

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



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

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

Scraptoft Parish Council

November 2025

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Scraptoft Neighbourhood Plan Review

1. Introduction

- 1.1 This screening report is used to determine whether or not the contents of the draft Scraptoft Neighbourhood Plan as submitted in November 2025 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 Scraptoft Neighbourhood Plan Review is to bring the Scraptoft 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 type of development in the right locations.
- 1.3 Many policies have been transferred from the 'made' Scraptoft Plan with minor changes, however there are some more substantial modifications as set out below.

POLICY HBE1: SETTLEMENT BOUNDARY – this is a new policy which establishes a Settlement Boundary for the built-up area and development principles inside and outside of the red line boundary.

POLICY HBE2: HOUSING MIX – this policy updates that from the Made Neighbourhood Plan (Policy S3) and is based on the 2021 Census data and a Housing Needs Assessment that was commissioned for the Neighbourhood Plan Review.

POLICY HBE3: AFFORDABLE HOUSING - this policy updates that from the Made Neighbourhood Plan (Policy S4) and is based on the 2021 Census data and a Housing Needs Assessment that was commissioned for the Neighbourhood Plan Review.

POLICY HBE4: WINDFALL SITES – this is a new policy which identifies criteria to be applied for all development proposals within the Settlement Boundary.

POLICY HBE5: BUILDING DESIGN PRINCIPLES – this policy replaces Policy S10 from the Made Neighbourhood Plan and draws its evidence from a Design Guide and Codes report that was prepared as part of the Neighbourhood Plan Review.

POLICY ENV 1: AREA OF SEPARATION – this policy replaces Policy S7 from the Made Neighbourhood Plan. It is now based on newly defined Green Wedge and Area of Separation land in the supporting evidence for the emerging HDC Local Plan to 2041.

POLICY ENV 2: LOCAL GREEN SPACES – this policy replaces Policy S9 from the Made Neighbourhood Plan. A comprehensive re-evaluation of all Open Spaces in the Neighbourhood Area using National Planning Policy Framework eligibility criteria for Local Green Space was undertaken. Two sites (of five in the Made NP) are now covered by the Policy.

POLICY ENV 3 – OPEN SPACE, SPORT AND RECREATION SITES – this is a new Policy. There was no policy for Open Space, Sport & Recreation sites in the Made NP. A comprehensive re-evaluation of all Open Spaces in the Neighbourhood Area using National Planning Policy Framework eligibility criteria for Local Green Space was undertaken. Nineteen sites (including three Local Green Spaces in the Made NP) are now covered by the Policy.

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POLICY ENV 4: SITES OF NATURAL ENVIRONMENT SIGNIFICANCE – this policy replaces Policy S11 in the Made Neighbourhood Plan. It identifies, and provides protection for, habitat sites of known biodiversity significance in the Neighbourhood Area, using updated policy and guidance in the National Framework including Biodiversity Net Gain measures.

POLICY ENV 5: BIODIVERSITY AND HABITAT CONNECTIVITY ACROSS THE NEIGHBOURHOOD AREA – this policy also replaces Policy S11 in the Made Neighbourhood Plan. It provides protection for biodiversity across the Neighbourhood Area wherever it is adversely affected by development proposals, using updated policy and guidance in the National Framework including Biodiversity Net Gain measures.

POLICY ENV 6: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE – this policy is new. Although the Made Neighbourhood Plan mentioned the Historic Environment (Conservation Area, Statutorily protected heritage assets) there was no policy

POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS – this is a new policy which seeks to identify, and provide protection at appropriate level for, buildings of local heritage significance that are not Statutorily protected.

POLICY ENV 8: RIDGE AND FURROW – this is a new policy which seeks to identify surviving areas of medieval ploughland and, following guidance in the National Framework, provide protection for them as Non-Designated Heritage Assets.

POLICY ENV 9: IMPORTANT VIEWS – this is a new policy which identifies the views across the Neighbourhood Area considered by the community to have intrinsic value and to define the Area's character.

POLICY ENV 10: FLOOD RISK RESILIENCE – this is a new policy which addresses the nationally recognised need to protect communities from the increased risk of flooding caused by climate change.

POLICY ENV11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE – this is a new policy which seeks to add local detail to HDC Local Plan policy by identifying areas where proposals for turbines and solar PV arrays (subject to local conditions) would be supported.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES – this is a new policy which seeks to support the existing community facilities in Scraptoft Parish and encourage appropriate new facilities.

