



**Houghton on the Hill Neighbourhood  
Plan Review  
Strategic Environmental Assessment  
Determination  
By**

**Harborough District Council**

**On behalf of**

**Houghton on the Hill Parish Council**

**February 2025**

# Strategic Environmental Assessment Determination

## 1. Introduction

1.1 This determination follows the screening report provided in September 2024 to determine whether the Houghton on the Hill Neighbourhood Plan Review as provided by the Qualifying Body at August 2024 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 statutory consultees (Historic England, Natural England and the Environment Agency) were asked to comment on the Screening Report provided in October 2024. The following responses were received

Consultee	Response
Natural England	<p>Shearsby Neighbourhood Plan Review - SEA Screening Assessment Consultation</p> <p>Thank you for your consultation on the above dated and received by Natural England on 4 October 2024.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Screening Request: Strategic Environmental Assessment (SEA) It is Natural England's advice, on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.</p> <p>The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection area (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.</p> <p>Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the Planning Practice Guidance. This identifies three triggers that may require the production of an SEA:</p> <ul style="list-style-type: none"><li>• a neighbourhood plan allocates sites for development</li></ul>

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	<ul style="list-style-type: none"> <li>• the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan</li> <li>• the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.</li> </ul> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's standing advice on protected species.</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.</p> <p>Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.</p>
Historic England	<p><b>re: Request for screening for SEA - Houghton on the Hill Neighbourhood Plan</b></p> <p>For the purposes of this consultation, Historic England will confine its advice to the question 'Is it likely to have a significant effect on the environment?' in respect of our area of concern, cultural heritage.</p> <p>We observe that the Plan appears to propose site allocations. The site allocation L3B is located within the setting of Houghton on the Hill Conservation Area. Development of the site has previously been refused and dismissed at appeal. In the decision, the planning inspector noted that Notwithstanding the wide swathe</p>

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	<p>of open land to the south of the village within the Conservation Area, to my mind the appeal site and the wider open countryside to the west also forms part of the attractive landscape setting of the village which contributes to the character and appearance of the settlement' and concluded that.....the proposal would have a harmful effect on the character and appearance of the area and the setting of the Houghton on the Hill Conservation Area and would undermine the significance of this heritage asset.</p> <p>Therefore, we are of the view, at this time, that there may well be significant impacts on the historic environment and it is our view that a SEA is likely to be required. We understand that our views, together with the views of other statutory consultation bodies should be taken into account before the overall decision on the need for SEA is made. I should be pleased if you could send a copy of the determination when this is issued.</p> <p>We would like to stress that this is based on the current information provided in the screening request and the current draft Neighbourhood Plan. To avoid any doubt, this does not reflect our obligation to provide further advice on the SEA process, and subsequent draft Plan's.</p>
Environment Agency	<p>From the perspective of the remit of the Environment Agency we do not disagree with the Screening Outcome</p>

1.3 Further to the response from Historic England, the Council made a second enquiry concerning the view of Historic England on the Heritage Assessment for the site application on Land north of Stretton Lane (ref 24/00359/FUL - Erection of up to 24 dwellings with associated access, landscaping and open space; provision of a 20-space school overflow carpark).

1.4 The Heritage Assessment states '*The Site is adjacent to, but not within, a portion of the HHCA which provides a limited but positive contribution to its overall setting. The impact at this specific location will be Minor negative though this is mitigated to a degree by the design, which incorporates greenspace in the western half of the Site, limiting the extension of the built elements of the village..... Overall, it has been determined that the Proposed Development will result in a Negligible impact on the setting of the HHCA resulting in a Neutral significance of effect as the most significant areas of the HHCA, those within the villages historic core, will see no change in their setting.*'

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### 1.5 Historic England's response to the further enquiry was :

*We have highlighted the planning inspectorate comments on a previous appeal in relation to development of this site which identified there would be an impact on the rural setting of the conservation area. We note the Heritage Assessment which has been undertaken as part of a live planning application- (this is for a specific proposal but identifies that the site contributes to the setting of the CA and proposes mitigation works to lessen the impact of the proposal- its assessment of views from the surrounding rural setting is limited). We recommend you seek the views of your [conservation officer] in this regard. We recommend that a Heritage Assessment is undertaken as part of the NP process in any event .*

