

**Strategic Environmental Assessment Screening Report
Arnesby Neighbourhood Plan Review**



**Arnesby Neighbourhood Plan Review
Strategic Environmental Assessment
Screening Report**

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

Arnesby Parish Council

December 2023

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

Contents

Contents

1. Introduction	3
2. Legislative Background	7
3. Criteria for Assessing the Effects of Neighbourhood Plans (the 'plan').....	8
4. Assessment	10
5. Sustainability Appraisal and SEA for Local Plan	14
6. Screening Outcome.....	14
Appendix 1	15
Appendix 2	19
Appendix 3	24

Strategic Environmental Assessment Screening Report

Arenesby Neighbourhood Plan Review

1. Introduction

- 1.1 This screening report is used to determine whether or not the contents of the draft of the Arnesby Neighbourhood Plan as submitted in December 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 Arnesby Neighbourhood Plan Review is to bring the Arnesby Neighbourhood Plan up to date and take account of changes both locally and as part of the legislative environment. The review will ensure the neighbourhood gets the right types of development in the right locations.
- 1.3 Many policies have been brought from the 'made' Arnesby Plan with minor changes, however there are some more substantial modifications as set out below.

Section 6 on Consultation has been updated to incorporate the results from two open events that took place in February and November 2023 and the process that was followed in reviewing the Neighbourhood Plan.

Section 5.1 in the Made Neighbourhood Plan has become Section 8 in the Review Neighbourhood Plan.

Policy S1: Limits to Development has been updated to incorporate the Mixed-Use Allocation for light industrial use and 4 small residential dwellings.

A new policy S2: Design has replaced the old Policy D1: Design from the Made Neighbourhood Plan. It has drawn on a comprehensive Design Guide and Codes which was commissioned specifically for the Neighbourhood Plan Review.

A new policy HBE1: Residential Allocation replaces Policy H1: Residential Allocation from the Made Neighbourhood Plan and allocates a small site for residential development

Section 9 is titled Housing and the Built Environment which was Section 5.2 in the Made Neighbourhood Plan. The introductory section to this chapter contains updated house price information.

Policy HBE2: Housing Mix replaces Policy H2 from the Made Neighbourhood Plan. The only change in this policy is to reference the new Housing Needs Assessment which was commissioned by the Qualifying Body to update the evidence base to the 2021 Census.

Policy HBE3: Windfall sites is the same as Made Neighbourhood Plan Policy H3.

Policy HBE4: Affordable Housing Exception Site is a new policy to ensure that local circumstances are taken into consideration should an Exception Site be put forward.

Policy Env1: Local Green Space has an additional, small, local green space added, which is a LGS in the Harborough Local Plan (2019).

Policy Env 2 Important Open Spaces is new –the policy provides a comprehensive audit of open spaces (OSSRs, as distinct from Local Green Spaces) in the Plan Area and gives them appropriate protection.

Policy Env 3 Protection of sites and features of natural environment significance

Strategic Environmental Assessment Screening Report Arnesby Neighbourhood Plan Review

and Policy Env 5 Protection of sites of historical environment significance were formerly a single policy, (old Env 2 Protection of other sites and features of environment significance) in the Made Neighbourhood Plan. The policy has been split for clarity, to add further local detail, to incorporate the latest Leicestershire Environmental Records Centre (LERC) and Historic Environment Record (HER) data and to update the policy having regard to the updated current relevant paragraphs of the NPPF and the recent changes to the national approach to biodiversity protection and enhancement (e.g. Environment Act 2021).

Policy Env 4: Biodiversity across the Plan Area (previously Biodiversity and wildlife corridors) – takes into account the updated current relevant paragraphs of the NPPF (2023) and the recent changes to the national approach to biodiversity protection and enhancement (e.g. Environment Act 2021). No wildlife corridors have been identified in the Plan area.

Policy Env 6: Heritage assets of local historical and architectural interest – has been renumbered Policy Env 7 and renamed non-designated heritage assets (NDHA) – buildings and structures in line with NPPF terminology. The buildings and structures identified are the same as in the Made Neighbourhood Plan.

Policy Env 7: Ridge and Furrow – has been updated with a more comprehensive evidence base and to record (2023 re-survey) the changes since 2018.

Policy Env 9: Rights of Way – renamed Footpaths and Bridleways to avoid confusion with the definitive list of statutory rights of way.

Policy Env 10: Managing Flood Risk has been strengthened following advice from the Environment Agency.

Policy 8 (Views) remains the same as in the Made Neighbourhood Plan.

Policies in Section 11 – Community Facilities and Amenities; **Section 12:** Transport **and Section 13:** Business and Employment (with the exception of Policy BE3) are the same as in the Made Neighbourhood Plan, with the evidence base updated where necessary to reflect 2021 Census data and consultation findings.