POLICY E1: EMPLOYMENT DEVELOPMENT – this is a new policy which establishes criteria for the protection of existing employment use and support for new employment-related proposals.

POLICY E2: WORKING FROM HOME – this is a new policy which establishes criteria for appropriate development proposals for home based employment proposals.

POLICY E3: REUSE OF AGRICULTURAL AND COMMERCIAL BUILDINGS – this policy establishes criteria for farm diversification.

POLICY E5: BROADBAND INFRASTRUCTURE – this policy promotes superfast broadband proposals and establishes criteria for above ground network installations where needed.

POLICY T1: SUSTAINABLE TRANSPORT – this new policy promotes sustainable transport and encompasses policies S15 and S16 from the Made Neighbourhood Plan.

POLICY T2: ELECTRIC VEHICLES – this is a new policy which promotes communal vehicular charging points.

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POLICY IN1: INFRASTRUCTURE – this policy updates Policy S14 from the Made Neighbourhood Plan with new priorities for infrastructure

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

- To protect the identity of Scraptoft
- To protect important open areas
- To ensure new homes provide for local housing needs
- To ensure that traffic flows well and there is good off-street parking in Scraptoft village centre
- To give local people have a bigger say over how their area develops

1.5 The Scraptoft Neighbourhood Plan Advisory Committee has prepared a vision statement for the Plan which states in 2041.



1.6 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.

1.7 The SEA Directive and NPPG guidance is clear in that a SEA Environmental Report need only be as detailed as appropriate to the content and level of detail of the neighbourhood 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

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state that reasonable alternatives must also be sufficiently distinct, realistic and deliverable³.

1.8 At no point does the SEA legislation or guidance state that reasonable alternatives are a requirement for each and every policy area in a plan and it is considered that a proportionate approach, taking into account legislation and guidance above, should be satisfactorily undertaken.

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

1.10 Each policy of the Scraptoft 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.

1.11 The HRA for the Local Plan concluded in 2017 that:
It is possible to conclude that development in the Harborough Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in combination with other plans and projects. These conclusions are based on the findings of this screening which conclude that no Natura 2000 sites are located within the district and no impact pathways have been identified linking Natura 2000 sites outside of the district e.g. Rutland Water SPA/Ramsar to development within Harborough District. Therefore an Appropriate Assessment is not required.

1.12 The CJEU ruling (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) (April 2018)) states that:

“In the light of all the foregoing considerations, the answer to the question referred is that Article 6(3) of the Habitats Directive must be interpreted as meaning that, in order to determine whether it is necessary to carry out, subsequently, an appropriate assessment of the implications, for a site concerned, of a plan or project, it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site” (paragraph 40).

¹ 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

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- 1.13 This SEA Screening Report dated November 2025 for the Scraptoft 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 November 2025 and the LPA believes they have been demonstrated to be nil or very minor to the natural and historic environment, Natura 2000 sites and Habitat Regulations.
- 1.7 The legislation set out below outlines the regulations that require the need for this screening exercise. Section 4 provides a screening assessment of the likely significant environmental effects of the Neighbourhood Plan and the need for a full SEA.

2. Legislative Background

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

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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).

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,

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- the effects on areas or landscapes which have a recognised national, Community or international protection status.

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

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4. Assessment of Neighbourhood Plan

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

Table 1: Establishing the Need for SEA		
Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation of and adoption of the NP is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP has been prepared by Scraptoft 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 detrimental 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	Scraptoft NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites. The Plan does not allocate sites for housing but seeks to influence housing development through housing mis policies, affordable housing policy, windfall housing policy and design.. It is unlikely that these policies will cause significant detrimental effects on the historic and natural environments

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		<p>The Scraptoft Plan contains policies to protect assets of significant historic and environmental importance.</p> <p>A Habitat Regulations Assessment (HRA) has been undertaken as part of the Local Plan preparation. The assessment concludes that the Local Plan will not have a likely significant effect on any internationally important wildlife sites either alone or in conjunction with other plans and projects. These conclusions are based on the fact that no such sites are located within the district and no impact pathways were identified linking internationally important wildlife sites outside of the district (e.g. Rutland Water SPA/Ramsar site) to development within Harborough District.</p> <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 Scraptoft 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	N	

