



**Billesdon Neighbourhood Plan Review
Strategic Environmental Assessment
Screening Report
By**

Harborough District Council

On behalf of

Billesdon Parish Council

January 2023

Strategic Environmental Assessment Screening Report

1. Introduction

1.1 This screening report to determine whether the Billesdon Neighbourhood Plan Review as provided by the Qualifying Body at January 2023 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 Billesdon Neighbourhood Plan Review is to update the adopted Neighbourhood Plan for Billesdon. Billesdon Parish Council has decided to review the Neighbourhood Plan but not change its nature. The review of the Billesdon Neighbourhood Plan incorporates changes to meet the latest national and local planning policy requirements. Revisions include:

- Added support for biodiversity;
- More protections for built heritage and archaeology, including ridge and furrow fields;
- The former lorry park on Gaulby Road is now allocated for housing development, having previously been identified as a housing reserve site;
- Measures to bring forward the redevelopment of the former Highway Depot on Gaulby Road for mixed-use development including commercial, business and some housing development;
- Provision for a new playing field is retained but there is more flexibility on its location.

1.3 Harborough District Council have been informed by the Billesdon Neighbourhood Plan Review at January 2023 that there will be one allocated site (policy BPr1 Housing Requirement) of up to 10 dwellings as part of a mixed-use development at the former Highway Depot on Gaulby Road in accordance with Policy BPr8, and windfall development in accordance with Policy BPr2. In addition 0.16 hectares of land east of Gaulby Road is allocated for housing development for approximately 5 dwellings;

1.4 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 undertake 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.

1.5 This screening report has been prepared prior to the Plan being submitted for pre submission consultation and can inform the Plan policies.

1.6 The SEA Directive and Planning Practice Guidance (PPG) is clear in that a SEA Environmental Report need only be as detailed as appropriate to the content and level

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of detail of the neighbourhood plan¹. 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 plan². NPPG guidance goes on to state that reasonable alternatives must also be sufficiently distinct, realistic and deliverable³.

1.7 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.

1.8 Regulations state that the Environmental Report should consider whether certain matters are more appropriately assessed at different levels of the planning system to avoid duplication⁴.

1.9 Each policy of the Billesdon Neighbourhood Plan Review prior to presubmission stage has been individually assessed for its effects on Habitat Regulations (and other environmental effects) (see appendix 3). The Habitats Regulations Assessment (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 Special Protection Area (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/Scraftoft) as the district is largely rural with a fairly sparsely distributed population.

1.10 The HRA for the Local Plan, which allocates a housing requirement of a minimum of 10 dwellings for Billesdon, 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 Para 030 of <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

² Para 039 - http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033

³ Para 038 - http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033

⁴ Regulation 12(3)(d) - http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

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1.11. The Court of Justice of the European Union (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).

1.12. The SEA Screening Report dated January 2023 for the Billesdon Review Neighbourhood Plan does not take account of measures intended to avoid or reduce the harmful effects of the Plan.

1.13. The vision and core objectives of the Pre-Submission Draft Neighbourhood Plan 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 Billesdon.

2. Legislative Background

2.2 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’ \(ODPM 2005\)](#).

2.3 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.

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- 2.4 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
- 2.5 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 Development 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,
 - the risks to human health or the environment (e.g. due to accidents),

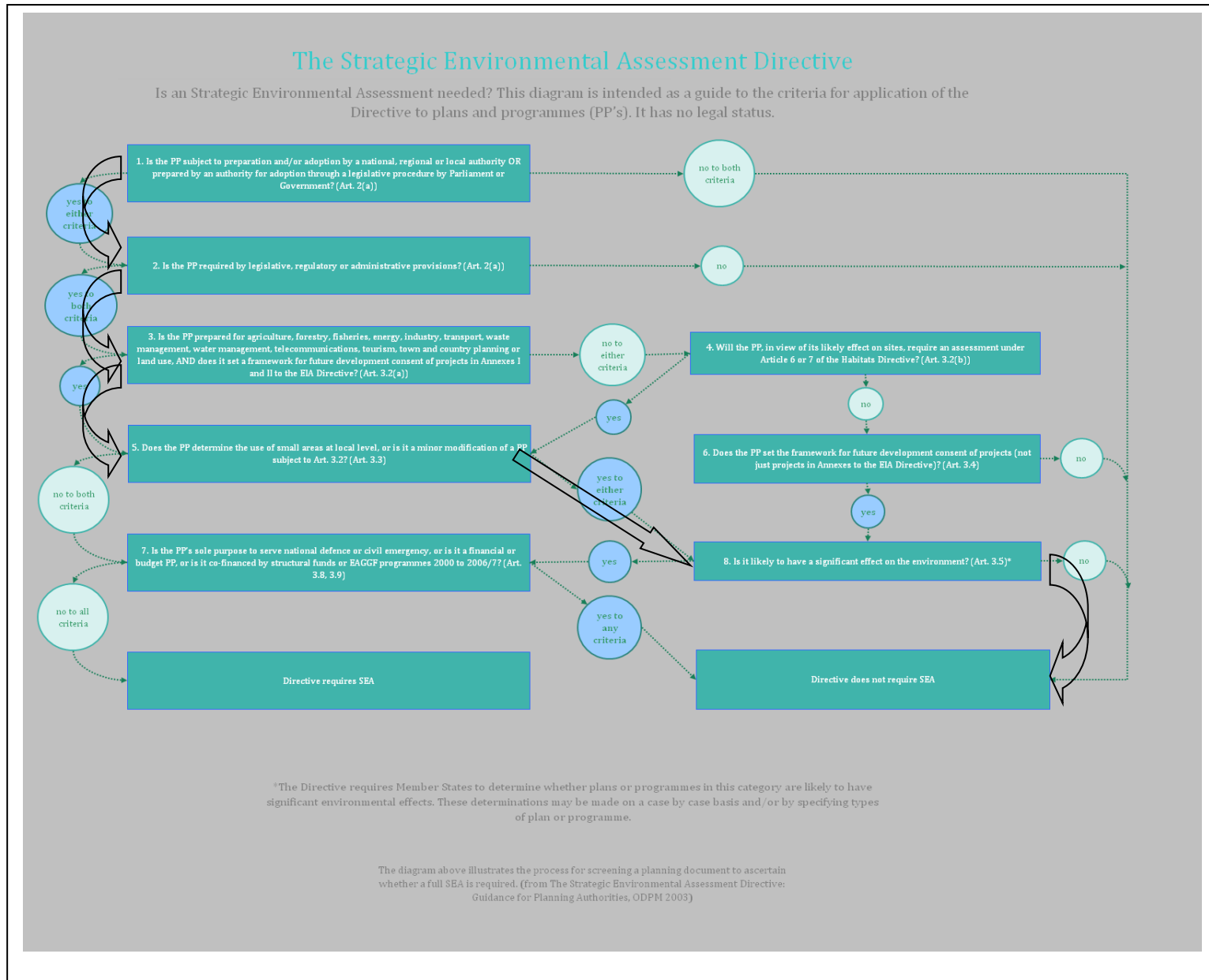
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- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - 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 Billesdon Neighbourhood Plan SEA screening assessment January 2023. The outcome demonstrates that a full SEA is not required