Policy BE3 is an allocation of a commercial site to help enhance local employment opportunities.

Section 14 – Monitoring and Review – the time period covered by the Neighbourhood Plan has changed and therefore the monitoring cycle has been amended too from what was in Section 10 of the Made Neighbourhood Plan

1.4 The key priorities of the plan as identified by residents are as follows

- To reflect the wishes of Parishioners;
- To maintain the character and the community of the village;
- To protect Arnesby's built and social heritage;
- To protect and enhance the outstanding landscape and open countryside setting of the village, including rural views, vistas, open spaces and walkways;
- To ensure appropriate residential development in the right place consistent with this vision;
- To ensure that development is compliant with the strategic planning policies of Harborough District Council.

1.5 The objectives of the Arnesby Neighbourhood Plan are

1.6 Ensure that development takes place in the most sustainable locations;

- Encourage the right types of development that meets local needs;
- Protect and wherever possible enhance important buildings and structures;

Strategic Environmental Assessment Screening Report Arnesby Neighbourhood Plan Review

- Protect important community facilities that are special to the local community;
- Promote good design;
- Ensure that the community continues to have good access to the surrounding countryside and green spaces;
- Protect open spaces that are important to the community and/or wildlife;
- Seek ways of addressing the problems of traffic speed on our roads; and
- Improve pedestrian and cycle connections within the Plan area and into the surrounding areas

1.7 The Arnesby Neighbourhood Plan Advisory Committee has prepared a vision statement for the Plan which states in 2031.

The vision for Arnesby is to maintain and enhance the good quality of life, community spirit and attractive natural and built environment in Arnesby Parish now and through to 2031, the whole Plan period

1.8 In order to demonstrate that a draft neighbourhood plan or Order contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan or Order guides development to sustainable solutions. There is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, qualifying bodies may find this a useful approach for demonstrating how their draft plan or order meets the basic conditions. Material produced as part of the Sustainability Appraisal of the Local Plan may be relevant to a neighbourhood plan.

1.9 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 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.

1.10 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.

1.11 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 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/uksi/2004/1633/pdfs/uksi_20041633_en.pdf

Strategic Environmental Assessment Screening Report Arnesby Neighbourhood Plan Review

1.12 Each policy of the Arnesby Plan at the date of this assessment 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.

1.13 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.

1.14 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).

1.15 This SEA Screening Report dated December 2023 for the Arnesby Neighbourhood Plan Review 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 2023 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.

1.16 The vision and priorities 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 Arnesby.

1.17 The Neighbourhood Plan (pre-submission draft dated December 2023) has the following policies at its core:

- POLICY S1: LIMITS TO DEVELOPMENT –
- POLICY S2: DESIGN
- POLICY HBE1: RESIDENTIAL ALLOCATION
- Policy HBE2: HOUSING MIX

Strategic Environmental Assessment Screening Report

Arensby Neighbourhood Plan Review

- POLICY HBE3: WINDFALL SITES
- Policy HBE4: AFFORDABLE HOUSING EXCEPTION SITE
- POLICY ENV 1: LOCAL GREEN SPACES
- POLICY ENV 2: IMPORTANT OPEN SPACES
- POLICY ENV 3: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE
- POLICY ENV 4: BIODIVERSITY ACROSS THE PLAN AREA
- POLICY ENV 5: SITES AND FEATURES OF HISTORICAL ENVIRONMENT SIGNIFICANCE
- POLICY ENV 6: NON-DESIGNATED HERITAGE ASSETS
- POLICY ENV 7: MEDIEVAL RIDGE AND FURROW
- POLICY ENV 8: IMPORTANT VIEWS
- POLICY ENV 9: FOOTPATHS AND BRIDLEWAYS
- POLICY ENV 10: FLOOD RISK RESILIENCE
- Policy CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES
- POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES
- Policy T1: TRAFFIC MANAGEMENT
- Policy BE1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES
- Policy BE2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES
- POLICY BE3: COMMERCIAL SITE ALLOCATION
- POLICY BE4: WORKING FROM HOME
- POLICY BE5: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS
- POLICY BE6: TOURISM
- POLICY BE7: BROADBAND INFRASTRUCTURE

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

2. Legislative Background

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

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

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

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 Local Plan. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#)