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or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)		
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	<p>The Scraptoft Review NP is a relatively self contained plan and considers sites only at a local level. The Local Plan allocates housing sites to Scraptoft, and although Neighbourhood Plans are permitted to allocate sites in addition to the Local Plan housing allocation this version of the Scraptoft Plan chooses not to do so.</p> <p>The level of development anticipated through the housing 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 12 areas of Priority Habitat (as designated by Natural England), together with 26 historic and validated Local Wildlife Sites (LWS) in the Leicestershire Environmental Records Centre (LERC) database. These are afforded protection through ENV4 and ENV5</p> <p>Proposed development will not impact on any nationally recognised landscape designations.</p> <p>Where flood risk is an issue in Scraptoft policy ENV10 helps address resilience. 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 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 ENV6 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 two Local Green Spaces (Appendix 3) have been proposed for designation which will afford these 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>

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		It is the consideration of the Local Authority that the Plan holds sufficient safeguards to ensure any minor effects on the natural or historic environment will be properly dealt with through the planning application process.
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5. Screening Outcome

- 5..1 As a result of the assessment it is unlikely there will be any significant environmental effects arising from the Scraptoft 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 Scraptoft Neighbourhood Plan does not require a full SEA to be undertaken.
- 5..2 The Environment Agency, Natural England and Historic England will be consulted on this Screening Report prior to the Councils determination, and their responses will be made available through the Scraptoft Neighbourhood Plan Evidence base.
- 5..3 If the issues addressed in the Neighbourhood Plan should change then a new screening process will need to be undertaken determine whether an SEA will be required. Please contact Harborough District Council for advice in this circumstance.

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Appendix 1

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

Other Settlement features:	Occurrence
Conservation Area	<p>Scraptoft is an ancient village centred on Hamilton Lane and Main Street, and on Scraptoft Hall and All Saints Church off Church Lane. The historic core areas are still clear, despite modern housing developments between Main Street and Stocks Road and to the north of Beeby Road. The Conservation Area incorporates the original village core of Main Street, Hamilton Lane to the complex of Nether Hall and its outbuildings, and Scraptoft Rise. Within the core village area a number of buildings exhibit an attractive vernacular quality and include examples of Swithland slate roofing.</p> <p>The Conservation Area also includes the large square of open space of the Edith Cole Memorial Ground which with its surrounding hedges recalls the agricultural history of the settlement. Physically apart from, but historically linked to the old village core streets is the area east of Church Hill which comprises the Church with churchyard, Scraptoft Hall (Listed Grade II*) with some of its grounds. Much of the original setting of Scraptoft Hall remains and is included in the Conservation Area. Of particular importance are the screen gates to the west, the pond to the north and the garden spaces to the south and west. In front of this screen and to the north of the churchyard is an area of green which is important open space providing a setting for the church for the screen and for the Hall.</p> <p>The Hall and its grounds are now part of De Montfort University. The Conservation Area includes the Hall and the early outbuildings to its immediate north and small pond to its immediate east. It includes the large pond and area</p>

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	<p>of open space to the north between the Hall and Beeby Road. It also includes the garden area of the Hall to its west and south. The west front of the Hall is the principal facade and between it and the wide wrought iron screen gates is a long walled garden; the gates and walled garden give a formal setting to the Hall, and to the south is an extensive lawned area which merges into woodland which is part of the carefully planned 18th century landscaping of the Hall grounds. These two garden areas are important to the setting of the Hall.</p> <p>The area to the east of the Hall itself is excluded as this is now occupied by the buildings of De Montfort University such that much of its historic relationship with the Hall and its landscaped grounds has now been obscured.</p> <p>The character of the Scraptoft Conservation Area consists of the relationship between the former agricultural village around Main Street linked by areas of open space to the Hall and Church to the east. The relationship of the village with the visually dominating Hall, screen gates and Church is very significant.</p>
Scheduled Monuments	<p><u>Churchyard cross, All Saints' churchyard</u></p> <ul style="list-style-type: none"> • List Entry Number: 1014515 • Heritage Category: Scheduling • Location: Scraptoft, Harborough, Leicestershire
Listed buildings	<p><u>GROTTO AT SCRAPTOFT</u></p> <ul style="list-style-type: none"> • List Entry Number: 1061726 • Heritage Category: Listing • Grade: II • Location: GROTTO AT SCRAPTOFT, CHURCH HILL, Scraptoft, Harborough, Leicestershire