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4.2 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.

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

Table 1: Establishing the Need for SEA

Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation of and adoption of the Neighbourhood Plan is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP has been prepared by Billesdon 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? (Art. 2(a))	Y	Whilst the Neighbourhood Plan is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will if 'made', form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant 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, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))	N	Whilst the Neighbourhood Plan covers a number 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 Environmental Impact Assessment (EIA) Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	Billesdon Neighbourhood Plan (NP) review is unlikely to have a substantial effect on the Natura 2000 network of protected sites. The Plan allocates one site for housing which in the view of the responsible authority will not have a detrimental effect on historic or environmental sites. A Habitat Regulations Assessment (HRA) has been undertaken as part of the Local Plan preparation. The assessment concludes that the Local Plan, which allocates a housing requirement of 10 dwellings to Billesdon, is not likely to have a significant effect on any internationally important wildlife sites either alone or in conjunction

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		<p>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> <ul style="list-style-type: none"> • Ensor's Pool Special Area of Conservation (SAC); • The Upper Nene Valley Gravel Pits SPA and Ramsar; and • River Mease SAC. <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 and its allocations 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 Billesdon 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: https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment</p> <p>The District Council agrees with the assessment as set out above for the purposes of planning in the Billesdon Neighbourhood Area</p>
5. Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2 ? (Art. 3.3)	Y	Determination of small sites at local level.
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NP is to be used for determining future planning applications
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	

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<p>8. Is it likely to have a significant effect on the environment? (Art. 3.5)</p>	<p>N</p>	<p>The Billesdon NP is a 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 a site for housing (up to 10 units as part of Policy Bpr1 and approximately 5 units as part of Policy Bpr3)). The Plan also seeks to include a Settlement Boundary inside which development is considered appropriate as windfall sites subject to other policy requirements (Policy BPr2: Infill).</p> <p>The assessment of the effects of the housing site allocations on the natural and historic environment can be found at Appendix 3 of this report.</p> <p>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. Proposed development will not impact on any nationally recognised landscape designations.</p> <p>Water management is considered within the Plan, which identifies that Sustainable Drainage Systems (SuDS) should be used unless demonstrated to be inappropriate.</p> <p>More locally, the Neighbourhood Area has identified sites of historical and/or environmental significance including Local Green Space and policies have been developed to protect these. Fourteen Local Green Spaces have been designated which will afford these site a high level of protection.</p> <p>The Neighbourhood Plan has sought to protect local sites of historic environment significance (including a scheduled monument and Medieval earthworks). In addition designated heritage assets that have been identified in the Plan and the local built environment character is protected through policy. The NP also seeks to protect ridge and furrow land and important views within the neighbourhood area.</p>
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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 Billesdon Neighbourhood Plan Review as prepared at January 2023. As such, the Billesdon Neighbourhood Plan with its current proposals does not require a full Strategic Environmental Assessment (SEA) to be undertaken.

5.2 If the issues addressed in the Neighbourhood Plan should change, or further sites are allocated for development, then a new screening process should be undertaken determine whether an SEA will be required. Please contact Harborough District Council again for advice in this circumstance.

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Appendix 1

Site of Special Scientific Interest (SSSI)/LISTED BUILDINGS/Scheduled Monuments (SM) WITHIN THE PARISH OF BILLESDON

Settlement feature:	Occurrence
Conservation Area Statement	<p>Billesdon is a large compact village formerly on the main Leicester - Uppingham Road, but now by-passed by the A47 In 1986. This effectively removes much passing traffic and enables the form of the original market town to be seen. Although effectively a cross roads village, several roads, routes and lanes converge at the Market Place, including the loop of Church Street and Brook Lane. Within the core area with its crossing roads and loop are two important focal spaces: the Market Place in the north and the small green by the Church to the south.</p> <p>The existence of the market place is indicative of the former central importance of Billesdon within the surrounding countryside. Only a small part remains as grass, the rest is road and parking space. The whole, with its enclosing buildings, is visually important. The contrast of the narrow Church Street and the sudden opening into the space of the Market Place is notable. The grass area has trees, war memorial and mediaeval market cross (a Scheduled Ancient Monument). It is edged by a row of cottages having a cobble footpath in front. The tapering space of the Market Place towards Uppingham Road is fronted by a mixture of cottages and substantial houses. There are two former forge buildings facing the Market Place and close by one a stone dwelling with round chimneys. The second important focal area is to the south and is around the Church and junction of Church Street, Brook Lane and Rolleston Road.</p>

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The Church of St. John the Baptist with its spire visually closes the view of Church Street from the north. The Manor House in ironstone with Swithland slate roof visually closes the view from the Rolleston Road. The tree and small green in front of the Manor House and Old School is very important. The total group of Church, Old School, Old Vicarage with associated walls and churchyard is especially significant. A listed mud barn, now converted, forms part of this group.

