

**Strategic Environmental Assessment Determination  
Misterton with Walcote Neighbourhood Plan**



**Misterton with Walcote Neighbourhood  
Plan  
Strategic Environmental Assessment  
Determination**

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

**Misterton with Walcote Parish Council**

**July 2020**

# Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

## Contents

### Table of Contents

Introduction,	3
Legislative Background,	9
Assessment,	10
Sustainability Appraisal,	15
Screening outcomes,	19
<b>Appendix 1</b> SSSI/Listed Buildings/Scheduled Monuments,	20
<b>Appendix 2</b> , .....	25
<b>Appendix 3</b> , .....	30

# Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

## 1. Introduction

1.1 This decision is issued after consultation on the SEA screening report for the Misterton with Walcote Neighbourhood Plan. It is to give the Local Planning Authorities view whether the contents of the draft of the Misterton with Walcote Neighbourhood Plan as submitted in February 2020 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 determination is that in the opinion of the Local Planning Authority the Misterton with Walcote Neighbourhood Plan does not require a full Strategic Environmental Assessment to be undertaken.

1.3 The Statutory Consultees consulted between 10<sup>th</sup> March 2020 and 13 April 2020 and were asked for their opinion on the screening report and the responses can be seen below

Consultee	Response
Environment Agency	<p>Thank you for seeking the views of the EA on the attached SEA screening report.</p> <p>From the perspective of the remit of the EA we do not disagree with the conclusion that a full SEA is not required. We do note however that Misterton Marches SSSI is located to the North of Misterton. We would therefore advise that Natural England are consulted for their views.</p>
Historic England	No response
Natural England	No response

1.4 The purpose of the Misterton with Walcote Neighbourhood Plan is to seek to ensure sustainable development within the parish that meets the needs of current and future generations, whilst protecting and enhancing the natural, built and historic environment. There are many other issues that are of importance to the residents of Misterton with Walcote that have emerged through the consultation process and which have been tackled through the revision of the Neighbourhood Plan. Housing and the built environment, natural and historic environment, community facilities, transport and employment are all referenced and addressed within the document..

1.5 The Misterton with Walcote Neighbourhood Plan Advisory Committee has prepared a vision statement which includes:

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

*...our vision seeks to ensure the retention of the rural character and green spaces of the remainder of the NP area although incorporating small-scale expansion in conjunction with the existing settlements of Walcote and Misterton.*

*The vision is for strengthening further a healthy community spirit and for future development to enable the overall rural identity of the parish to be retained.*

*Misterton with Walcote's future as two distinct and separate rural settlements will require a continued investment in its community in order to maintain the spirit, quality of life, economic well - being and safety of its parishioners. This vision will be delivered by high quality, characterful residential development that meets the community's proven needs.*

*Connecting the settlements through adequate pedestrian routes both to Lutterworth and from the settlement will remain important. Investment in the economic life of the community will be an ongoing commitment with support for existing services and facilities and developing opportunities.*

- 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 plan<sup>1</sup>. 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 plan<sup>2</sup>. NPPG guidance goes on to state that reasonable alternatives must also be sufficiently distinct, realistic and deliverable<sup>3</sup>.
- 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 duplication<sup>4</sup>.
- 1.10 Each policy of the Misterton with Walcote Plan at presubmission stage has been individually assessed for its effects on Habitat Regulations (and other

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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).*

1.13 This SEA Screening Report dated February 2020 and this subsequent Determination for the Misterton with Walcote Neighbourhood Plan 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 and Determination of February 2020 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.

1.14 The vision and core objectives of the Pre-Submission Draft Neighbourhood Plan are based on the key issues raised by local people. They have been summarised and refined by the Advisory Committee to form the basis of the Neighbourhood Plan for Misterton with Walcote.

<sup>1</sup> Para 030 of <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

<sup>2</sup> Para 039 - [http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph\\_033](http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033)

<sup>3</sup> Para 038 - [http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph\\_033](http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033)

<sup>4</sup> Regulation 12(3)(d) - [http://www.legislation.gov.uk/uksi/2004/1633/pdfs/ukxi\\_20041633\\_en.pdf](http://www.legislation.gov.uk/uksi/2004/1633/pdfs/ukxi_20041633_en.pdf)

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

- 1.15 The Neighbourhood Plan (pre-submission draft Feb 2020) has the following policies at its core:

*POLICY HBE1: LIMITS TO DEVELOPMENT - Residential development proposals will be supported on sites within the Limits to Development as identified in the above plan where it complies with the policies of this Neighbourhood Plan and subject to design and amenity considerations.*

*Subject to the Rural Exception Site provisions set out below (HBE6), areas outside the defined Limits to Development and the allocated SDA will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.*

*POLICY HBE 2: EAST OF LUTTERWORTH SDA - In relation to the part of the Strategic Development Site lying within the Plan Area, the Plan adds local detail to the LP and requires:*