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

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

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

Strategic Environmental Assessment Screening Report

Arensby Neighbourhood Plan Review

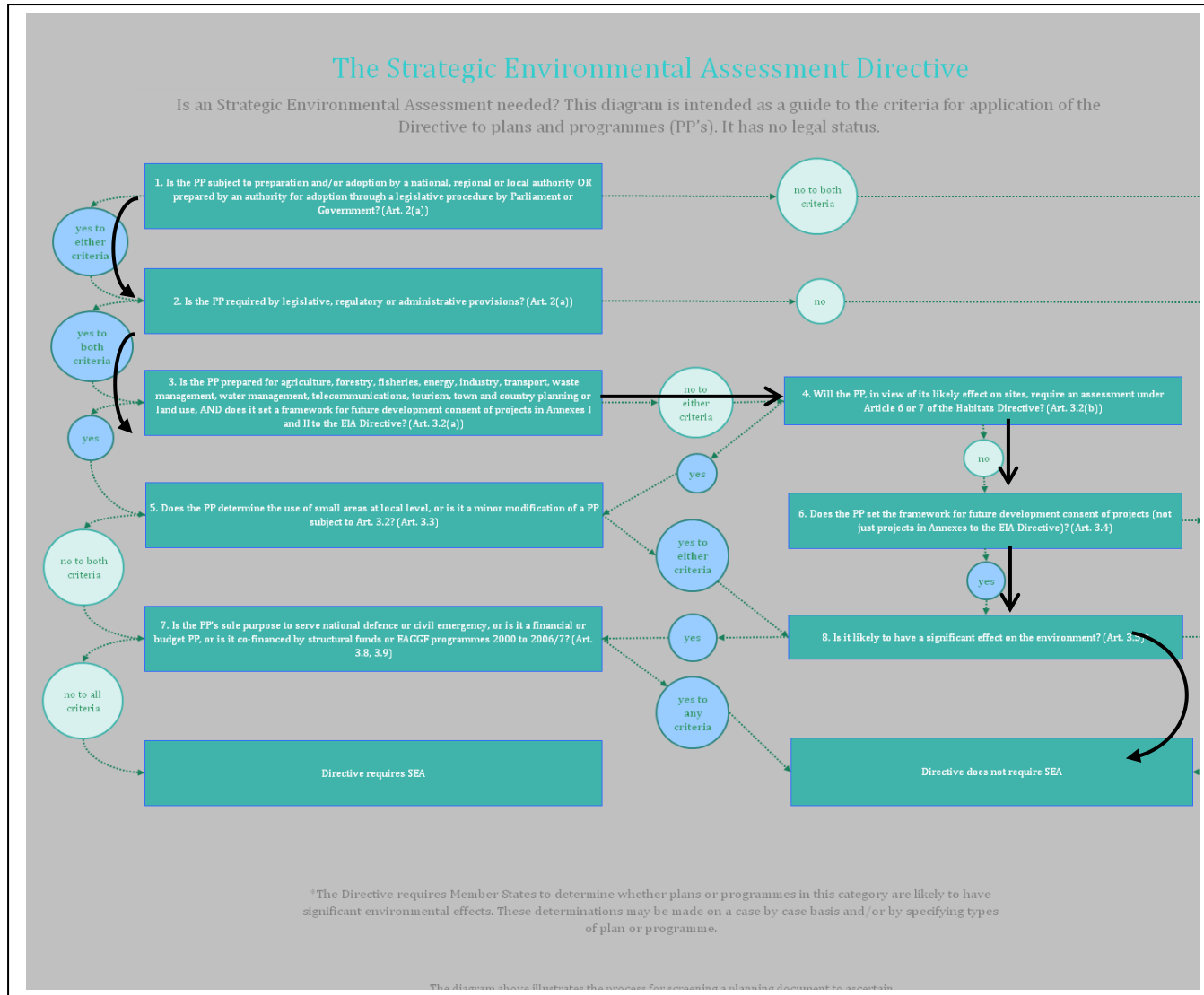
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- 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

Strategic Environmental Assessment Screening Report

Arensby Neighbourhood Plan Review



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

Strategic Environmental Assessment Screening Report Arnesby Neighbourhood Plan Review

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

Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation of and adoption of 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 Arnesby 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 NP covers a wide range of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the EIA Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	Arnesby NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites. The Plan allocates one site for housing for around 4 dwellings. It is unlikely that this level of development will cause significant detrimental effects on the historic and natural environments The Arnesby Plan contains policies to protect assets of significant historic or environmental importance. 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

Strategic Environmental Assessment Screening Report Arnesby Neighbourhood Plan Review

		<p>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 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 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 the Arnesby lies some 20 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>
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	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	The Arnesby Review NP is a relatively self contained plan and considers sites only at a local level. The Local Plan does not allocate sites to Arnesby, but Neighbourhood Plans are permitted to allocate sites in addition to the Local Plan housing allocation. . The Plan seeks to allocate one site for housing for around 4 dwellings.