1.6 Harborough District Council have been informed by the Houghton on the Hill Neighbourhood Plan Review at August 2024 that there will be at least two allocated sites (policy L3A and L3B Residential Site Allocation) of about 80 dwellings on Land north of A47, west of Houghton and about 24 dwellings on Land north of Stretton Lane as part of rural exception site. Additionally, a reserve site has been proposed for up to 70 dwellings on land north of A47 east of Houghton. Windfall development is proposed to be in accordance with Policy D3.

1.7 Houghton Neighbourhood Plan Review has included a Housing Needs Assessment (January 2024) undertaken by AECOM, a Housing Site Options and Assessment (December 2023) undertaken by AECOM which have been appraised and assessed through the Assessment of Potential Development Sites for Allocation in the emerging Houghton NDP.

**1.8 It is the view of the District Council that the response of Historic England is significant, and a Heritage Assessment should be undertaken by the Qualifying Body to assess the impacts of the site allocations on the historic environment of Houghton on the Hill.**

1.9 Each policy of the Houghton on the Hill Neighbourhood Plan Review prior to pre-submission 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/Scraptoft) 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 20 dwellings for Houghton on the Hill, 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*

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*outside of the district e.g. Rutland Water SPA/Ramsar to development within Harborough District. Therefore an Appropriate Assessment is not required.*

- 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 September 2024 for the Houghton on the Hill 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 Neighbourhood Plan Advisory Committee and approved by Houghton on the Hill Parish Council to form the basis of the Neighbourhood Plan for Houghton on the Hill.

## 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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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? <a href="#">(Art. 2(a))</a>	<b>Y</b>	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 Houghton on the Hill Parish Council (as the 'relevant body' ) and will be 'made' by HDC as the local authority. The preparation of NPs is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (referendums) Regulations 2012
2. Is the NP required by legislative, regulatory or administrative provisions? <a href="#">(Art. 2(a))</a>	<b>Y</b>	Whilst the Neighbourhood Plan is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will if 'made', form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, <b>AND</b> does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? <a href="#">(Art 3.2(a))</a>	<b>N</b>	Whilst the 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? <a href="#">(Art. 3.2 (b))</a>	<b>N</b>	Houghton on the Hill Neighbourhood Plan (NP) review is unlikely to have a substantial effect on the Natura 2000 network of protected sites. The Plan allocates two sites for housing and a possible reserve site 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 20 dwellings to Houghton on the Hill, is not likely to have a 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

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		<p>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"> <li>• Ensor's Pool Special Area of Conservation (SAC);</li> <li>• The Upper Nene Valley Gravel Pits SPA and Ramsar; and</li> <li>• River Mease SAC.</li> </ul> <p>The HRA looked into the potential effects of the plan on Rutland Water SPA and Ramsar site in more detail. However, it concluded that the Local Plan 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 Houghton on the Hill lies some 35 km from Rutland Water SPA/Ramsar, it is considered that the NP will not affect any Natura 2000 sites in line with the findings of the HRA. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> <p>The Local Plan Habitat Regulations Assessment is available at:  <a href="https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment">https://www.harborough.gov.uk/downloads/download/1170/s7_habitat_regulations_assessment</a></p> <p>The District Council agrees with the assessment as set out above for the purposes of planning in the Houghton on the Hill 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 <a href="#">Art. 3.2</a> ? (Art. 3.3)	<b>Y</b>	Determination of relatively small sites at local level.
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? ( <a href="#">Art 3.4</a> )	<b>Y</b>	The NP is to be used for determining future planning applications
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	<b>N</b>	
8. Is it likely to have a significant effect on the environment? ( <a href="#">Art. 3.5</a> )	<b>N</b>	The Houghton on the Hill NP is a self-contained plan and considers sites only at a local level to meet the requirements set out in the Local Plan and projected requirement of the