- a) Development to include a mix of house types, sizes and tenures, including affordable homes and a range of properties available to rent, to meet the current and future needs of people living in and with a connection to the parish of Misterton with Walcote;*
- b) An area of green open space shall be maintained as an area of separation between the new dwellings and the settlement of Misterton with landscaping be provided to create and maintain a visual barrier between these two areas of built development, as required by LP Policy L1;*
- c) Access into the strategic Development Areas to the north and south of the road is designed to minimise delays and disruption to traffic travelling east and west on the A4304;*
- d) Adequate measures are put in place to mitigate disturbance caused by any significant increase in traffic through the villages of Misterton with Walcote, including signage, traffic calming and measures to prevent the creation of 'rat runs' along Swinford Road, South Kilworth Road and Washpit Lane;*
- e) No direct vehicular access is created between the Strategic Development site and the villages of Misterton with Walcote, other than any necessary changes to the access arrangements into Misterton village;*
- f) The extensive network of statutory and permissive footpaths within the site be maintained and links to the wider countryside be protected and maintained;*
- g) The existing cycleway alongside the A4304 be retained and further cycle paths be created with the proposed development site;*
- h) Existing greenspaces be protected and where possible enhanced, including Misterton Marshes SSSI, Thornborough Spinney and other Priority Habitats identified by Natural England (see pp 26 -28) including the designation of an adequate undeveloped buffer zone around each sensitive site;*

## **Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan**

- i) Development of high-quality design and layout which minimises its impact on the surrounding landscape, respects the topography and maintains and enhances existing woodland trees and hedgerows;*
- j) Development avoids harm to St Leonard's Church Misterton, a grade 2\* listed building, respects its setting and maintains the important vista between St Leonard's Misterton with St Mary's Lutterworth, as required by LP Policy U;*
- k) Land shall be allocated along the valley of the River Swift, north of Misterton with west towards Walcote, for the creation of a Country Park;*
- l) Proposals should minimise the impact on general amenity and reduce to a minimum the impact of noise, odour and light particularly when developing land for distribution to the south of the A4304. Light pollution should be minimised through the use of carefully installed and directed light fixtures and the adoption, if possible, of a lighting curfew to ensure the site is lit only when necessary. The impact of development on air quality in the Plan area will be measured and mitigated. Proposals which will result in the improvement of air quality or minimise reliance on less sustainable forms of transport will be supported.*

*POLCY HBE 3: HOUSING MIX - New development should provide for a mixture of housing types having regard to identified local housing needs as evidenced by the above local consultations, the November 2018 housing needs survey and the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) 2017 or more recent documents.*

*Dwellings of three bedrooms or fewer and single-storey accommodation suitable for older people will be supported where they are in accordance with other policies. Dwellings of 4 or more bedrooms will be expected to comprise a minority of the total number of new dwellings in any multi-house development.*

*POLICY HBE 4: WINDFALL SITES - Small residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this Neighbourhood Plan and District-wide planning policies and where such development:*

- a) Respects local character;*
- b) Retains existing important natural boundaries such as trees, hedges and streams;*
- c) Does not reduce garden space to an extent where it adversely impacts on the character of the areas or the amenity of neighbours and the existing and future occupiers of the dwellings; and*
- d) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.*



## **Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan**

*POLICY HBE 5: RURAL EXCEPTION SITES - Development proposals for affordable housing on small sites in the parish in areas that would not normally be permitted for housing will be supported as rural exception sites where:*

- a) the site is visually and physically connected to a settlement;*
- b) the scale of the development would be in-keeping with the role and function of the settlement;*
- c) the type and scale of affordable housing is justified by evidence of need;*
- d) the development would accommodate households who are either current residents of the parish or have a strong local connection with the local community;*
- e) planning conditions will be used to ensure that the market and affordable housing is available with priority in perpetuity for people with a local connection to the Neighbourhood Plan area.; and*
- f) Small numbers of market homes, up to 33% of the total, may be permitted where they are essential to enable the delivery of affordable units, meet an identified and proven element of local need, such as starter homes or units to enable local 'downsizing'.*

### **POLICY HBE 6: DESIGN STANDARDS**

*A. All developments should incorporate adequate provision for vehicular access, constructed to minimise surface water run-off. All new dwellings must be provided with a charging port for electric vehicles. Adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more, in line with Highways Authority requirements;*

*B. The creation of safe spaces for access and movement around the development, taking into account expected vehicle numbers and movements must be catered for;*

*C. All new housing and extensions should be built to minimum of building regulations standard M4(2) Category 2;*

*D. Development, where appropriate, should incorporate sustainable drainage systems with maintenance regimes. Appropriate provision for the secure storage of waste bins and recyclable materials out of sight of public areas should be made. All new dwellings must incorporate infrastructure to enable connection to the local fibre-optic network. Cabling, pipework and telephone lines must be discreet and protected from damage;*

*E. Any new development must demonstrate how it will minimise the impact on local flora and fauna. Existing trees, hedgerows and topography should be preserved as far as possible. Existing grass verges and banks should be retained where possible and provision made for the upkeep of any new grass areas within the development;*

*F. Applications should incorporate measures for the protection and enhancement of local biodiversity, where appropriate, as follows:*