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

	<p>The allocated site has been assessed by the Qualifying Body as part of the housing allocations policy</p> <p>The Plan also contains polices to permit infill housing.</p> <p>The level of development anticipated through these policies is not going to impact on any Natura 2000 site.</p> <p>The Neighbourhood Area does not have any sites of special scientific interest, but it does contain two area of priority habitat as defined by Natural England. A number of Local Wildlife Sites and four historic local wildlife sites have also been identified and receive protection for ENV3.</p> <p>Proposed development will not impact on any nationally recognised landscape designations.</p> <p>Where flood risk is an issue in Arnesby policy ENV11 helps address this. New development should take full account of flood risk and its impact on the water environment. Development sites should be built to manage surface water sustainably and utilise resources sustainably during use. Use of SUDs for habitat creation is also is also required from new development.</p> <p>The Neighbourhood Area has also identified sites of historical and/or environmental significance and policies have been developed to protect these. Policy ENV7 identifies non designated heritage assets for protection against harm or loss. Policy ENV5 seeks to protect features of historical significance and any benefit of development should be balanced against the harm to these sites.</p> <p>An additional Local Green Space has been proposed for designation which will afford this and other sites already designated a high level of protection.</p> <p>Ridge and Furrow fields are also identified as heritage assets and for protection from harm</p> <p>The Neighbourhood Plan has sought to protect other important open spaces that have been identified as being locally important and worth preservation and/or enhancement.</p> <p>While the Sustainability Appraisal for the Local Plan does not consider Arnesby as the village is below the level of Selected Rural Village in the settlement hierarchy. It is the consideration of the Local Authority that the Plan holds sufficient safeguards to ensure any</p>
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Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

		minor effects on the natural or historic environment will be properly dealt with through the planning application process.
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5. Sustainability Appraisal and SEA for Local Plan

- 5..1 Being below the threshold of Selected Rural Village in the settlement hierarchy a separate assessment was not undertaken as part of the Local Plan preparation for Sustainability Appraisal

6. Screening Outcome

- 6..1 As a result of the assessment in Section 4, it is unlikely there will be any significant environmental effects arising from the Arnesby Neighbourhood Plan 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 Arnesby Neighbourhood Plan does not require a full SEA to be undertaken.
- 6..2 The Environment Agency, Natural England and Historic England will be consulted on this Screening Report prior to the Councils determination and their responses will be made available through the Arnesby Neighbourhood Plan Evidence base.
- 6..3 If the issues addressed in the Neighbourhood Plan should change then a new screening process will need to be undertaken determine whether an SEA will be required. Please contact Harborough District Council for advice in this circumstance.

Strategic Environmental Assessment Screening Report

Arnesby Neighbourhood Plan Review

Appendix 1

SSSI/LISTED BUILDINGS/SAMs WITHIN THE PARISH OF ARNESBY REVIEW

Other Settlement features:	Occurrence
Conservation Area	<p>Arnesby is a compact village lying just off the A5199 Leicester Road. It consists of a network of streets grouped around two elongated open green spaces along Mill Hill Road and St. Peter's Road. The character of the village embraces the variety of buildings along the street network, the network of roads and the relationship of buildings to the open spaces. Although many of the buildings are in red brick dating from the 17th Century with slate or Swithland slate roofs, there are some retaining the timber frame vernacular and thatch. The variety of building comes from continual on-site renewal as well as infill. There are a number of good 18th Century brick buildings including cottages as well as Arnesby House, which faces St. Peter's Road Green, and the Manor House facing Mill Hill Road Green. The latter exemplifies on-site rebuild with the earlier building still attached as subsidiary.</p> <p>A significant feature, seen both from the A5199 road to the east and from within the village, is the Baptist Church dating from 1790 set back from its courtyard facing the wide green verges of the northern part of St. Peter's Road. The large brick Baptist Church with its Swithland slate roof and associated Manse and buildings are a very important group in the village, both from the front and from the rear.</p> <p>The 12th Century Church of St. Peter lies at the edge of the village adjacent to the site of the former Manor House, now a Scheduled Ancient Monument. This</p>

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

	<p>site and adjacent field are included in the Conservation Area because of their association with the evolution of the village settlement. Also included are the 19th Century Westfields House and its grounds. The line of trees along its drive makes a formal visual boundary between the village and surrounding open countryside to the west. The windmill and surrounding plot are also included as the windmill is linked for its former economic activity with the village.</p>
Scheduled Monuments	<p><u>Manorial site immediately south east of St Peter's Church</u></p> <ul style="list-style-type: none"> • List Entry Number: 1018833 • Heritage Category: Scheduling • Location: Arnesby, Harborough, Leicestershire
Listed buildings	<p>Location and Grade</p> <p><u>ARNESBY LODGE</u></p> <ul style="list-style-type: none"> • List Entry Number: 1360754 • Heritage Category: Listing • Grade: II • Location: ARNESBY LODGE, WELFORD ROAD, Arnesby, Harborough, Leicestershire <p><u>ARNESBY HOUSE AND GARDEN WALL</u></p> <ul style="list-style-type: none"> • List Entry Number: 1178324 • Heritage Category: Listing • Grade: II • Location: ARNESBY HOUSE AND GARDEN WALL, ST PETERS ROAD, Arnesby, Harborough, Leicestershire <p><u>MILEPOST CIRCA 500 YARDS NORTH OF TURNING INTO ARNESBY AT NGR 61629</u></p> <ul style="list-style-type: none"> • List Entry Number: 1061504 • Heritage Category: Listing • Grade: II