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	<p>new Local Plan up to 2041. The Plan seeks to allocate two site for housing (about 94 units as part of Policies L3A and L3B). The Plan also seeks to include a Settlement Boundary inside which development is considered appropriate as windfall sites subject to other policy requirements (Policy D3). An appropriate assessment of alternative housing sites has been undertaken by AECOM and can be found at <b>appendix 5</b>.</p> <p>Assessment of the reasonable alternatives has been undertaken by the Qualifying Body and is provided at <b>Appendix 6</b>.</p> <p>The assessment of the effects of the housing site allocations on the natural and historic environment can be found at <b>Appendix 3</b> 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. Local studies have identified 12 current and 14 historic Local Wildlife Sites, including woodland, trees, hedges, grassland and ponds and these have been recognised within the plan and given status as part of the plan preparation.</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 and policies have been developed to protect these. A number of Open Space Sport and Recreation sites have been identified which will afford these sites a level of protection.</p> <p>The Neighbourhood Plan has sought to protect local sites of historic environment significance. In addition non-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 within the neighbourhood area.</p>
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### 5. Determination

- 5.1 As a result of the assessment in section 4, the view of the District Council is that the potential effects on the historic environment of Houghton on the Hill should be assessed through a Heritage Assessment as recommended by Historic England. The Houghton on the Hill Neighbourhood Plan with its current proposals does not require an additional 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 HOUGHTON ON THE HILL

Settlement feature:	Occurrence
<b>Conservation Area Statement</b>	<p>Houghton on the Hill Conservation Area embraces the older core of the village which falls gently southwards from the main Leicester - Uppingham A47 road. It consists of a long, very sinuous, Main Street some 0.8km long with Scotland Road an elongated side loop. Although there has been some infill development within this core particularly off Scotland Lane, the principal village expansion has been to the west and on either side of the A47.</p> <p>Main Street curves and bends downwards from the A47 by a group of scots pine to the ironstone Church of St. Catherine and the village school. The older buildings line this street with their gardens and walls, some directly onto the street, others set back, and some with gables facing the street. It is the variety of the streets walls and buildings, their size, age, materials and placement and for the continually changing street scene around the curves that gives Houghton its special character. Even the church is at an angle to the street and the little 19th century school building is tucked away from the street frontage. Houghton is mainly built of red brick, though some buildings are colourwashed. There is stone in many plinths and walls. Some older buildings are timber framed as No. 9. High Street. Roofs are of slate, Swithland slate and thatch. Although most boundary walls are of red brick, there is some mud and stone. Subsidiary buildings as the former forge (No. 14) and the domestic pig sties at No. 9 and sheds intermingle with dwellings.</p>

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The northern entrance to Scotland Lane drops steeply away from the Main Street where it curves strongly and has an island War Memorial cross on a remnant green. The Edwardian dwellings overlooking it add more variety to the street scene.

Scotland Lane is more open and diverse with modern individual houses and local authority housing schemes such as The Rise, (being a planned housing scheme around a square) and St. Catherine's Terrace (a sheltered housing range), being interspersed between older cottages and gardens. These are fewer and in general of a more humble origin than those in Main Street. They include a terrace raised above the road.

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.

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.

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### Scheduled Monuments

None

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### Listed Buildings/Features: Grade I, Grade II\*, Grade II

#### [WAR MEMORIAL](#)

List Entry Number: 1074811

Heritage Category: Listing

Grade: II

Location: WAR MEMORIAL, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

#### [EAST THORPE COTTAGE](#)

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List Entry Number: 1074812

Heritage Category: Listing

Grade: II

Location: EAST THORPE COTTAGE, 13A, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

[RED ROOFS](#)

List Entry Number: 1074813

Heritage Category: Listing

Grade: II

Location: RED ROOFS, 41, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

[EATON HOUSE](#)

List Entry Number: 1074814

Heritage Category: Listing

Grade: II

Location: EATON HOUSE, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

[OLD BOOT COTTAGE](#)

List Entry Number: 1074815

Heritage Category: Listing

Grade: II

Location: OLD BOOT COTTAGE, 8, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

[THE SMITHY](#)