## **Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan**

- *Roof and wall construction should follow current technical best practice recommendations for integral bird nesting boxes and bat breeding and roosting sites;*
- *Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for small ground-based animals such as hedgehogs.*
- *Lighting design, location, type, lux levels and times of use should follow current best-practice as well as legislation by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust/Institution of Lighting Professionals, 2018.*
- *Existing trees and hedges of ecological or arboricultural value on and immediately adjacent to new development sites should be retained and protected whenever possible. When this is demonstrably not practicable, the developer should be responsible for arranging new plantings on a one-for-one or better ratio, particularly in the case of mature trees, using diverse native species, either on site or elsewhere in suitable locations in the Neighbourhood Plan Area. Heights and density at maturity should be considered when planning tree planting; and*
- *Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology and, where appropriate, grey water systems.*
- *Sustainable drainage (SUDS) and landscaping schemes in developments of over 10 dwellings should be designed to incorporate measures for habitat creation and biodiversity enhancement and should include a resourced management plan to maintain the designed biodiversity value of these features for at least ten years after the whole site's completion by the developer.*

**POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE** - *Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details in Appendix 7; map figure 5) will not be allowed other than in exceptional circumstances.*

- *Misterton churchyard and meadows (inventory site 1026)*
- *Walcote parkland (1117)*

**POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE** - *The sites mapped (figure 6) are of local (or higher) significance for their historical and/or natural environment features. Their historical features are extant and have visible expression, their species and habitats are ecologically important in their own right, and they are locally valued.*

*The historical and/or ecological significance of the features, species, or habitats occurring on these sites should be weighed against the benefits of a development proposal, or of a change of land use requiring planning approval, affecting them.*

## **Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan**

*POLICY ENV 3: OPEN SPACES , SPORTS AND RECREATION SITES - Development proposals that result in the loss, or have a significant adverse effect on the following important open spaces will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless it can be demonstrated to the Local Planning Authority that the open space's amenities are no longer required by the community.*

*1104 Open space (paddock) between Chapel Lane and footpath Y98*

*1104.1 Bufton allotments, off Chapel Lane*

*1105 Chapel Lane spinney*

*1106.1 Bufton play area and amenity greenspace*

*1026.1 Misterton churchyard*

*1126 Franks Road allotments*

*1127 Old School playing field*

*1128 Walcote memorial Garden*

*POLICY ENV 4 NON-DESIGNATED LOCAL HERITAGE ASSETS - The structures and buildings listed here (and map figure 8) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in Walcote village. The benefits of a development proposal, or of a change of use requiring planning approval, should be judged against their significance as heritage assets.*

### **WALCOTE**

*1. No. 2 Brook Street*

*2. Nos. 5-12 Brook Street*

*3 No. 13 Brook Street*

*4. Brook Cottages, Nos. 4-10 Brook Street*

*5. Yew Tree House, Brook Street*

*6. Rowan Cottage, No. 20 Brook Street*

*7. Rose Cottage, No. 24 Brook Street*

*8. No. 22 Brook Street*

*9. No. 26 Brook Street*

*10. No. 28 Brook Street*

*11. Fairview, No. 32 Brook Street*

*12. Hall Cottage, Brook Street*

*13. No. 1 Chapel Lane*

*14. Walcote Farmhouse, No. 23 Lutterworth Road*

*15. Gable Cottage, Lutterworth Road*

*16. Estate cottages, Lutterworth Road*

*17. Wakeley Farm (MLE15772)*

*18. WW2 bomb craters*

*[NOTE: MLE 21558 'C19th chapel, Swinford Road' is recorded in the Leics. CC HER but is now derelict and partly demolished. Omitted from this list]*

### **MISTERTON**

*19. Misterton Hall (MLE 2132)*

*20. The Old Rectory, Misterton (MLE12011)*

*21. Misterton Lodge, Lutterworth Road (MLE23168)*

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

22. Park Lodge, Lutterworth Road, Misterton (MLE23169)

*For detailed evidence for non-designated heritage assets see appendix 8*

**POLICY ENV 5: RIDGE AND FURROW** - *The areas of ridge and furrow earthworks (figure 9) are non-designated heritage assets.*

*Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be balanced against the benefits of such development.*

**POLICY ENV 6: BIODIVERSITY, WOODLAND, HEDGES AND HABITAT**

**CONNECTIVITY-** *New development in Misterton with Walcote will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where practicable, to create new habitats for wildlife.*

*Development proposals that damage or result in the loss of woodland and hedges of historical and ecological significance and amenity value will be resisted where possible. Proposals should be designed to retain and manage, or replace (on site or elsewhere), all trees, woodland and species-rich hedges whenever possible.*

*Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridors identified in figure 10.*

**POLICY ENV 7: PROTECTION OF IMPORTANT VIEWS** - *The following views (figure 11) are important to the setting and character of the village. To be supported, development proposals must not significantly harm them, and should include statements of proposed mitigation and/or protection.*