The closeness of the buildings, the groupings around the market place, the mixture of building materials, and of cottages with larger houses and farmhouses gives Billesdon its particular character. In addition many core dwellings directly front the streets; others have gardens in front whilst others are set back from or sideways to the streets, the variety of doors and doorways is notable. Billesdon's vernacular architecture is at the transition from stone to brick and there are many examples of both. It also retains timberframe construction, but much of this

is obscured. Roof materials are of thatch, slate or Swithland slate. In addition some of the buildings, including dwellings, are of mud, or partly of mud. This variety of materials, (stone, brick and mud) is also found in the walls, both to the street and to the rear of properties.

The variety of building materials is reflected in the variety of buildings which are of stone, brick or mud. A notable unlisted building is the stone early 20th C Rutland House in West lane.

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To the west the Conservation Area goes up to and includes the remnants of the former back lane. As well as the nodal points of the market place and the green by the church with their converging roads, (the secular market place and associated activities, counterbalancing the ecclesiastical group of church and Vicarage and School) the Conservation Area includes the Frisby Road with its 19thC school across the paddocks from the church and some older properties with mature inter-war housing facing in towards the church group.

Scheduled Monuments

[Market cross on west side of Market Place](#)

- List Entry Number: 1014514
 - Heritage Category: Scheduling
 - Location: Billesdon, Harborough, Leicestershire
-

Listed

Buildings/Features:
Grade I, Grade II*,
Grade II

[BILLEDON COPLOW](#)

- List Entry Number: 1074892
- Heritage Category: Listing
- Grade: II
- Location: BILLEDON COPLOW, TILTON LANE, Billesdon, Harborough, Leicestershire

[7, MARKET PLACE](#)

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- List Entry Number: 1177945
- Heritage Category: Listing
- Grade: II
- Location: 7, MARKET PLACE, Billesdon, Harborough, Leicestershire

BARN AT KATES HILL FARM

- List Entry Number: 1177951
- Heritage Category: Listing
- Grade: II
- Location: BARN AT KATES HILL FARM, ROLLESTON ROAD, Billesdon, Harborough, Leicestershire

PUMP IN GARDEN OF NUMBER 44

- List Entry Number: 1177883
 - Heritage Category: Listing
 - Grade: II
 - Location: PUMP IN GARDEN OF NUMBER 44, CHURCH STREET, Billesdon, Harborough, Leicestershire
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MARKET CROSS

- List Entry Number: 1074889
- Heritage Category: Listing
- Grade: II
- Location: MARKET CROSS, MARKET PLACE, Billesdon, Harborough, Leicestershire

BOUNDARY WALL TO CHURCHYARD

- List Entry Number: 1177894
- Heritage Category: Listing
- Grade: II
- Location: BOUNDARY WALL TO CHURCHYARD, CHURCH STREET, Billesdon, Harborough, Leicestershire

5, LEICESTER ROAD

- List Entry Number: 1360985

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- Heritage Category: Listing
- Grade: II
- Location: 5, LEICESTER ROAD, Billesdon, Harborough, Leicestershire

BOUNDARY WALL TO NUMBER 27

- List Entry Number: 1074880
- Heritage Category: Listing
- Grade: II
- Location: BOUNDARY WALL TO NUMBER 27, CHURCH STREET, Billesdon, Harborough, Leicestershire

DOONE COTTAGE

- List Entry Number: 1074888
- Heritage Category: Listing
- Grade: II
- Location: DOONE COTTAGE, 9, LONG LANE, Billesdon, Harborough, Leicestershire

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[23, Church Street](#)

- List Entry Number: 1360979
- Heritage Category: Listing
- Grade: II
- Location: 23, Church Street, Billesdon, Harborough, Leicestershire

[16, UPPINGHAM ROAD](#)

- List Entry Number: 1074855
- Heritage Category: Listing
- Grade: II
- Location: 16, UPPINGHAM ROAD, Billesdon, Harborough, Leicestershire

[BARN TO REAR OF NUMBER 38](#)

- List Entry Number: 1360983
 - Heritage Category: Listing
 - Grade: II
-

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- Location: BARN TO REAR OF NUMBER 38, CHURCH STREET, Billesdon, Harborough, Leicestershire

MOWBRAY HOUSE

- List Entry Number: 1074881
- Heritage Category: Listing
- Grade: II
- Location: MOWBRAY HOUSE, 8, CHURCH STREET, Billesdon, Harborough, Leicestershire

5, MARKET PLACE

- List Entry Number: 1074890
- Heritage Category: Listing
- Grade: II
- Location: 5, MARKET PLACE, Billesdon, Harborough, Leicestershire

K6 KIOSK

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- List Entry Number: 1078230
- Heritage Category: Listing
- Grade: II
- Location: K6 KIOSK, ROLLESTON ROAD, Billesdon, Harborough, Leicestershire

[30, CHURCH STREET](#)

- List Entry Number: 1360982
- Heritage Category: Listing
- Grade: II
- Location: 30, CHURCH STREET, Billesdon, Harborough, Leicestershire

[ST ANNE'S](#)

- List Entry Number: 1177918
 - Heritage Category: Listing
 - Grade: II
 - Location: ST ANNE'S, 7, LEICESTER ROAD, Billesdon, Harborough, Leicestershire
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PEAR TREE COTTAGE

- List Entry Number: 1074878
- Heritage Category: Listing
- Grade: II
- Location: PEAR TREE COTTAGE, 3, CHURCH STREET, Billesdon, Harborough, Leicestershire

SCHOOL

- List Entry Number: 1074886
- Heritage Category: Listing
- Grade: II*
- Location: SCHOOL, CHURCH STREET, Billesdon, Harborough, Leicestershire