Strategic Environmental Assessment Screening Report Arnesby Neighbourhood Plan Review

	<ul style="list-style-type: none">• Location: MILEPOST CIRCA 500 YARDS NORTH OF TURNING INTO ARNESBY AT NGR 61629, WELFORD ROAD, Arnesby, Harborough, Leicestershire <p><u>ELMS FARMHOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061503• Heritage Category: Listing• Grade: II• Location: ELMS FARMHOUSE, ST PETERS ROAD, Arnesby, Harborough, Leicestershire <p><u>WINDMILL</u></p> <ul style="list-style-type: none">• List Entry Number: 1061540• Heritage Category: Listing• Grade: II• Location: WINDMILL, LUTTERWORTH ROAD, Arnesby, Harborough, Leicestershire <p><u>THE COTTAGE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061541• Heritage Category: Listing• Grade: II• Location: THE COTTAGE, ST PETERS ROAD, Arnesby, Harborough, Leicestershire <p><u>HOUSE TO SOUTH OF LONGACRE</u></p> <ul style="list-style-type: none">• List Entry Number: 1061542• Heritage Category: Listing• Grade: II• Location: HOUSE TO SOUTH OF LONGACRE, ST PETERS ROAD, Arnesby, Harborough, Leicestershire <p><u>GLEBE COTTAGE</u></p> <ul style="list-style-type: none">• List Entry Number: 1360734• Heritage Category: Listing• Grade: II• Location: GLEBE COTTAGE, ST PETERS ROAD, Arnesby, Harborough, Leicestershire <p><u>THE WALNUTS</u></p> <ul style="list-style-type: none">• List Entry Number: 1061502
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Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

	<ul style="list-style-type: none">• Heritage Category: Listing• Grade: II• Location: THE WALNUTS, ST PETERS ROAD, Arnesby, Harborough, Leicestershire <p><u>THE HOMESTEAD FARMHOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1295118• Heritage Category: Listing• Grade: II• Location: THE HOMESTEAD FARMHOUSE, ST PETERS ROAD, Arnesby, Harborough, Leicestershire <p><u>HOME FARMHOUSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1360733• Heritage Category: Listing• Grade: II• Location: HOME FARMHOUSE, ROBERT HALL STREET, Arnesby, Harborough, Leicestershire <p><u>BAPTIST CHAPEL AND MANSE</u></p> <ul style="list-style-type: none">• List Entry Number: 1295114• Heritage Category: Listing• Grade: II• Location: BAPTIST CHAPEL AND MANSE, ST PETERS ROAD, Arnesby, Harborough, Leicestershire <p><u>THE MANOR HOUSE ATTACHED WALL AND OUTBUILDINGS</u></p> <ul style="list-style-type: none">• List Entry Number: 1360732• Heritage Category: Listing• Grade: II• Location: THE MANOR HOUSE ATTACHED WALL AND OUTBUILDINGS, CHURCH LANE, Arnesby, Harborough, Leicestershire <p><u>CHURCH OF ST PETER</u></p> <ul style="list-style-type: none">• List Entry Number: 1178306• Heritage Category: Listing• Grade: II*• Location: CHURCH OF ST PETER, ST PETERS ROAD, Arnesby, Harborough, Leicestershire
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Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review



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.

Strategic Environmental Assessment Screening Report

Arensby Neighbourhood Plan Review

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

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

Annex II

1. Agriculture

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

2. Extractive industry

- (a) Extraction of peat.
- (b) Deep drillings with the exception of drillings for investigating the stability of the soil and in particular:
 - geothermal drilling,
 - drilling for the storage of nuclear waste material,
 - drilling for water supplies.

Strategic Environmental Assessment Screening Report

Arensby Neighbourhood Plan Review

- (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).
- (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.

3. 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.

Strategic Environmental Assessment Screening Report

Arensby Neighbourhood Plan Review

- (e) Boilermaking, manufacture of reservoirs, tanks and other sheet-metal containers.
- (f) Manufacture and assembly of motor vehicles and manufacture of motor-vehicle engines.
- (g) Shipyards.
- (h) Installations for the construction and repair of aircraft.
- (i) Manufacture of railway equipment.
- (j) Swaging by explosives.
- (k) Installations for the roasting and sintering of metallic ores.