- 1. East from the gate into field 1117 (the 'conker field') across the historic parkland (pasture with trees) and ridge and furrow earthworks to Gilmorton Lane.*
- 2. From the village of Walcote along bridleway Y31 towards Misterton with across the fields to the north west of the path.*
- 3. From the churchyard of St. Leonard's church west and northwest toward Lutterworth.*
- 4. From the churchyard of St. Leonard's church north over the Swift valley.*
- 5. From Gilmorton Road west across field 1117*
- 6. Gateway view of Walcote village from the east ...*
- 7. Gateway view looking north toward Walcote village.*
- 8. Gateway view from the A4304 / M1 junction east into the NP Area and Misterton Church*

**POLICY ENV 8: RENEWABLE ENERGY GENERATION INFRASTRUCTURE** -

*Development that incorporates environmentally sound energy generation and/or storage technologies will be supported.*

*Proposals for small-scale renewable energy generation and energy storage facilities will be considered favourably, on their merits, providing that*

## **Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan**

*conditions regarding habitats and species, heritage assets, landscape character, noise and visual impact are in place.*

**POLICY CF1: RETENTION OF COMMUNITY FACILITIES, AMENITIES, ASSETS -** *Development leading to the loss of an existing community facility, including the village hall, church, Public House, allotments and recreation ground, will not be supported unless it can be demonstrated that:*

- a) There is no longer any need or demand for the existing community facility; or*
- b) The existing community facility is, demonstrably, no longer economically viable or able to be supported by the community; or*
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.*

**POLICY CFA2: NEW OR IMPROVED COMMUNITY FACILITIES -** *Proposals that improve the quality and/or range of community facilities will be supported provided that the development:*

- a) Meets the design criteria stated within this Neighbourhood Plan;*
- b) Will not result in unacceptable traffic movements or other disturbance to residential properties;*
- c) Will not generate a need for parking that cannot be adequately catered for;*
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; e) Takes into full account the needs of people with disabilities.*

**POLICY TR1: TRAFFIC MANAGEMENT -** *With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all housing and commercial development must:*

- a) Be designed to minimise additional traffic generation and movement through the village;*
- b) Incorporate sufficient off-road parking;*
- c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;*
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions; and*
- e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to enhance safety for pedestrians and to access key village services.*

**POLICY TR2: ELECTRIC VEHICLES -** *Where feasible, residential development of one dwelling or more should provide 7kW cabling, or better where possible, to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point.*

## **Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan**

*The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their presence does not impact negatively on existing available parking in the Parish*

### **POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT**

*OPPORTUNITIES- There will be a strong presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:*

- a) The commercial premises or land in question has not been in active use for at least 6 months; and*
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.*

*POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities outside the SDA, new development will be supported if:*

- a) It falls within the boundary of planned limits to development for Walcote, unless it relates to small scale leisure or tourism activities, or other forms of employment related development appropriate to a countryside location or there are exceptional circumstances;*
- b) Where possible, development is sited in existing buildings or on areas of previously developed land;*
- c) It is of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the Neighbourhood Plan area, including the countryside;*
- d) It does not involve the loss of dwellings;*
- e) It does not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property;*
- f) It does not generate unacceptable levels of traffic movement and on road parking, provide off road parking; and*
- g) It contributes to the character, the design of the local built environment and the vitality of the local area.*

*POLICY BE3: HOME WORKING - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, where planning permission is required, will be supported where:*

## **Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan**

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;*
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and*
- c) Any extension or free-standing building shall be designed having regard to policies in this Neighbourhood Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.*

*POLICY BE4: FARM DIVERSIFICATION - In order to support farm diversification and the sustainable growth and small-scale expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:*

- a) The use proposed is appropriate to the rural location;*
- b) The conversion/adaptation works respect the local character of the surrounding area;*
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;*
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and*
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.*

*POLICY BE5: BROADBAND INFRASTRUCTURE - Proposals to provide access to superfast broadband for all businesses and households in Misterton with Walcote Parish will be supported.*

*Improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported. Where new masts are installed, these should be shared where possible by more than one provider.*

*Any infrastructure improvements, possibly requiring above ground network installations, must be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes.*

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.



# Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

## 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 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 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 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