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	<p><u>SCRAPTOFT HILL FARMHOUSE</u></p> <ul style="list-style-type: none"> • List Entry Number: 1061728 • Heritage Category: Listing • Grade: II • Location: SCRAPTOFT HILL FARMHOUSE, COVERT LANE, Scraptoft, Harborough, Leicestershire <p><u>Screen, Gate, Gate Piers and Walls at Scraptoft Hall</u></p> <ul style="list-style-type: none"> • List Entry Number: 1061725 • Heritage Category: Listing • Grade: II • Location: Scraptoft Hall, Church Hill, Scraptoft, Leicestershire, Scraptoft, Harborough, Leicestershire <p><u>Scraptoft Hall</u></p> <ul style="list-style-type: none"> • List Entry Number: 1061724 • Heritage Category: Listing • Grade: II • Location: Church Hill, Scraptoft, Leicestershire, Scraptoft, Harborough, Leicestershire <p><u>CROSS AT CHURCHYARD OF ALL SAINTS</u></p> <ul style="list-style-type: none"> • List Entry Number: 1061727 • Heritage Category: Listing • Grade: II* • Location: CROSS AT CHURCHYARD OF ALL SAINTS, CHURCH HILL, Scraptoft, Harborough, Leicestershire <p><u>ROSE COTTAGE</u></p> <ul style="list-style-type: none"> • List Entry Number: 1061729
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	<ul style="list-style-type: none"> • Heritage Category: Listing • Grade: II • Location: ROSE COTTAGE, MAIN STREET, Scraptoft, Harborough, Leicestershire <p><u>THE VICARAGE</u></p> <ul style="list-style-type: none"> • List Entry Number: 1188413 • Heritage Category: Listing • Grade: II • Location: THE VICARAGE, CHURCH HILL, Scraptoft, Harborough, Leicestershire <p><u>THE COTTAGE</u></p> <ul style="list-style-type: none"> • List Entry Number: 1188420 • Heritage Category: Listing • Grade: II • Location: THE COTTAGE, HAMILTON LANE, Scraptoft, Harborough, Leicestershire <p><u>PEAR TREE STORES (JL BALL, NEWSAGENT)</u></p> <ul style="list-style-type: none"> • List Entry Number: 1188427 • Heritage Category: Listing • Grade: II • Location: PEAR TREE STORES (JL BALL, NEWSAGENT), MAIN STREET, Scraptoft, Harborough, Leicestershire <p><u>NETHER HALL</u></p> <ul style="list-style-type: none"> • List Entry Number: 1360630 • Heritage Category: Listing • Grade: II • Location: NETHER HALL, HAMILTON LANE, Scraptoft, Harborough, Leicestershire
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	<p><u>CHURCH OF ALL SAINTS</u></p> <ul style="list-style-type: none">• List Entry Number: 1188364• Heritage Category: Listing• Grade: I• Location: CHURCH OF ALL SAINTS, CHURCH HILL, Scraptoft, Harborough, Leicestershire
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Appendix 2

Annex I

1. Crude-oil refineries (excluding undertakings manufacturing only lubricants from crude oil) and installations for the gasification and liquefaction of 500 tonnes or more of coal or bituminous shale per day.
2. Thermal power stations and other combustion installations with a heat output of 300 megawatts or more and nuclear power stations and other nuclear reactors (except research installations for the production and conversion of fissionable and fertile materials, whose maximum power does not exceed 1 kilowatt continuous thermal load).
3. Installations solely designed for the permanent storage or final disposal of radioactive waste.
4. Integrated works for the initial melting of cast-iron and steel.
5. Installations for the extraction of asbestos and for the processing and transformation of asbestos and products containing asbestos: for asbestos-cement products, with an annual production of more than 20 000 tonnes of finished products, for friction material, with an annual production of more than 50 tonnes of finished products, and for other uses of asbestos, utilization of more than 200 tonnes per year.
6. Integrated chemical installations.
7. Construction of motorways, express roads (1) and lines for long-distance railway traffic and of airports (2) with a basic runway length of 2 100 m or more.
8. Trading ports and also inland waterways and ports for inland-waterway traffic which permit the passage of vessels of over 1 350 tonnes.
9. Waste-disposal installations for the incineration, chemical treatment or land fill of toxic and dangerous wastes.

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

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

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Annex II

1. Agriculture

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

2. Extractive industry

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

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(m) Installations for the manufacture of cement.