5. Manufacture of glass

7. Chemical industry

- (a) Treatment of intermediate products and production of chemicals (unless included in Annex I).
- (b) Production of pesticides and pharmaceutical products, paint and varnishes, elastomers and peroxides.
- (c) Storage facilities for petroleum, petrochemical and chemical products.

8. Food industry

- (a) Manufacture of vegetable and animal oils and fats.
- (b) Packing and canning of animal and vegetable products.
- (c) Manufacture of dairy products.
- (d) Brewing and malting.
- (e) Confectionery and syrup manufacture.
- (f) Installations for the slaughter of animals.
- (g) Industrial starch manufacturing installations.
- (h) Fish-meal and fish-oil factories.
- (i) Sugar factories.

9. Textile, leather, wood and paper industries

- (a) Wool scouring, degreasing and bleaching factories.
- (b) Manufacture of fibre board, particle board and plywood.

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

- (c) Manufacture of pulp, paper and board.
- (d) Fibre-dyeing factories.
- (e) Cellulose-processing and production installations.
- (f) Tannery and leather-dressing factories.

10. Rubber industry

Manufacture and treatment of elastomer-based products.

11. Infrastructure projects

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

12. Other projects

- (a) Holiday villages, hotel complexes.
- (b) Permanent racing and test tracks for cars and motor cycles.
- (c) Installations for the disposal of industrial and domestic waste (unless included in Annex I).
- (d) Waste water treatment plants.
- (e) Sludge-deposition sites.
- (f) Storage of scrap iron.
- (g) Test benches for engines, turbines or reactors.

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

- (h) Manufacture of artificial mineral fibres.
- (i) Manufacture, packing, loading or placing in cartridges of gunpowder and explosives.
- (j) Knackers' yards.

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

Appendix 3

LPA screening for the requirement for a SEA for Arnesby Neighbourhood Plan

The policies of the Arnesby Neighbourhood Plan at the date of this assessment 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 Arnesby 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 Arnesby Neighbourhood Plan.

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

ARNESBY NEIGHBOURHOOD PLAN POLICY	RELEVANT POLICY IN HARBOROUGH DISTRICT LOCAL PLAN (LP)/NPPF	RELATIONSHIP BETWEEN ARNESBY 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)
POLICY S1: LIMITS TO DEVELOPMENT	NPPF para. 55 – Promoting sustainable development in rural areas.. Policy GD2 Settlement Development	S1 could be considered to be in general conformity as it allows for development proposals within the area identified NPPF supports sustainable development in rural areas	There may be some potential limited impacts but the policy is unlikely to result in significant effects	No significant effects identified. Detailed mitigation will be considered through the Development Management process	None	No negative effect. Development of this scale and on these sites will not adversely impact on Natura 2000 sites.
POLICY S2: DESIGN	NPPF: Promoting sustainable transport. Promoting healthy communities. LP Policy GD8 deals with good design in new housing developments	S2 is considered to be in general conformity with LP and NPPF in setting out a design code as part of appendix 2 for building design principles and emphasising the importance of the design affecting the	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.

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

	including parking and access to footways and cycle routes. GD8 also considers that new development must respect and enhance the local character.	street scene, enhancing the existing character.				
POLICY HBE1: RESIDENTIAL SITE ALLOCATION	<p>LP Policy H1 considers housing allocations.</p> <p>The Local Plan does not specifically allocate dwelling to Arnesby</p> <p>GD2 allows for settlement development within or adjacent to settlements</p> <p>NPPF: Delivering sustainable development / delivering a wide choice of high quality homes (para 55 promotes sustainable development in rural areas).</p>	<p>HL16 should be considered to be in general conformity with LP policy.</p> <p>NDPs can allocate housing over and above those in the Local Plan.</p> <p>There is no obligation to allocate all the dwellings and leaving some to windfall is reasonable.</p>	<p>The site is previously developed land.</p> <p>The policy is unlikely to result in significant effects. As part of identifying allocations, potential housing sites the QB consulted the LPA concerning possible development sites. The LPA have indicated that the site for about 4 dwellings is an appropriate proposal in consideration with other policies in the Plan.</p>	<p>No significant effects are identified. Constraints relating to heritage and environmental assets have been considered as part of the proposal.</p>	<p>None</p>	<p>No negative effect. Development of this limited scale will not adversely impact on identified HRA sites.</p>