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List Entry Number: 1074816

Heritage Category: Listing

Grade: II

Location: THE SMITHY, 14, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

### [OUTBUILDING AT NUMBER 46](#)

List Entry Number: 1074817

Heritage Category: Listing

Grade: II

Location: OUTBUILDING AT NUMBER 46, 46, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

### [THE RECTORY](#)

List Entry Number: 1074818

Heritage Category: Listing

Grade: II

Location: THE RECTORY, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

### [MILESTONE](#)

List Entry Number: 1074819

Heritage Category: Listing

Grade: II

Location: MILESTONE, UPPINGHAM ROAD, Houghton on the Hill, Harborough, Leicestershire

### [Little Acres](#)



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List Entry Number: 1074854

Heritage Category: Listing

Grade: II

Location: Little Acres, 7/9, Main Street, Houghton on the Hill, Harborough, Leicestershire

### [K6 TELEPHONE KIOSK OUTSIDE VILLAGE HALL](#)

List Entry Number: 1078231

Heritage Category: Listing

Grade: II

Location: K6 TELEPHONE KIOSK OUTSIDE VILLAGE HALL, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

### [5, MAIN STREET](#)

List Entry Number: 1178325

Heritage Category: Listing

Grade: II

Location: 5, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

### [48, MAIN STREET](#)

List Entry Number: 1180087

Heritage Category: Listing

Grade: II

Location: 48, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

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### MILESTONE

List Entry Number: 1180102

Heritage Category: Listing

Grade: II

Location: MILESTONE, UPPINGHAM ROAD, Houghton on the Hill, Harborough, Leicestershire

### CHURCH OF ST CATHARINE

List Entry Number: 1295074

Heritage Category: Listing

Grade: II\*

Location: CHURCH OF ST CATHARINE, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

### 3, MAIN STREET

List Entry Number: 1361004

Heritage Category: Listing

Grade: II

Location: 3, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

### 11, MAIN STREET

List Entry Number: 1361023

Heritage Category: Listing

Grade: II

Location: 11, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

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### GRANARY COTTAGE THE OLD BAKEHOUSE

List Entry Number: 1361024

Heritage Category: Listing

Grade: II

Location: GRANARY COTTAGE, 15A, MAIN STREET, THE OLD BAKEHOUSE, 15, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

### MANOR FARM

List Entry Number: 1361025

Heritage Category: Listing

Grade: II

Location: MANOR FARM, 53, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

### 2, MAIN STREET

List Entry Number: 1361026

Heritage Category: Listing

Grade: II

Location: 2, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

### 46, MAIN STREET

List Entry Number: 1361027

Heritage Category: Listing

Grade: II

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Location: 46, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

[50, MAIN STREET](#)