WILLOW COTTAGE

- List Entry Number: 1360978
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- Heritage Category: Listing
- Grade: II
- Location: WILLOW COTTAGE, 23, BROOK LANE, Billesdon, Harborough, Leicestershire

36, CHURCH STREET

- List Entry Number: 1074883
- Heritage Category: Listing
- Grade: II
- Location: 36, CHURCH STREET, Billesdon, Harborough, Leicestershire

4, MARKET PLACE

- List Entry Number: 1074891
- Heritage Category: Listing
- Grade: II
- Location: 4, MARKET PLACE, Billesdon, Harborough, Leicestershire

POTTERS COTTAGE

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- List Entry Number: 1074893
- Heritage Category: Listing
- Grade: II
- Location: POTTERS COTTAGE, 2, UPPINGHAM ROAD, Billesdon, Harborough, Leicestershire

WAR MEMORIAL

- List Entry Number: 1177941
- Heritage Category: Listing
- Grade: II
- Location: WAR MEMORIAL, MARKET PLACE, Billesdon, Harborough, Leicestershire

NUMBER 8 AND BOUNDARY WALL

- List Entry Number: 1360986
 - Heritage Category: Listing
 - Grade: II
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- Location: NUMBER 8 AND BOUNDARY WALL, 8, LONG LANE, Billesdon, Harborough, Leicestershire

13, LONG LANE

- List Entry Number: 1295299
- Heritage Category: Listing
- Grade: II
- Location: 13, LONG LANE, Billesdon, Harborough, Leicestershire

CHURCH COTTAGE

- List Entry Number: 1074885
- Heritage Category: Listing
- Grade: II
- Location: CHURCH COTTAGE, 46, CHURCH STREET, Billesdon, Harborough, Leicestershire

8, LEICESTER ROAD

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- List Entry Number: 1074887
- Heritage Category: Listing
- Grade: II
- Location: 8, LEICESTER ROAD, Billesdon, Harborough, Leicestershire

2, LONG LANE

- List Entry Number: 1177922
- Heritage Category: Listing
- Grade: II
- Location: 2, LONG LANE, Billesdon, Harborough, Leicestershire

IVY HOUSE

- List Entry Number: 1074884
- Heritage Category: Listing
- Grade: II
- Location: IVY HOUSE, 44, CHURCH STREET, Billesdon, Harborough, Leicestershire

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[42, CHURCH STREET](#)

- List Entry Number: 1177880
- Heritage Category: Listing
- Grade: II
- Location: 42, CHURCH STREET, Billesdon, Harborough, Leicestershire

[1, UPPINGHAM ROAD](#)

- List Entry Number: 1177954
- Heritage Category: Listing
- Grade: II
- Location: 1, UPPINGHAM ROAD, Billesdon, Harborough, Leicestershire

[THE MALTINGS](#)

- List Entry Number: 1361005
 - Heritage Category: Listing
 - Grade: II
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- Location: THE MALTINGS, 12 AND 14, UPPINGHAM ROAD, Billesdon, Harborough, Leicestershire

[1, CHURCH STREET](#)

- List Entry Number: 1074877
- Heritage Category: Listing
- Grade: II
- Location: 1, CHURCH STREET, Billesdon, Harborough, Leicestershire

[Queen's Head Public House](#)

- List Entry Number: 1074882
- Heritage Category: Listing
- Grade: II
- Location: Queen's Head Public House, 20, Church Street, Billesdon, Harborough, Leicestershire

[32, CHURCH STREET](#)

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- List Entry Number: 1177868
- Heritage Category: Listing
- Grade: II
- Location: 32, CHURCH STREET, Billesdon, Harborough, Leicestershire

27, CHURCH STREET

- List Entry Number: 1360980
- Heritage Category: Listing
- Grade: II
- Location: 27, CHURCH STREET, Billesdon, Harborough, Leicestershire

THE GABLES

- List Entry Number: 1360981
- Heritage Category: Listing
- Grade: II
- Location: THE GABLES, 6, CHURCH STREET, Billesdon, Harborough, Leicestershire

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25, CHURCH STREET

- List Entry Number: 1074879
- Heritage Category: Listing
- Grade: II
- Location: 25, CHURCH STREET, Billesdon, Harborough, Leicestershire

NUMBERS 6 AND 8 AND COBBLERS COTTAGE

- List Entry Number: 1074894
- Heritage Category: Listing
- Grade: II
- Location: 6 AND 8, UPPINGHAM ROAD, Billesdon, Harborough, Leicestershire

38, CHURCH STREET

- List Entry Number: 1177874
 - Heritage Category: Listing
 - Grade: II
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- Location: 38, CHURCH STREET, Billesdon, Harborough, Leicestershire