3. Energy industry

- (a) Industrial installations for the production of electricity, steam and hot water (unless included in Annex I).
- (b) Industrial installations for carrying gas, steam and hot water; transmission of electrical energy by overhead cables.
- (c) Surface storage of natural gas.
- (d) Underground storage of combustible gases.
- (e) Surface storage of fossil fuels.
- (f) Industrial briquetting of coal and lignite.
- (g) Installations for the production or enrichment of nuclear fuels.
- (h) Installations for the reprocessing of irradiated nuclear fuels.
- (i) Installations for the collection and processing of radioactive waste (unless included in Annex I).
- (j) Installations for hydroelectric energy production.

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

5. Manufacture of glass

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6. Chemical industry

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

7. Food industry

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

8. Textile, leather, wood and paper industries

- (a) Wool scouring, degreasing and bleaching factories.
- (b) Manufacture of fibre board, particle board and plywood.
- (c) Manufacture of pulp, paper and board.
- (d) Fibre-dyeing factories.
- (e) Cellulose-processing and production installations.
- (f) Tannery and leather-dressing factories.

9. Rubber industry

Manufacture and treatment of elastomer-based products.

10. Infrastructure projects

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

11. Other projects

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

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

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Appendix 3

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

The policies of the Scraptoft 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 Scraptoft 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 Scraptoft Neighbourhood Plan Review.

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SCRAPTOFT NEIGHBOUR- HOOD PLAN POLICY	RELEVANT POLICY IN HARBOROUGH DISTRICT LOCAL PLAN (LP)/NPPF	RELATIONSHIP BETWEEN SCRAPTOFT NEIGHBOURHOOD PLAN AND LOCAL PLAN	POTENTIAL FOR LIKELY SIGNIFICANT EFFECTS ON NATIONAL AND LOCAL HISTORIC AND/OR ENVIRONMENTAL DESIGNATIONS	CONCLUSIONS RELATING TO STRATEGIC ENVIRONMENTA L 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 HBE1: LIMITS TO DEVELOPME NT	NPPF para. 55 – Promoting sustainable development in rural areas.. Policy GD2 Settlement Development	HBE1 can 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 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 2025 Housing Needs 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.

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POLICY HBE3: AFFORDABLE HOUSING	LP policy H2 deals with affordable housing	HBE3 specifies that proposals for new housing should be allocated as a priority to those persons with a local connection. Local Plan allows for affordable housing sites	The policy is unlikely to result in significant effects as it only relates to delivery of affordable homes on housing sites with priority to locals	No significant effects identified.	None.	No negative effect arising from this policy.
POLICY HBE4: WINDFALL SITES	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.	HBE4 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 HBE5: DESIGN	NPPF: Promoting sustainable transport. Promoting healthy communities. LP Policy GD8 deals with good design in new housing developments	HBE5 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 existing character.	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.

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	including parking and access to footways and cycle routes. GD8 also considers that new development must respect and enhance the local character.					
POLICY ENV1: AREAS OF SEPARATION	Local Plan policy GD6 deals with areas of separation.	Policy ENV1 is considered to be in conformity with the Local Plan in that it seeks to safeguard the identity of communities and settlements and their distinctiveness.	The policy is unlikely to result in significant effects	No significant effects identified.	None.	No negative effect

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POLICY ENV2: 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 ENV2 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>	<p>Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community and of outstanding significance for their natural and historical or environmental features.</p>	<p>Possible positive impacts. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which seeks to protect local green space.</p>
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POLICY ENV 3: OPEN SPACE, SPORT AND RECREATION SITES	NPPF para 98 to 103. Local Plan policy GI2	Policy ENV3 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	Possible positive impact as the policy requires development proposals to replace lost open space with equivalent. The sites are listed in the policy	Possible positive impact. No significant effects identified.	None.	No negative effect arising from this policy.
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POLICY ENV3: SITES OF NATURAL ENVIRONMENT SIGNIFICANCE –	Policy CS8: Protecting and Enhancing Green Infrastructure. NPPF: 11 Conserving and enhancing the natural environment. Emerging LP will have policy relating to biodiversity a protection and improvement.	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	Possible positive impact as the policy requires development proposals are required to conserve and enhance areas of biodiversity.	Possible limited positive impact. No significant effects identified.	None.	No negative effect arising from this policy as it promotes biodiversity.
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POLICY ENV 4: BIODIVERSITY AND HABITAT CONNECTIVITY ACROSS THE NEIGHBOURHOOD AREA	<p>NPPF: Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</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.	The policy is unlikely to result in significant effects as it gives protection to hedgerows and other natural assets of local value.	Limited impact. No significant effects identified.	None.	No negative effect arising from this policy which gives protection to trees and hedgerows.
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POLICY ENV 6: SITES AND FEATURES OF HISTORICAL ENVIRONMENT SIGNIFICANCE	<p>Local Plan policy HC1 deals with built heritage</p> <p>NPPF chapter 16 deals with heritage</p>	<p>Policy ENV6 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 10</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>
POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS	<p>Policy HC1: Built Heritage.</p> <p>NPPF: 16 . Conserving and enhancing the historic environment.</p>	<p>Policy ENV7 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>