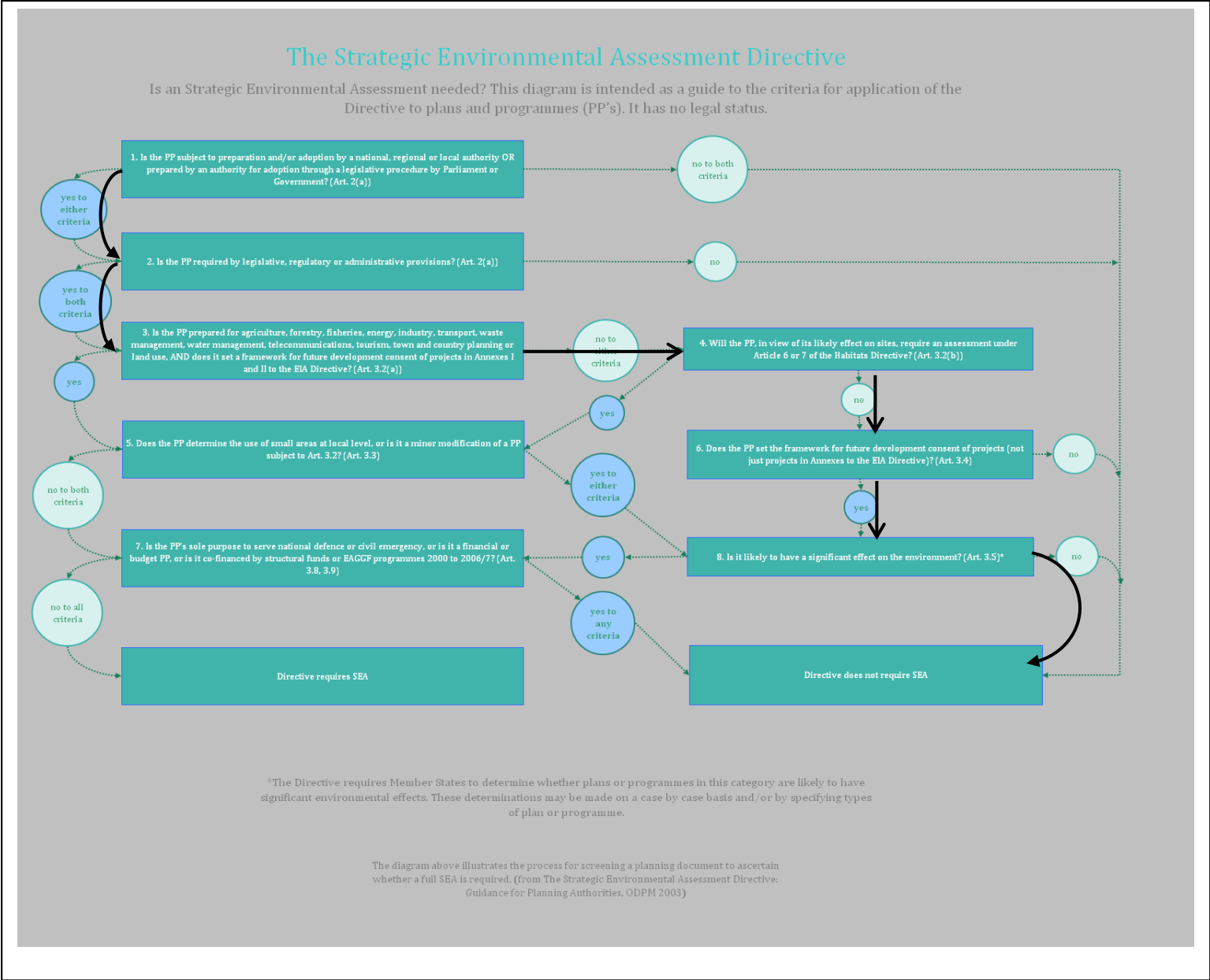
## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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

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

# Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

**4. Assessment**  
**4.1** Black arrows indicate the process route for Misterton with Walcote Neighbourhood Plan SEA Screening Assessment.



## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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

Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? <a href="#">(Art. 2(a))</a>	<b>Y</b>	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 Misterton with Walcote 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 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? <a href="#">(Art. 3.2 (b))</a>	<b>N</b>	<p>Misterton with Walcote NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites. The Plan does not allocate sites for housing. 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"> <li>• Ensor's Pool SAC;</li> </ul>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

		<ul style="list-style-type: none"> <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 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 Misterton with Walcote lies some 40 km from Rutland Water SPA/Ramsar, it is considered that the NP will not affect any Natura 2000 sites in line with the findings of the HRA. Therefore, it is concluded that a full Appropriate Assessment is not deemed to be required.</p> <p>The Local Plan Habitat Regulations Assessment is available at:  <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>
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 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>	<p>The Misterton with Walcote NP is a relatively self contained plan and considers sites only at a local level to meet the requirements set out in the Local Plan. The Plan does not seek to allocate housing but contains policies for windfall site development to come forward and for rural exception sites. 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 although Misterton Marshes is adjacent to the Parish boundary. Proposed development will not impact on any nationally recognised landscape designations. Where flood risk is an issue in Misterton with Walcote it will remain the Local Plan and statutory consultees that ensure appropriate development only takes place in suitable locations which will not increase the risk of flooding in the vicinity or the wider area.</p> <p>More locally, the Neighbourhood Area has identified sites of historical and/or environmental</p>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

		significance and policies have been developed to protect these. Two Local Green Spaces have been proposed for designation which will afford these site a high level of protection. The Neighbourhood Plan has sought to protect non designated heritage assets that have been identified as being locally important and worth preservation and enhancement. The NP also seeks to protect ridge and furrow land within the neighbourhood area.
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These questions are answered using the flow diagram above. The result is given by following the logical steps shown by the black arrows on the flow diagram. Note: some of the questions may not be applicable depending on previous answers.

### 5. Sustainability Appraisal and SEA for Local Plan

5.1 A number of scenarios for housing growth have been tested in the Sustainability Appraisal and Strategic Environmental Assessment for the Local Plan. Misterton with Walcote, being below selected rural village in the settlement hierarchy, was not separately considered. The

### 6. Determination

6.1 As a result of the assessment in Section 4, it is unlikely there will be any significant environmental effects arising from the Misterton with Walcote Neighbourhood Plan Regulation 14 Draft 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 determination of the Council that the Misterton with Walcote Neighbourhood Plan does not require a full SEA to be undertaken.

6.2 The Environment Agency, Natural England and Historic England have been consulted on the Screening Report prior to the Councils determination and their responses have been made available as part of this Determination.

6.3 If the issues addressed in the Neighbourhood Plan should change then a new screening process will need to be undertaken determine whether an SEA will be required. Please contact Harborough District Council for advice in this circumstance.

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

### Appendix 1

#### SSSI/LISTED BUILDINGS/SAMs WITHIN THE PARISH OF MISTERTON WITH WALCOTE

Settlement feature:	Occurrence
Conservation Area	n/a
Scheduled Monuments	n/a
Listed Buildings/Features:  Grade I, Grade II*, Grade II	<p><a href="#">HIGHFIELD FARMHOUSE</a></p> <ul style="list-style-type: none"> <li>• List Entry Number: 1188012</li> <li>• Heritage Category: Listing</li> <li>• Grade: II</li> <li>• Location: HIGHFIELD FARMHOUSE, SOUTH KILWORTH ROAD, Misterton with Walcote, WALCOTE, Harborough, Leicestershire</li> </ul> <p><a href="#">ORCHARD FARMHOUSE</a></p> <ul style="list-style-type: none"> <li>• List Entry Number: 1360773</li> <li>• Heritage Category: Listing</li> <li>• Grade: II</li> <li>• Location: ORCHARD FARMHOUSE, SWINFORD ROAD, Misterton</li> </ul>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

with Walcote, WALCOTE, Harborough, Leicestershire

### HIGH HOUSE

- List Entry Number: 1061457
- Heritage Category: Listing
- Grade: II
- Location: HIGH HOUSE, 13, LUTTERWORTH ROAD, Misterton with Walcote, WALCOTE, Harborough, Leicestershire

### NO 1 AND ATTACHED OUTBUILDING RANGE

- List Entry Number: 1188008
- Heritage Category: Listing
- Grade: II
- Location: NO 1 AND ATTACHED OUTBUILDING RANGE, BROOK STREET, Misterton with Walcote, WALCOTE, Harborough, Leicestershire

### CHURCH OF ST LEONARD

- List Entry Number: 1294954
- Heritage Category: Listing
- Grade: II\*
- Location: CHURCH OF ST LEONARD, Misterton with Walcote, Harborough, Leicestershire

### Bowl barrow at Misterton

- List Entry Number: 1008541



## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

- Heritage Category: Scheduling
- Location: Misterton with Walcote, Harborough, Leicestershire

### MILEPOST, OPPOSITE JUNCTION OF LANE TO GILMORTON

- List Entry Number: 1360772
- Heritage Category: Listing
- Grade: II
- Location: MILEPOST, OPPOSITE JUNCTION OF LANE TO GILMORTON, LUTTERWORTH ROAD, Misterton with Walcote, WALCOTE, Harborough, Leicestershire

In addition to these nationally recognised Listed Buildings, there are a number of other buildings and structures that have been identified as being locally important and warranting notice, preservation and/or enhancement. These non-designated but notable heritage assets comprise:

#### WALCOTE

1. No. 2 Brook Street
2. Nos. 5-11 Brook Street
- 3 No. 13 Brook Street
4. Brook Cottages, Nos. 4-10 Brook Street
5. Yew Tree House, Brook Street
6. Rowan Cottage, No. 20 Brook Street
7. Rose Cottage, No. 24 Brook Street
8. No. 22 Brook Street
9. No. 26 Brook Street
10. No. 28 Brook Street
11. Fairview, No. 32 Brook Street
12. Hall Cottage, Brook Street

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

	<p>13. No. 1 Chapel Lane 14. Walcote Farmhouse, No. 23 Lutterworth Road 15. Gable Cottage, Lutterworth Road 16. Estate cottages, Lutterworth Road 17. Wakeley Farm (MLE15772) 18. WW2 bomb craters [NOTE: MLE 21558 'C19th chapel, Swinford Road' is recorded in the Leics. CC HER but is now derelict and partly demolished. Omitted from this list] MISTERTON 19. Misterton Hall (MLE 2132) 20. The Old Rectory, Misterton (MLE12011) 21. Misterton Lodge, Lutterworth Road (MLE23168) 22. Park Lodge, Lutterworth Road, Misterton (MLE23169) For detailed evidence for non-designated heritage assets see appendix 8</p>
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## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

### 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 Misterton with Walcote Neighbourhood Plan

## 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 Misterton with Walcote Neighbourhood Plan

(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.

### 4. 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

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

### 7. Chemical industry

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

### 8. Food industry

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

### 9. Textile, leather, wood and paper industries

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

### 10. Rubber industry

Manufacture and treatment of elastomer-based products.

### 11. Infrastructure projects



## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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

### 12. Other projects

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

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

# Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

## Appendix 3

### LPA Determination for the requirement for a SEA for Misterton with Walcote Neighbourhood Plan

The policies of the Misterton with Walcote Neighbourhood Plan at regulation 14 stage 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 Misterton with Walcote 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 Misterton with Walcote Neighbourhood Plan.**

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

Misterton with Walcote Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Misterton with Walcote Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
<b>POLICY HBE1: LIMITS TO DEVELOPMENT</b>	<p>NPPF para. 55 – Promoting sustainable development in rural areas..</p> <p>Policy GD2 Settlement Development</p>	<p>HBE1 should be considered to be in general conformity as it allows for development proposals within the area identified</p> <p>GD2 specifies where development should and should not take place, but does not retain development limits</p> <p>NPPF supports sustainable development in rural areas</p>	<p>There may be some potential limited impacts but the policy is unlikely to result in significant effects</p>	<p>No significant effects identified.</p> <p>Detailed mitigation will be considered through the Development Management process</p>	<p>None</p>	<p>No negative effect. Development of this scale will not adversely impact Natura 2000 sites.</p>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

Misterton with Walcote Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Misterton with Walcote Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
<b>POLICY HBE 2: EAST OF LUTTERWORTH SDA</b>	<p>NPPF – para 11, para 13, Neighbourhood Plans should support the delivery of strategic policies contained in local plans</p> <p>Policy L1 East of Lutterworth Strategic Development Area</p>	<p>Although the Neighbourhood Plan cannot consider or influence the strategic policies of the Local Plan, HBE2 has sought to reinforce the policies of L1. While some of the policies may be repetitious of LP policy L1, HBE 2 can be considered to be in general conformity with the Local Plan.</p>	<p>The Local Plan has been subject to an appropriate appraisal for effects on historic and environmental designations</p>	<p>The effects are unlikely to be any greater than those considered as part of the Local Plan appraisal</p>	<p>No significant effects have been identified</p>	<p>No negative effects identified</p>
<b>POLICY HBE 3: HOUSING MIX</b>	<p>NPPF – Delivering a wide choice of high quality homes – para. 50</p> <p>LP has policy H5 which requires developments to deliver a suitable mix of housing.</p>	<p>HBE 3 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..</p>	<p>The policy is unlikely to result in significant effects as it only relates to mix of homes.</p>	<p>No significant effects identified.</p>	<p>None</p>	<p>No negative effect arising from this policy.</p>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

Misterton with Walcote Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Misterton with Walcote Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
<b>POLICY HBE 4: WINDFALL SITES</b>	<p>NPPF: Delivering sustainable development and delivering a wide choice of high quality homes (para 55).</p> <p>LP Policy GD2 allows for unallocated settlement development within or adjacent to settlements</p>	<p>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.</p> <p>The policy sets out the considerations that should be taken into account in the determination of such applications. It provides safeguards to ensure that the distinctive character of the village is respected</p>	<p>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.</p>	<p>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</p>	None.	No negative effect arising from this policy.
<b>POLICY HBE 5: RURAL EXCEPTION SITES</b>	<p>NPPF para 77 supports rural exception sites</p> <p>Local Plan policy H3 considers Rural</p>	<p>Policy HBE 5 can be considered to be inconformity with the Local Plan and seeks to ensure that new homes are</p>	<p>The policy is unlikely to result in significant effects as it only relates to delivery of small rural exception sites</p>	<p>No significant effects identified.</p>	None.	No negative effect arising from this policy.

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

Misterton with Walcote Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Misterton with Walcote Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
	Exception sites	available to local people				
<b>POLICY HBE 6: DESIGN STANDARDS</b>	<p>NPPF – 12 Achieving Well Designed Places</p> <p>LP Policy GD8 deals with good design in new housing developments</p>	<p>HBE 6 sets out a series of criteria that should be considered in new development within Misterton with Walcote.</p> <p>It should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.</p>	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.
<b>POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE</b>	<p>NPPF – Promoting healthy communities (para 99 and para 100).</p> <p>LP Policy GI4 considers Local Green Space and its inclusion in NDPs</p>	ENV1 is considered to be in general conformity with the LP and NPPF in identifying LGS 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 and of outstanding significance for their natural and historical or environmental features.	Possible positive impacts. No significant effects identified.	None.	No negative effect arising from this policy which seeks to protect local green space.

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

Misterton with Walcote Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Misterton with Walcote Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
<b>POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE</b>	<p>NPPF: 11 Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to biodiversity and protection and improvement of Biodiversity and Geodiversity</p>	ENV2 is considered to be in general conformity with NPPF and LP policy in seeking to protect species and habitats.	ENV2 is considered to be in general conformity with NPPF and LP policy in seeking to protect, non designated sites which are of significance locally.	Possible limited positive impact. No significant effects identified.	None.	No negative effect arising from this policy as it promotes biodiversity.



## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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<b>POLICY ENV 3: OPEN SPACES , SPORTS AND RECREATION SITES</b>	NPPF para 96 to 98.  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	No detrimental effects identified	Possible limited positive impact. No significant detrimental effects identified.	None.	No negative effect arising from this policy.

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

Misterton with Walcote Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Misterton with Walcote Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
<b>POLICY ENV 4 NON-DESIGNATED LOCAL HERITAGE ASSETS</b>	Policy HC1: Built Heritage.  NPPF: 16 . Conserving and enhancing the historic environment.	ENV4 is considered to be in general conformity with NPPF and Local Plan in seeking to protect non designated sites which are of historical significance locally.	Possible positive impact as the policy requires development proposals are required to protect sites with local historic or architectural significance.	No significant effects identified.	None.	No negative effect arising from this policy.

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

Misterton with Walcote Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Misterton with Walcote Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
<b>POLICY ENV 5: RIDGE AND FURROW</b>	<p>NPPF: 16 . Conserving and enhancing the historic environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	ENV5 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.

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

Misterton with Walcote Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Misterton with Walcote Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
<b>POLICY ENV 6: BIODIVERSITY, WOODLAND, HEDGES AND HABITAT CONNECTIVITY-</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>	<p>ENV5 is considered to be in general conformity with the NPPF and LP as it seeks to protect Biodiversity, trees, woodland and hedgerows of value.</p>	<p>The policy is unlikely to result in significant effects as it gives protection to trees and hedgerows of value.</p>	<p>Limited impact. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which gives protection to trees and hedgerows.</p>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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<p><b>POLICY ENV 7: PROTECTION OF IMPORTANT VIEWS</b></p>	<p>NPPF: 15 Conserving and enhancing the natural environment/ 16 Conserving and enhancing the historic environment.</p> <p>LP policy GD5 refers to safeguarding public views, skylines and landmarks.</p>	<p>ENV7 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 the Map Figure 11 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>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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<b>POLICY ENV 8: RENEWABLE ENERGY GENERATION INFRASTRUCTURE</b>	<p>NPPF: 14 Meeting the challenge of climate change, flooding and coastal change.</p> <p>LP Policy CC1 considers climate change and CC2 renewable energy generation</p>	<p>ENV8 is considered to be in general conformity with the LP and NPPF setting out local criteria which renewable schemes must meet.</p>	<p>The policy is unlikely to result in significant effects as it has safeguards to ensure schemes are acceptable in terms of impacts and scale.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

Misterton with Walcote Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Misterton with Walcote Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
<p><b>POLICY CF1: RETENTION OF COMMUNITY FACILITIES, AMENITIES, ASSETS</b></p>	<p>NPPF: Supporting a prosperous rural economy. (paras 83 to 84)</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>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

Misterton with Walcote Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Misterton with Walcote Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
<p><b>POLICY CFA2: NEW OR IMPROVED COMMUNITY FACILITIES</b></p>	<p>NPPF: Supporting a prosperous rural economy</p> <p>LP Policy HC2 sets out policy relating to community facilities. The supporting text defines schools as a community facility</p>	<p>CFA2 seeks to improve the quality and range of community facilities and can be considered in conformity with Local Plan policies</p>	<p>The policy is unlikely to result in significant effects.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>



## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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<b>POLICY TR1: TRAFFIC MANAGEMENT</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>	<p>Policy TR1 seeks to minimise the increase in traffic and can be considered to be in general conformity with the Local Plan as it considers parking, highway access and improvement and creation of footpaths and cycleways</p>	<p>The policy is unlikely to result in significant effects.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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<b>POLICY TR2: ELECTRIC VEHICLES</b>	<p>NPPF: Meeting the challenge of climate change.</p> <p>LP policy CC1 considers climate change</p>	Policy TR2 can be considered in general conformity with the LP and NPPF as it contributes towards climate change initiatives	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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<b>POLICY BE1: SUPPORT FOR EXISTING BUSINESSES &amp; EMPLOYMENT OPPORTUNITIES-</b>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>Policy BE1 seeks to protect existing employment sites. 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</p>	<p>The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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<p><b>POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT</b></p>	<p>NPPF: Supporting a prosperous rural economy</p> <p>Local Plan policy BE1 considers the opportunities to provide new business areas</p>	<p>BE2 is considered to be in general conformity with the CS and NPPF in so far it aims to support new employment opportunities in the village providing certain criteria are met.</p> <p>Although the policy does not have a specific criteria relating to heritage assets, this is covered by other policies and does not need to be repeated here.</p>	<p>The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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<b>POLICY BE3: HOME WORKING</b>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>BE3 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 BE4: FARM DIVERSIFICATION</b>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>BE4 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, 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>

## Strategic Environmental Assessment Determination Misterton with Walcote Neighbourhood Plan

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<b>POLICY BE5: BROADBAND INFRASTRUCTURE</b>	<p>NPPF: Supporting high quality communications infrastructure.</p> <p>LP Policy IN3 considers the support for provision of infrastructure alongside new development.</p>	BE5 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