CHURCH OF ST JOHN THE BAPTIST

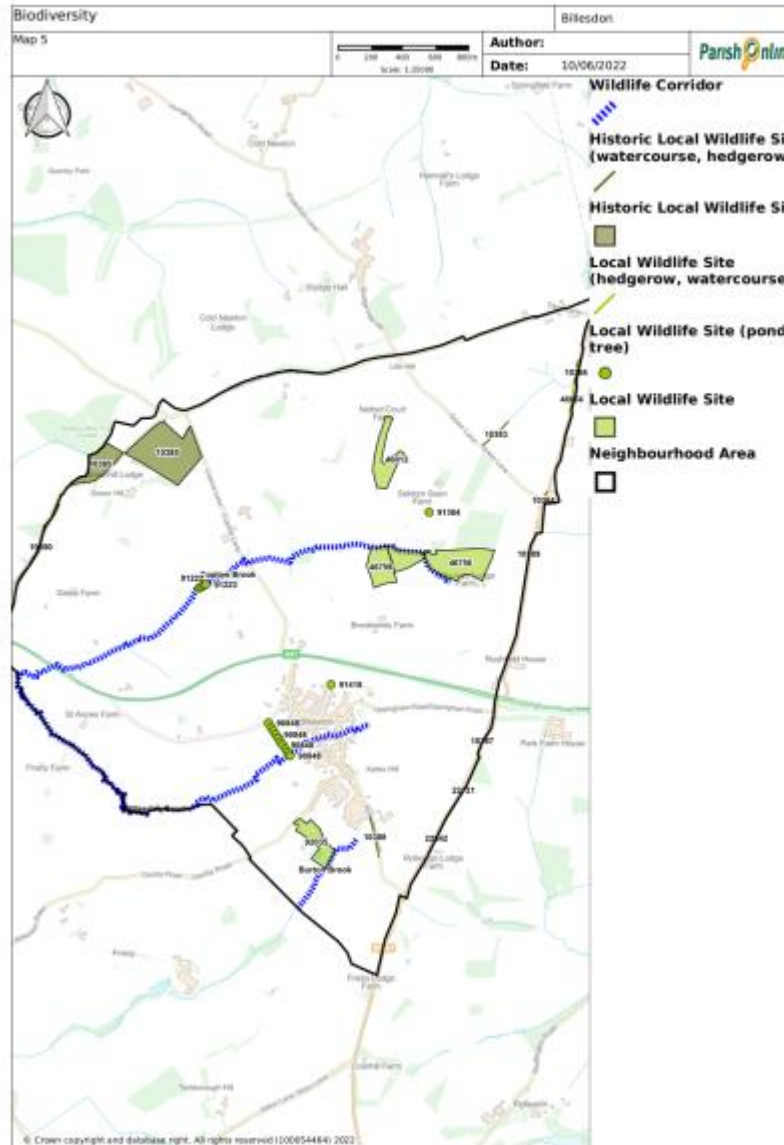
- List Entry Number: 1360984
- Heritage Category: Listing
- Grade: II*
- Location: CHURCH OF ST JOHN THE BAPTIST, CHURCH STREET, Billesdon, Harborough, Leicestershire

THE VICARAGE AND BOUNDARY WALL

- List Entry Number: 1177886
 - Heritage Category: Listing
 - Grade: II
 - Location: THE VICARAGE AND BOUNDARY WALL, 50, CHURCH STREET, Billesdon, Harborough, Leicestershire
 -
-

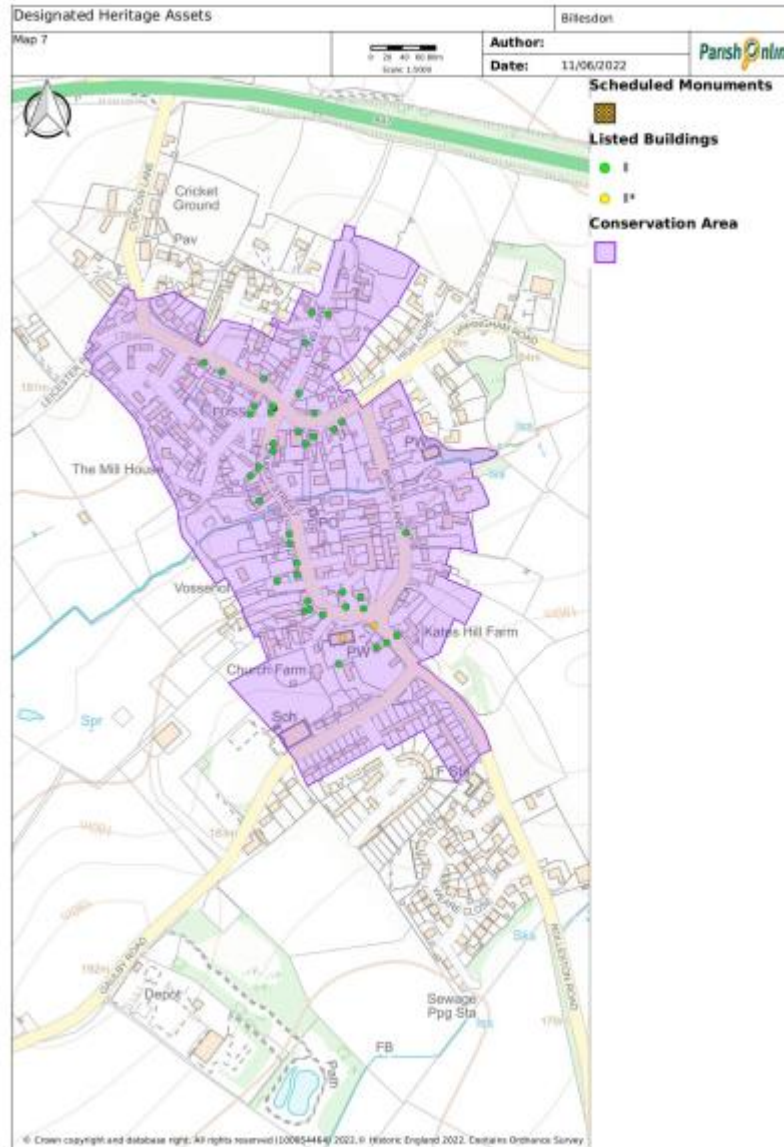
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Biodiversity sites



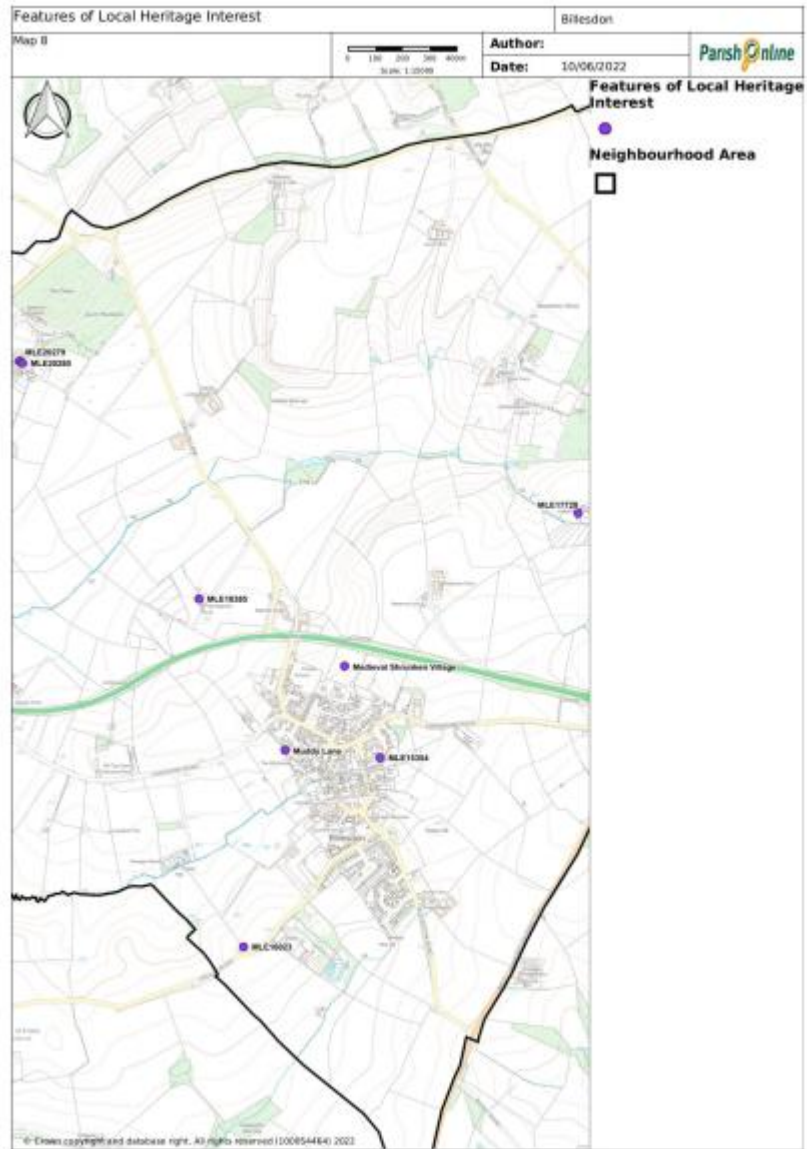
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Designated Heritage Assets



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Features of Local Interest



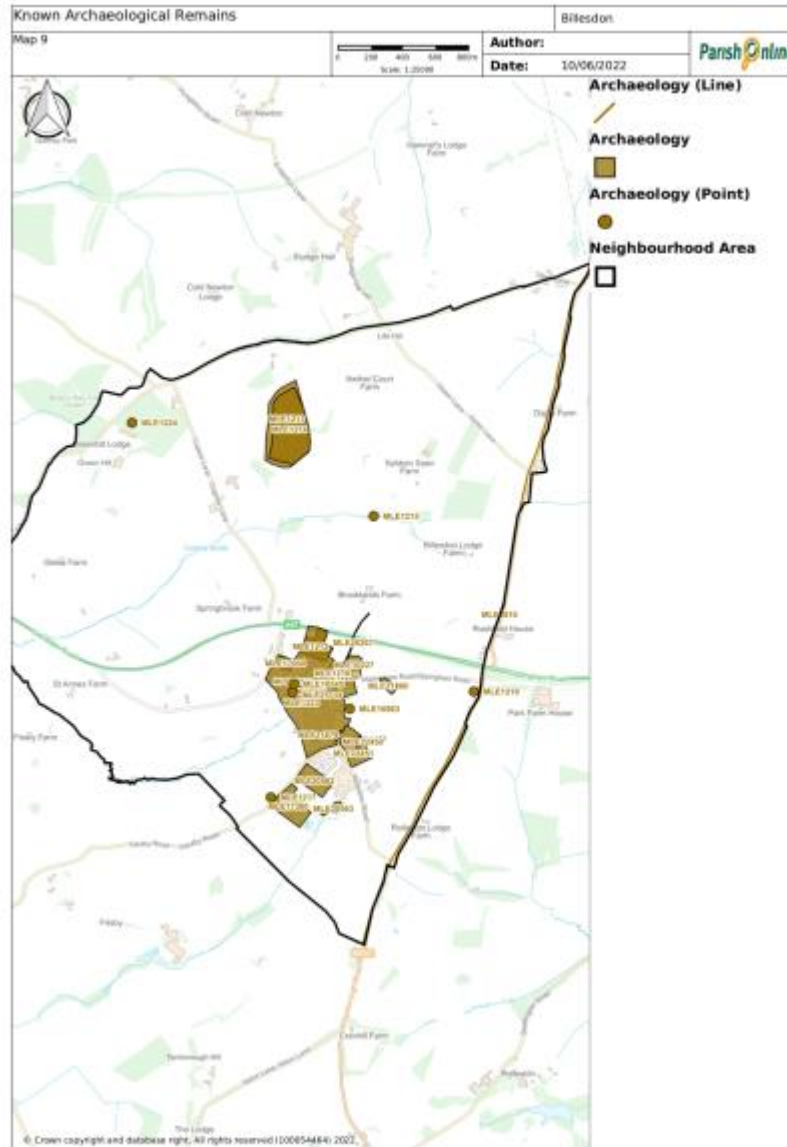
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Local Green Space