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

POLICY HBE2: HOUSING MIX	NPPF – Delivering a wide choice of high quality homes – para. 50 LP has policy H5 which requires developments to deliver a suitable mix of housing.	HBE2 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 through the 2023 Housing Market Assessment (appendix 1)	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 HBE3: WINDFALL DEVELOPME NT	NPPF: Delivering sustainable development and delivering a wide choice of high quality homes (para 55). LP Policy GD2 allows for unallocated settlement development within or adjacent to settlements.	HBE3 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. The policy sets out the considerations that should be taken into account in the determination of such applications from the other policies in the Plan.	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.	Limited impact. No significant effects are identified. The policy includes the necessary safeguards to ensure that development (within limits to development) takes into account the character of the village, its size and form	None.	No negative effect arising from this policy.
POLICY HBE4: AFFORDABLE	LP policy H2 deals with affordable housing	HBE4 specifies that proposals for new housing should be adjoining the	The policy is unlikely to result in significant effects as it only relates	No significant effects identified.	None.	No negative effect arising

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

HOUSING EXCEPTION SITE		settlement boundary, and allocated as a priority to those persons with a local connection. Local Plan allows for affordable housing sites	to delivery of affordable homes on housing sites with priority to locals			from this policy.
POLICY ENV1: LOCAL GREEN SPACES	<p>NPPF – Promoting healthy communities (para 99 to para 103).</p> <p>LP Policy GI4 considers Local Green Space and its inclusion in NDPs</p>	<p>Policy HL15 is considered to be in general conformity with the LP and NPPF in identifying LGS and setting out policy for their protection.</p> <p>The sites are listed in the policy</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.	Possible positive impacts. No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect local green space.

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

<p>POLICY ENV 2: IMPORTANT OPEN SPACES</p>	<p>NPPF para 98 to 103. Local Plan policy GI2</p>	<p>Policy ENV2 can be considered to be in conformity with the Local Plan. The policy seeks to protect open space sites that are valued by the community unless equivalent or better provision is made</p>	<p>Possible positive impact as the policy requires development proposals to replace lost open space with equivalent. The sites are listed in the policy</p>	<p>Possible positive impact. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
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Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

<p>POLICY ENV3: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE –</p>	<p>Policy CS8: Protecting and Enhancing Green Infrastructure.</p> <p>NPPF: 11 Conserving and enhancing the natural environment.</p> <p>Emerging LP will have policy relating to biodiversity a protection and improvement.</p>	<p>Policy ENV3 is considered to be in general conformity with the NPPF and LP as it seeks to protect species rich sites and avoid harm to biodiversity</p>	<p>Possible positive impact as the policy requires development proposals are required to conserve and enhance areas of biodiversity.</p>	<p>Possible limited positive impact. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it promotes biodiversity.</p>
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Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

<p>POLICY ENV 4: BIODIVERSITY ACROSS THE PLAN AREA</p>	<p>NPPF: 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 Biodiversity, trees, woodland and hedgerows of value.</p>	<p>The policy is unlikely to result in significant effects as it gives protection to hedgerows and other natural assets of local 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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Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

<p>POLICY ENV 5: SITES AND FEATURES OF HISTORICAL ENVIRONMENT SIGNIFICANCE</p>	<p>Local Plan policy HC1 deals with built heritage</p> <p>NPPF chapter 16 deals with heritage</p>	<p>Policy ENV5 can be considered to be in general conformity with the Local Plan policy HC1 in that it allows changes to the setting of historical environment assets to be considered against the significance of the asset.</p> <p>The assets are listed in figure 6</p>	<p>Potential for limited positive impact as the policy identifies and protects heritage assets that are of demonstrable value to the community and of outstanding significance for their historical features. The Locally listed buildings are identified in the policy.</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>
<p>POLICY ENV 6: NON-DESIGNATED HERITAGE ASSETS</p>	<p>Policy HC1: Built Heritage.</p> <p>NPPF: 16 . Conserving and enhancing the historic environment.</p>	<p>Policy ENV6 is considered to be in general conformity with NPPF and Local Plan in seeking to protect sites which are of historical significance locally.</p> <p>The significant sites are listed in the policy</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>

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

<p>POLICY ENV 7: RIDGE AND FURROW</p>	<p>NPPF: 12 . Conserving and enhancing the historic environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	<p>ENV7 is considered to be in general conformity with the NPPF and LP as it seeks to protect ridge and furrow, part of the historic landscape.</p>	<p>The policy is unlikely to result in significant effects as it aims to protect ridge and furrow as part of the historic landscape.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which gives protection to historic landscape feature.</p>
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Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

<p>POLICY ENV 8: IMPORTANT VIEWS</p>	<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>ENV8 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 figure 9 and Appendix 5 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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Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

<p>POLICY ENV 9: FOOTPATHS AND BRIDLEWAYS</p>	<p>GI1 – Green Infrastructure networks.</p> <p>NPPF: Promoting healthy communities.</p>	<p>ENV9 can be considered to be in general conformity with the Local Plan and NPPF in seeking to protect and create new networks of footpaths (inc disused railway lines) contributing to healthy lifestyles and community safety.</p>	<p>The policy may deliver minor positive impacts as it is about protection and improvements of bridleways/ 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 footpaths and bridleways.</p>
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Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