List Entry Number: 1361028

Heritage Category: Listing

Grade: II

Location: 50, MAIN STREET, Houghton on the Hill, Harborough, Leicestershire

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## Biodiversity sites

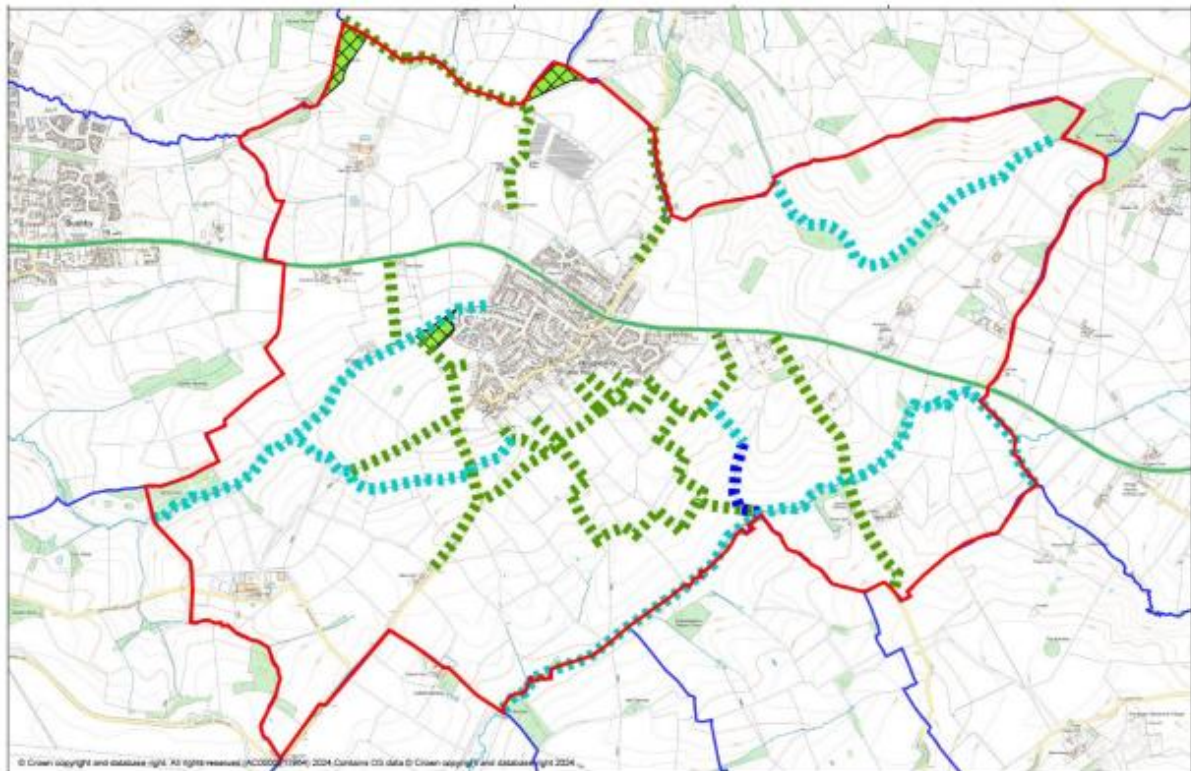


Figure 6-7 Wildlife corridors along watercourses (blue) and hedge systems (green).

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Designated  
Heritage Assets



Figure 6-9 Village Designated Heritage Assets and the Conservation Area (blue outline)

