document or would their identification be through this policy?

The sites identified as the 2016 Open Space Sport and Recreation Sites are afforded ed protection by Local Plan policy GI2. The sites are identified on the policies map for the Local Plan https://www.harborough.gov.uk/directory_record/3493/harborough_local_plan_2011-2031_proposals_maps

Note: sites labelled Site A and B in ENV2 are shown in the Broughton Astley inset map, but are within the Parish Boundary for Dunton Bassett

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Conservation Areas

Can the District Council advise when it last conducted a review as to whether the centre of Dunton Bassett should be considered as a Conservation Area and what was its conclusion? Does it plan to reconsider whether the village centre warrants statutory conservation area recognition and if so when? Does the District Council have a view on the merits of having this protective policy in lieu of conservation area designation?

A report to the Executive Meeting of 27 August 2008 recommended consideration of 5 areas, which included Dunton Bassett, as priority for further local examination and consultation on prospective conservation areas.

In the case of Dunton Bassett the report stated:

Dunton Bassett comprises a long main street with a fairly well defined historic core, centred around the public house. There are a number of listed buildings in the core and despite the absence of a conservation area, new development has been generally sympathetically introduced. The village is commencing a Parish Plan process and consultation has established concern about future safeguarding of the built environment. Conservation area declaration is a potential means to address this and it is suggested that the Parish Plan process could be the means to examine and consult further on a proposed conservation area.

An officer was appointed in 2019 to undertake CA appraisals. The officer worked with Development Management (DM) colleagues to prioritise the re-appraisal of the 63 existing CAs and consider the need for new designations/de-designations. This was based on the level of risk to the historic environment. The exercise did not flag any issues of risk for Dunton Bassett – as stated in the 2008 report, protection is provided to a number of buildings through national listing and there no concerns were raised regarding any threats.

The priority areas for appraisal are checked with DM at least annually. At the moment there are areas of greater priority within the district so, unless this changes or resources increase, it will be some years before Dunton Bassett would be reviewed for consideration. However, this does not exclude the possibility of an outside body undertaking a review and writing a CA appraisal and management plan which could be considered for designation by HDC.

Transport Assessment Requirements

Can the District Council inform me what its Local Validation Lists sets as the threshold as to when a Transport Assessment is required to accompany a planning application?

[Our policies, plans and strategies - Information on the requirements for planning applications in the Harborough area | Harborough District Council](#)

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<p>Transport statement or transport assessment and travel plan</p>	<p>Major development</p>	<p>Full details of what the reports should contain and consider are given in the Leicestershire Highways Design Guide: https://resources.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-highway-design-guide.</p> <p>TA for impacts on the trunk highway network to use good practice of Department for Transport (DfT) Guidance on Transport Assessment and Circular 02/2013.</p> <p>This shall include public rights of way including bridleways if impacted.</p>	<p>NPPF 108-111 Local Plan</p>
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Major development is defined as more than 10 dwellings