<p>POLICY ENV 10: FLOOD RISK RESILIENCE</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 ENV10 is considered to be in general conformity with the LP and NPPF in setting the policy context to ensure that development takes into account implications in relation to local flood risk, takes measures to incorporate appropriate mitigation and SuDS.</p>	<p>The policy is unlikely to result in significant effects given the scale of development set out in the plan and the policy approach set out to ensure that areas at most risk of flooding are not developed.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
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Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

<p>POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES</p>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy HC2 and HC3 deals with community facilities, public houses village shops and post offices</p>	<p>CF1 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. Applications will also be assessed against other NP policies.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
<p>POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES</p>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy HC2 and HC3 deals with community facilities, public houses village shops and post offices</p>	<p>CF2 is considered to be in general conformity with the LP and NPPF in aiming to improve or provide new community existing community facilities and services. It sets out the evidence needed to accompany any development proposal to provide new facilities</p>	<p>The policy is unlikely to result in significant effects as scope for new premises is likely to be limited. Applications will also be assessed against other NP policies.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

<p>POLICY T1: 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>T1 is considered to be in general conformity with the LP and NPPF as it seeks to minimise the effects of 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 BE1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES</p>	<p>NPPF: Supporting a prosperous rural economy</p> <p>Local Plan policy BE3 considers the opportunities to provide new business areas</p>	<p>E1 is considered to be in general conformity with the LP and NPPF in so far it aims to protect existing employment sites in the neighbourhood area 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</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>

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

		policies and does not need to be repeated here.				
POLICY BE2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES	NPPF: Supporting a prosperous rural economy. LP Policy BE1 and BE3 consider new employment areas	BE2 is considered to be in general conformity with the LP and NPPF by supporting the provision of new employment opportunities providing the proposals meet certain criteria aimed at protecting village character, local roads, character of the area, road network and residential amenity	The policy is unlikely to result in significant effects given the policy criteria set out to protect the local environment.	No significant effects identified.	None.	No negative effect arising from this policy
POLICY BE3: COMMERCIAL SITE ALLOCATION	LP policy BE1 considers provision of new employment sites NPPF: Supporting a prosperous rural economy.	BE3 can be considered to be in conformity with LP and NPPF. The policy seeks to provide additional employment opportunities within certain criteria. Hours of operation are restricted and there is a requirement to enhance the appearance of the conservation area	The site is previously developed land. The policy is unlikely to result in significant effects given the policy criteria set out to protect the local environment.	No significant effects identified.	None.	No negative effect arising from this policy
POLICY BE4: WORKING FROM HOME	NPPF: Supporting a prosperous rural economy.	BE4 can be considered to be in general conformity with the LP and NPPF in supporting working from home providing, traffic movements are acceptable	The policy is unlikely to result in significant effects given the policy specifies that any development will need	No significant effects identified.	None.	No negative effect arising from this policy

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

	LP Policy BE1 and BE3 consider existing employment areas	and sufficient parking is provided residential amenity is protected and any associated development is subservient and does not detract from the existing building.	to be subservient and in character.			
POLICY BE5: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS	NPPF: Supporting a prosperous rural economy. LP Policy BE1 and BE3 consider existing employment areas	BE5 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, character of the area, historic and environmental features, road network and residential amenity	The policy is unlikely to result in significant effects given the policy criteria set out to protect the local environment.	No significant effects identified.	None.	No negative effect arising from this policy
POLICY BE6: TOURISM	Local Plan Policy RT4 deals with Tourism and Leisure . HC1 deals with Built Heritage NPPF: 16 . Conserving and enhancing the historic environment.	Policy BE6 is considered to be in general conformity with NPPF and Local Plan in seeking to allow for development of tourism activities that do not have a detrimental effect on the village and provide subsidiary benefits to the community	Possible positive impact as the policy requires development proposals to not have a negative effect on the distinctive rural character of the Parish	No significant effects identified.	None.	No negative effect arising from this policy.
POLICY BE7: BROADBAND	NPPF: Supporting high quality	BE7 is considered to be in general conformity with the LP and NPPF in supporting	The policy is unlikely to result in significant effects given the	No significant effects identified.	None.	No negative effect arising

Strategic Environmental Assessment Screening Report Arensby Neighbourhood Plan Review

INFRASTRUCTURE	<p>communications infrastructure.</p> <p>LP Policy IN3 considers the support for provision of infrastructure alongside new development.</p>	<p>the provision infrastructure to ensure the provision of super-fast broadband providing it is sympathetically located.</p>	<p>requirement for sensitive location of such installations.</p>			<p>from this policy</p>
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