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### Ridge and Furrow

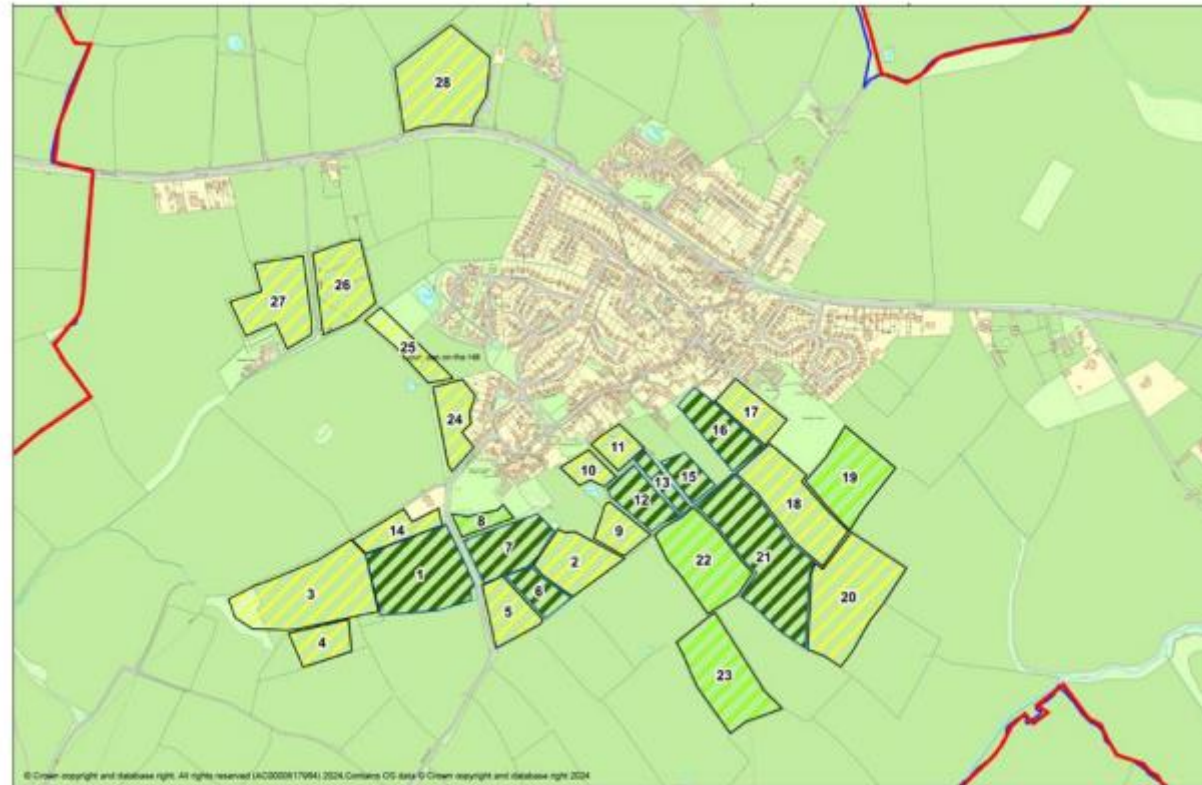


Figure 6-8 Ridge and Furrow structures in areas around Houghton village.

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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).



# Strategic Environmental Assessment Determination

## Annex II

### 1. Agriculture

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

### 2. Extractive industry

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

## Strategic Environmental Assessment Determination

(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

## Strategic Environmental Assessment Determination

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

### 11. Other projects

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

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

## Strategic Environmental Assessment Determination

### Appendix 3

#### Local Planning Authority (LPA) screening for the requirement for a SEA for Houghton on the Hill Neighbourhood Plan Review

The policies of the Houghton on the Hill 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 Houghton on the Hill 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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Houghton on the Hill Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/National Planning Policy Framework (NPPF)	Relationship between Houghton on the Hill 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)
<b>Policy L1: Settlement Boundary</b>	<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>LP policy GD5 deals with landscape character</p>	Policy L1 is considered to be in general conformity with LP and has regard to the NPPF in seeking to safeguard countryside outside limits to development and provide opportunities for development in the most sustainable locations.	The policy is unlikely to result in significant effects as it is affording the countryside protection.	No significant effects identified.	None.	No negative effect arising from this policy as it seeks to protect the countryside
<b>POLICY L2: AREA OF SEPARATION</b>	Local Plan policy GD6 deals with areas of separation.	Policy L2 is considered to be in conformity with the Local Plan in that it seeks to safeguard the identity and	The policy is unlikely to result in significant effects	No significant effects identified.	None.	No negative effect

## Strategic Environmental Assessment Determination

		prevent the coalescence of communities.				
<b>Policy L3A and L3B RESIDENTIAL SITE ALLOCATION</b>	LP Policy H1 considers housing allocations. The Local Plan allocates 20 dwellings to Houghton on the Hill. 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).	Policy L3A and L3B should be considered to be in general conformity with LP policy. NDPs can allocate housing above that set out in the Local Plan.	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. The emerging Local Plan to 2041 suggests that around 100 dwellings is a sustainable level of development for Houghton on the Hill . The proposed number of units is considered to be an appropriate level of development for Houghton on the Hill.	The Council consider that the policies as set out do not require an appropriate assessment to be undertaken.	None	No negative effect. Development of this limited scale will not adversely impact on identified HRA sites.
<b>Policy L3C: Reserve Site</b>	LP Policy H1 considers housing allocations. The Local Plan allocates 20 dwellings	Policy L3C should be considered to be in general conformity with LP policy. It is sensible for NDPs to	The policy is unlikely to result in significant effects on environmental assets.	The Council consider that the policies as set out do not require an	None	No negative effect. Development of this limited

## Strategic Environmental Assessment Determination

	to Houghton on the Hill. 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).	allocate a reserves site in case allocated sites become stalled or cannot be delivered.  NDPs can allocate housing above that set out in the Local Plan.	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. The emerging Local Plan to 2041 suggests that around 100 dwellings is a sustainable level of development for Houghton on the Hill . The proposed number of units is considered to be an appropriate level of development for Houghton on the Hill.	appropriate assessment to be undertaken.		scale will not adversely impact on identified HRA sites.
<b>Policy L4: Phasing of New Development</b>	NPPF states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future	Policy L4 seeks to ensure that new development is incorporated into the existing community without compromising the needs of the residents either economically, socially or environmentally	The policy is unlikely to result in significant detrimental effects	No significant effects identified.	None.	No negative effect arising from this policy



## Strategic Environmental Assessment Determination

	generations to meet their own needs					
<b>Policy L5: Country side Development – Golf Course</b>	Local Plan policy SC1 allows for the golf course.	Policy L5 can be considered to be in conformity with the Local Plan.  The policy seeks to set some parameters for the delivery and use of the facility	The policy is unlikely to result in significant detrimental effects	No significant effects identified.	None.	No negative effect arising from this policy
<b>POLICY L6: GREEN SPACE</b>	NPPF – Promoting healthy communities (para 99 and para 100).  LP Policy GI considers Green Space and its inclusion in NDPs	Policy L6 is considered to be in general conformity with the LP and NPPF in identifying high value Green Space and setting out policy for their protection.	Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community.	Possible positive impacts. No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect green space.
<b>POLCY H1: HOUSING MIX</b>	NPPF – Delivering a wide choice of high quality homes – para. 50  LP has policy H5 which requires developments to	Policy H1 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.

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	deliver a suitable mix of housing.					
<b>Policy H2 Affordable Housing</b>	LP policy H2 deals with affordable housing	Policy H2 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.
<b>POLICY H3: PARKING &amp; TRAFFIC MANAGEMENT IN NEW DEVELOPMENTS</b>	<p>NPPF: Promoting sustainable transport. Promoting healthy communities.</p> <p>LP Policy GD8 deals with good design in new housing developments including parking and access to footways and cycle routes</p>	Policy H3 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	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy
<b>POLICY D1: DESIGN</b>	NPPF – 12 Achieving Well Designed Places	Policy D1 introduces the “Village Design Guide & Codes” which sets out a series of criteria that should	The policy is unlikely to result in significant effects as it promotes design of new	No significant effects identified.	None.	No negative effect arising from this policy.

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	LP Policy GD8 deals with good design in new housing developments	be considered in new development within Houghton on the Hill.  It should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.	development within the Village Design Guide and Codes which reflects the character and historic context of its surroundings.			
<b>POLICY D2: HOUSING DESIGN</b>	NPPF – 12 Achieving Well Designed Places  LP Policy GD8 deals with good design in new housing developments	Policy D2 should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.	The policy is unlikely to result in significant effects as it promotes good design of new development	No significant effects identified.	None.	No negative effect arising from this policy.
<b>POLICY D3: WINDFALL SITES AND EXTENSIONS &amp; MODIFICATIONS TO EXISTING DWELLINGS WITHIN AND OUTSIDE THE SETTLEMENT BOUNDARY</b>	NPPF para. 55 – Promoting sustainable development in rural areas..  Local Plan Policy GD2 Settlement Development	Policy D3 should be considered to be in general conformity as it allows for development proposals within the area identified  Local Plan policy GD2 specifies where development should and should not take place, but does not retain development limits	There may be some potential limited impacts but the policy is unlikely to result in significant detrimental effects	No significant effects identified.  Detailed mitigation will be considered through the Development Management process	None	No negative effect. Development of this scale will not adversely impact Natura 2000 sites.

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		NPPF supports sustainable development in rural areas				
<b>POLICY D4: ENERGY EFFICIENCY AND MITIGATING THE ADVERSE EFFECTS OF CLIMATE CHANGE</b>	<p>NPPF: 14 Meeting the challenge of climate change, flooding and coastal change.</p> <p>LP Policy CC1 considers climate change</p>	Policy D4 is considered to be in general conformity with the LP and NPPF in setting out that development proposals should provide opportunities to meet the climate challenge for carbon emissions and energy efficiency.	The policy is unlikely to result in significant effects as it has safeguards to ensure schemes are acceptable in terms of impacts on carbon emissions and future adaptation	No significant effects identified.	None.	No negative effect arising from this policy.
<b>POLICY EM1: EMPLOYMENT AND COMMERCIAL DEVELOPMENT</b>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	Policy EM1 seeks to protect and 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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<b>POLICY EM2: WORKING FROM HOME</b>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>EM2 can be considered to be in general conformity with the LP and NPPF in supporting working from home providing residential amenity is protected and any associated development is subservient and does not detract from the existing building.</p>	<p>The policy is unlikely to result in significant effects given the policy specifies that any development will need to be subservient and in character.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>
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<b>POLICY EM3: FARM DIVERSIFICATION – RE-USE OF AGRICULTURAL BUILDINGS</b>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>EM3 is considered to be in general conformity with the LP and NPPF by supporting the re-use of agricultural providing the proposals meet certain criteria aimed at protecting landscape, local roads, character of the area, historic and environmental features, road network and residential amenity</p>	<p>The policy is unlikely to result in significant effects given the policy criteria set out to protect the local environment.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>
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<b>POLICY S1: RETENTION OF FACILITIES</b>	<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>Policy S1 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 viability 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>	The policy is unlikely to result in significant effects as scope for redevelopment of such premises and its scale is likely to be limited.	No significant effects identified.	None.	No negative effect arising from this policy.
<b>POLICY S2: Retail</b>	Policy CS6: Improving Town Centres and Retailing	Policy S2 seeks to support a prosperous rural economy including public houses, shops and leisure facilities	The policy is unlikely to result in significant effects.	No significant effects identified	None.	No negative effect arising from this policy

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<b>POLICY S3: INFRASTRUCTURE</b>	<p>NPPF: Supporting a prosperous rural economy</p> <p>LP Policy HC2 sets out policy relating to community facilities. The supporting text defines schools as a community facility</p>	Policy S3 seeks to support new or improve new or existing community facilities and can be considered in conformity with Local Plan policies	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy.
<b>POLICY EV1: CONSERVATION OF HABITATS AND BIODIVERSITY</b>	<p>NPPF: Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	Policy EV1 is considered to be in general conformity with the NPPF and LP as it seeks to protect local ecological feature e.g. 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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<b>POLICY EV2: TREES, HEDGES AND WILDFLOWERS</b>	<p>NPPF: 15 Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	Policy EV2 is considered to be in general conformity with the NPPF and LP as it seeks to protect trees, woodland, hedgerows and wildflowers of value.	The policy is unlikely to result in significant effects as it gives protection to trees and hedgerows of value.	Limited impact. No significant effects identified.	None.	No negative effect arising from this policy which gives protection to trees and hedgerows.
<b>POLICY EV3: NON-DESIGNATED HERITAGE ASSETS</b>	<p>Local Plan policy HC1 deals with built heritage</p> <p>NPPF chapter 16 deals with heritage</p>	Policy EV3 can be considered to be in general conformity with the Local Plan policy HC1 in that it allows changes to the setting of non designated heritage assets to be considered against the significance of the asset	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.	Possible positive impact. No significant effects identified.	None	No negative effect arising from this policy which seeks to protect locally significant heritage assets
<b>POLICY EV4: FOOTPATHS, BRIDLEWAYS, CYCLEWAYS AND ACCESS TO THE</b>	<p>NPPF: Promoting healthy communities.</p> <p>Local Plan policy GI1 deals with Green Infrastructure</p>	Policy EV4 is considered to be in general conformity with the Local Plan and NPPF in seeking to protect and improve the existing network of	The policy may deliver minor positive impacts as it is about protection and improvements of cycleways/ footpaths.	Possible minor positive impacts. No significant effects identified.	None.	No negative effect arising from this policy as it is about protection of

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<b>COUNTRYSIDE</b>	including recreational paths and walking routes	footpaths/cycleways contributing to healthy lifestyles and community safety.				footpaths and cycleways.
<b>POLICY EV5: WATER MANAGEMENT AND WATER-COURSES</b>	<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>	Policy EV5 is considered to be in general conformity with the LP and NPPF in setting requiring development to include sustainable surface water management and to protect watercourses and ponds from harm	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 surface water management schemes	No significant effects identified.	None.	No negative effect arising from this policy.