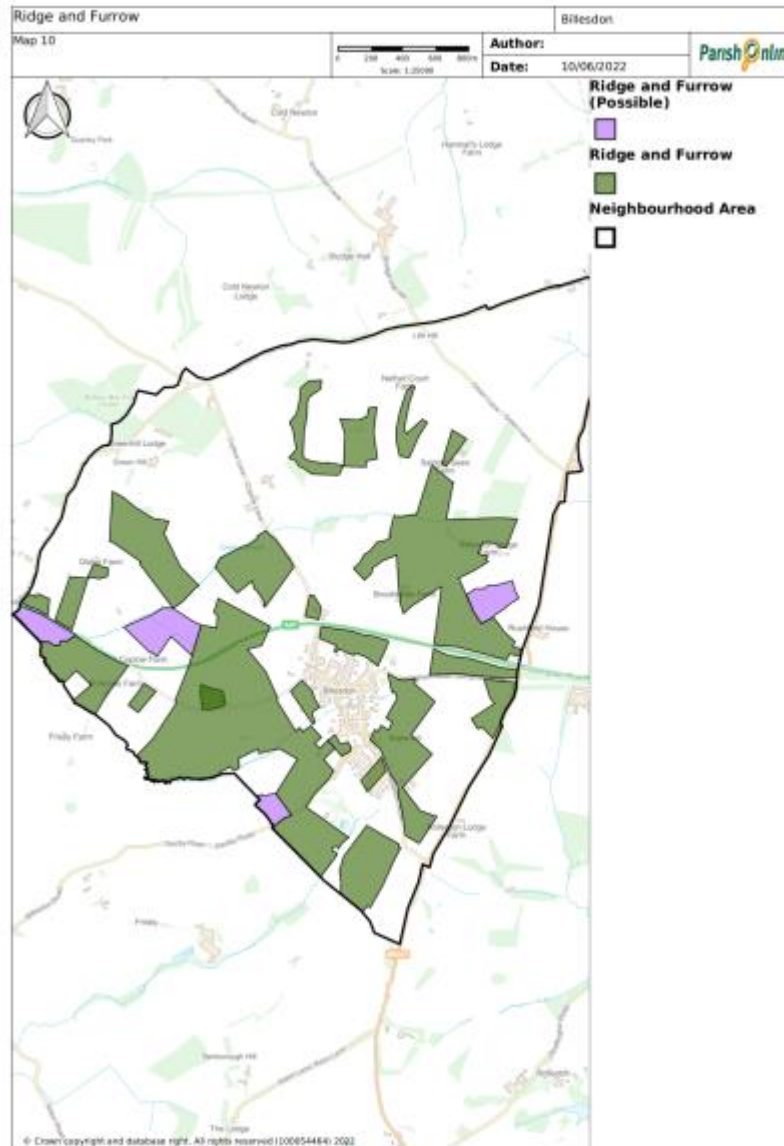
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Known Archaeological Remains



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Ridge and Furrow



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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.

1. 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

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Appendix 3

Local Planning Authority (LPA) screening for the requirement for a SEA for Billesdon Neighbourhood Plan Review

The policies of the Billesdon Neighbourhood Plan Review as provided prior to pre submission consultation (Regulation 14) have been individually assessed to determine the effects on historic and natural environment, Natura 2000 sites and Habitats Regulations Assessment.

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

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Billesdon Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/National Planning Policy Framework (NPPF)	Relationship between Billesdon 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	Conclusion relating to Habitat Regulations Assessment (HRA)
<p>Policy BPr1: Housing Requirement</p>	<p>LP Policy H1 considers housing allocations. The Local Plan allocates 10 dwellings to Billesdon. Neighbourhood plans can allocate specific housing sites. Local Plan Policy GD2 allows for settlement development within or adjacent to settlements. NPPF: Delivering sustainable development / delivering a wide choice of high quality homes (para 55 promotes sustainable development in rural areas).</p>	<p>BPr1 should be considered to be in general conformity with LP policy. NDPs can allocate housing above that set out in the Local Plan.</p>	<p>The policy is unlikely to result in significant effects on environmental assets. In the view of the QB the most suitable site has been chosen. The location of the proposed allocations is unlikely to cause any significant detrimental effects on local environmental and historic assets including the Scheduled Monument in the centre of Billesdon. 15 units is considered to be an appropriate level of development for Billesdon.</p>	<p>The Council consider that the policies as set out do not require an appropriate assessment to be undertaken.</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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<p>Policy BPr2: Infill</p>	<p>NPPF para. 55 – Promoting sustainable development in rural areas..</p> <p>Local Plan Policy GD2 Settlement Development</p>	<p>Bpr2 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 detrimental 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>
<p>POLICY Bpr3: Gaulby Road Lorry park</p>	<p>LP Policy H1 considers housing allocations. The Local Plan allocates 10 dwellings to Billesdon. Neighbourhood plans can allocate specific housing sites.</p> <p>LP policy GD2 allows for settlement development within or adjacent to settlements</p>	<p>BPr3 should be considered to be in general conformity with LP policy. NDPs can allocate housing above that set out in the Local Plan.</p>	<p>The policy is unlikely to result in significant effects on environmental assets. The site of 0.16ha is for approximately 5 dwellings and is part of the previously developed site of Gaulby Road Lorry Park. The location of the proposed allocation is unlikely to cause any significant detrimental effects on local environmental and historic assets including</p>	<p>The Council considers that this policy as set out does not require an appropriate assessment to be undertaken.</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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	NPPF: Delivering sustainable development / delivering a wide choice of high quality homes (para 55 promotes sustainable development in rural areas).		the Scheduled Monument in the centre of Billesdon.			
POLCY BPr4: HOUSING MIX	<p>NPPF – Delivering a wide choice of high quality homes – para. 50</p> <p>LP has policy H5 which requires developments to deliver a suitable mix of housing.</p>	Bpr4 is considered to be in general conformity with the LP and NPPF in seeking to deliver an appropriate mix of housing types to reflect local needs based on local and District evidence..	The policy is unlikely to result in significant effects as it only relates to mix of homes.	No significant effects identified.	None	No negative effect arising from this policy.
Policy BPr5 Affordable Housing	LP policy H2 deals with affordable housing	BPr5 specifies that proposal for new housing should be in accordance with the requirements of the Parish	The policy is unlikely to result in significant effects as it only relates to delivery of affordable homes on housing sites	No significant effects identified.	None.	No negative effect arising from this policy.

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POLICY BPr6: WORKING FROM HOME	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>BPr6 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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<p>POLICY BPr7: ULTRAFAST BROADBAND</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>BPr7 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>
<p>POLICY BPr8: The Former Highway Depot</p>	<p>LP Policy H1 considers housing allocations. The Local Plan allocates 10 dwellings to Billesdon. Neighbourhood plans can allocate specific housing sites.</p> <p>LP policy GD2 allows for settlement development within or adjacent to settlements</p>	<p>BPr8 is considered to be in general conformity with LP policy. NDPs can allocate both housing and employment sites.</p>	<p>The policy is unlikely to result in significant effects on environmental assets. The site allocates a maximum of 10 dwellings on about 0.5ha. and is part of the previously developed site of Gaulby Road Highway Depot. The location of the proposed allocation is unlikely to cause any significant detrimental effects on local</p>	<p>The Council considers that this policy as set out do not require an appropriate assessment to be undertaken.</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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	NPPF: Delivering sustainable development / delivering a wide choice of high quality homes (para 55 promotes sustainable development in rural areas).		environmental and historic assets including the Scheduled Monument in the centre of Billesdon.			
POLICY BPr9: BUSINESS IN THE COUNTRYSID E	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	Policy BPr9 seeks to provide opportunity for employment sites with the Neighbourhood Area subject to criteria. It can be considered to be in general conformity in aspiring to meet a local need and delivering the NPPF objective to support a prosperous rural economy	The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.	No significant effects identified.	None.	No negative effect arising from this policy.

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<p>POLICY BPr10: RETENTION OF KEY SERVICES AND FACILITIES</p>	<p>NPPF: Supporting a prosperous rural economy. (paragraphs 83 to 84)</p> <p>LP Policy HC2 and HC3 deals with community facilities, public houses village shops and post offices</p>	<p>BPr10 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>
<p>POLICY BPr11: Retail</p>	<p>Policy CS6: Improving Town Centres and Retailing</p>	<p>BPr11 seeks to support a prosperous rural economy including public houses, shops and leisure facilities</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>

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<p>POLICY BPr12: INFRASTRUCTURE</p>	<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>	<p>BPr12 seeks to support new or improve the quality and range of community facilities and can be considered in conformity with Local Plan policies</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>
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<p>POLICY BPr13: TRAFFIC MANAGEMENT</p>	<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 BPr13 seeks to minimise the increase in traffic volume as a result of development and can be considered to be in general conformity with the Local Plan</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>
<p>Policy BPr14: Countryside</p>	<p>NPPF: 15 Conserving and enhancing the natural environment/ 16 Conserving and enhancing the historic environment.</p> <p>Local Plan Policy GD3 relates to development in the countryside.</p>	<p>Policy BPr14 is considered to be in general conformity with LP and NPPF in seeking to safeguard countryside outside limits to development.</p>	<p>The policy is unlikely to result in significant effects as it is affording the countryside protection.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it seeks to protect the countryside</p>

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	LP policy GD5 deals with landscape character					
POLICY BPr15: COUNTRYSIDE ACCESS	<p>LP policy GI1 – Green Infrastructure networks.</p> <p>NPPF: Promoting healthy communities.</p>	BPr15 is considered to be in general conformity with the Local Plan and NPPF in seeking to protect and improve the existing network of footpaths when development occurs. This is contributing to healthy lifestyles and community safety.	The policy may deliver minor positive impacts as it is about protection and improvements of footpaths	Possible minor positive impacts. No significant effects identified.	None.	No negative effect arising from this policy as it is about protection of footpaths
POLICY BPr16: ECOLOGY AND BIODIVERSITY	<p>NPPF: Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	BPr16 is considered to be in general conformity with the NPPF and LP as it seeks to protect local ecological feature inc. Local Wildlife Sites and Wildlife Corridors	The policy is unlikely to result in significant effects as it gives protection to watercourses, tree lines and hedgerows and requires enhancement when development occurs	No significant effects identified.	None.	No negative effect arising from this policy which gives protection ecological assets

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<p>POLICY BPr17: WATER MANAGEMENT</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>Policy BPr17 is considered to be in general conformity with the LP and NPPF in setting requiring development to include SuDS schemes and utilise resources sustainably</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 to include SuDS schemes</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
<p>POLICY BPr18: LOCAL GREEN SPACE</p>	<p>NPPF – Promoting healthy communities (para 99 and para 100).</p> <p>LP Policy GI4 considers Local Green Space and its inclusion in NDPs</p>	<p>BPr18 is considered to be in general conformity with the LP and NPPF in identifying Local Green Space and setting out policy for their protection.</p>	<p>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.</p>	<p>Possible positive impacts. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which seeks to protect local green space.</p>

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<p>POLICY BPr19: LOCALLY VALUED HERITAGE ASSETS</p>	<p>Local Plan Policy HC1: Built Heritage.</p> <p>NPPF: 16 . Conserving and enhancing the historic environment.</p>	<p>BPr19 is considered to be in general conformity with NPPF and Local Plan in seeking to protect sites which are of historical significance locally. The heritage assets are listed as part of the policy and include ridge and furrow sites</p>	<p>Possible positive impact as the policy requires development proposals are required to protect sites with local historic or architectural significance.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
<p>POLICY BPr20: DESIGN</p>	<p>NPPF – 12 Achieving Well Designed Places</p> <p>LP Policy GD8 deals with good design in new housing developments</p>	<p>BPr20 introduces the Village Design Statement which sets out a series of criteria that should be considered in new development within Billesdon.</p> <p>It should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.</p>	<p>The policy is unlikely to result in significant effects as it promotes design of new development within the Village Design Statement which reflects the character and historic context of its surroundings.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
<p>Policy BPr21: Climate Change</p>	<p>NPPF: 14 Meeting the challenge of climate</p>	<p>Policy BPr21 is considered to be in general conformity with the LP and NPPF in</p>	<p>The policy is unlikely to result in significant effects as it has safeguards to ensure</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

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	change, flooding and coastal change. LP Policy CC1 considers climate change	setting out that development proposals should meet national targets for carbon emissions and energy efficiency.	schemes are acceptable in terms of impacts on carbon emissions and future adaptation			
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