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POLICY ENV 8: RIDGE AND FURROW	<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>	ENV8 is considered to be in general conformity with the NPPF and LP as it seeks to protect ridge and furrow, part of the historic landscape.	The policy is unlikely to result in significant effects as it aims to protect ridge and furrow as part of the historic landscape.	No significant effects identified.	None.	No negative effect arising from this policy which gives protection to historic landscape feature.
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POLICY ENV 9: IMPORTANT VIEWS	<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>ENV9 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 14 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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POLICY ENV 9: FOOTPATHS AND BRIDLEWAYS	<p>GI1 – Green Infrastructure networks.</p> <p>NPPF: Promoting healthy communities.</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.	The policy may deliver minor positive impacts as it is about protection and improvements of bridleways/ footpaths.	Possible minor positive impacts. No significant effects identified.	None.	No negative effect arising from this policy as it is about protection of footpaths and bridleways.
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POLICY ENV 10: FLOOD RISK RESILIENCE	<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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POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES	<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>
POLICY 11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE	<p>Policy only placeholder</p>					

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POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES	<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>	No significant effects identified.	None.	No negative effect arising from this policy.
POLICY E1: EMPLOYMEN T DEVELOPME NT	<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>The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.</p>	No significant effects identified.	None.	No negative effect arising from this policy.
POLICY E2: WORKING FROM HOME	<p>NPPF: Supporting a prosperous rural economy.</p>	<p>E2 can be considered to be in general conformity with the LP and NPPF in</p>	<p>The policy is unlikely to result in significant effects given the policy</p>	No significant effects identified.	None.	No negative effect arising

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	LP Policy BE1 and BE3 consider existing employment areas	supporting working from home providing, traffic movements are acceptable and sufficient parking is provided residential amenity is protected and any associated development is subservient and does not detract from the existing building.	specifies that any development will need to be subservient and in character.			from this policy
POLICY E3: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS	NPPF: Supporting a prosperous rural economy. LP Policy BE1 and BE3 consider existing employment areas	E3 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 E5: BROADBAND INFRASTRUCTURE	NPPF: Supporting high quality communications infrastructure. LP Policy IN3 considers the support for provision of infrastructure	E5 is considered to be in general conformity with the LP and NPPF in supporting the provision infrastructure to ensure the provision of super-fast broadband providing it is sympathetically located.	The policy is unlikely to result in significant effects given the requirement for sensitive location of such installations.	No significant effects identified.	None.	No negative effect arising from this policy

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	alongside new development.					
POLICY T1: SUSTAINABLE TRANSPORT	<p>LP policy IN2 encourages use of public transport</p> <p>NPPF: Promoting healthy communities.</p> <p>Local Plan policy GI1 deals with Green Infrastructure including recreational paths and walking routes</p>	Policy T1 is considered to be in general conformity with the Local Plan and NPPF in seeking to promote use of public transport and protect and improve the existing network of footpaths/cycleways contributing to healthy lifestyles and community safety.	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 footpaths and cycleways.

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POLICY T4: ELECTRIC VEHICLES	<p>NPPF 14. Meeting the challenge of climate change, flooding and coastal change.</p> <p>Local Plan policy IN2 Sustainable transport</p>	T4 can be considered to be in general conformity with the NPPF and Local Plan	The policy is unlikely to result in significant effects	No significant effects identified.	None.	No negative effect arising from this policy.
POLICY IN1: INFRASTRUCTURE	<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>	IN1 seeks to provide a policy basis to enhance a important local assets. It seeks to enable the expansion of the school within criteria.	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy.