

**Strategic Environmental Assessment Screening Report  
Tugby and Keythorpe Neighbourhood Plan**



**Tugby and Keythorpe Neighbourhood  
Plan  
Strategic Environmental Assessment  
Screening Report**

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

**Tugby and Keythorpe Parish Council**

**January 2021**

# Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

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# Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

## 1. Introduction

1.1 This screening report is used to determine whether or not the contents of the draft of the Tugby and Keythorpe Neighbourhood Plan as submitted in December 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 purpose of the Tugby and Keythorpe Neighbourhood Plan is to provide a local framework for future development, which must be taken into account when planning applications in the Designated Area are determined. The Pla will give residents a real influence in decisions on the location, character, sustainability and scope of new development and recognises the community's aspirations.

1.3 The Plan seeks to adopt policies that will:

- a) Confirm the Settlement Boundary for the village of Tugby, within which limited, proportionate, timely and sustainable residential development will be supported;
- b) identify appropriate sites for residential development that meet a local need, endorsing developments in environmentally acceptable locations that have a positive effect on the sustainability and environment of the parish, including those that mitigate climate change and reduce the village carbon footprint.
- c) Promote good design;
- d) maintain and enhance where possible the high-quality natural environment with protected wildlife interests;
- e) protect open spaces that are important to the community and/or wildlife;
- f) safeguard important community facilities;
- g) enhance and support the rural economy through providing an environment for local businesses and home working to flourish in a modern digital age and supporting rural businesses appropriate to the Neighbourhood Area.

1.4 The Tugby and Keythorpe Neighbourhood Plan Advisory Committee has prepared a vision statement which states:

*With its long history, its boundaries unchanged for over five hundred years and an unrivalled rural location high on the A47 ridge, Tugby & Keythorpe is a thriving, vibrant community respecting the past and looking forward to the future.*

*Parishioners and stakeholders opinions will make an important contribution to our Neighbourhood Plan development. The aim of this is to ensure that any development undertaken is done in a way that meets expectations and makes the village the best it can be in which to live and work, now and in the future.*

1.5 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

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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.

1.6 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>.

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

1.8 Regulations state that the Environmental Report should consider whether certain matters are more appropriately assessed at different levels of the planning system to avoid duplication<sup>4</sup>.

1.9 Each policy of the Tugby and Keythorpe Plan at presubmission stage 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.

1.10 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*

<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/uksi\\_20041633\\_en.pdf](http://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi_20041633_en.pdf)

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1.11 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).*

1.12 This SEA Screening Report dated January 2021 for the Tugby and Keythorpe 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 of January 2021 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.

1.13 The vision and core objectives of the Pre-Submission Neighbourhood Plan for Tugby and Keythorpe 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 Tugby and Keythorpe.

1.14 The Neighbourhood Plan (draft December 2020) has the following policies at its core:

POLICY H1: Residential site allocation - Land is allocated at Harbrook Farm for residential development as shown in figure 2 below.

Development will be supported subject to the following planning conditions being met:

- a) The development will provide for up to eleven dwellings;
- b) A minimum of at least five of the dwellings will be affordable;
- c) The existing green assets and planting will be retained within a sensitive design solution;
- d) The affordable housing mix shall be in line with Policy H4;
- e) The design of the scheme shall comply with Policy H5 and achieve the standards specified in the approved village design guide.
- f) The design and elevational treatment to the units abutting the village built form will be of a high quality so as not to undermine the setting and be sensitive to the heritage aspects of the site.
- g) Priority will be given to dwellings of three bedrooms or fewer;
- h) The development will not create an adverse impact on the character of the area, or the amenity of neighbouring dwellings;
- i) A footpath and vehicular link will be constructed to Leicestershire County Council's adoptability standards to Main Street to serve the site;
- j) The whole of the site is to be built as one carefully designed scheme. The residential development will be considered as one project submitted as one planning application and the site cannot be developed through more than one planning application.; and
- k) The site cannot be subdivided in development or planning terms.

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POLICY H2: Limits To Development - Development proposals will be supported on sites within the Limits to Development as shown in Figure 3 (below) where the proposal complies with the policies in this Neighbourhood Plan.

Land outside the Limits to Development is treated as open countryside, where development will be carefully controlled in line with the provisions of this Neighbourhood Plan, local and National strategic planning policies.

POLICY H3: Windfall Sites - Proposals for infill and redevelopment sites will be supported where:

- a) The location is within the Limits to Development;
- b) They meet an identified housing need in the Parish;
- c) they retain, wherever possible, existing important natural boundaries and features such as gardens, trees, hedges, footpaths and streams;
- d) there is a safe vehicular and pedestrian access to the site;
- e) they do not reduce garden space to an extent where there is an adverse impact on the character of the immediate vicinity.
- f) proposals provide a mixture of housing types specifically to meet the latest assessment of identified local needs. Applications for small family homes (2 or 3 bedrooms) or homes suitable for older people will be supported. Larger homes (4 or more bedrooms) can feature in the mix of housing but will be expected to provide a minority on any single site.; and
- g) They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

POLICY H4: AFFORDABLE HOUSING - 40% of all new housing development on sites for more than ten dwellings, or on sites of more than 1,000 square metres, should comprise affordable housing. Proposals will be expected to meet the current and future housing needs of the parish as evidenced in the Parish Housing Needs Survey Report 2016 (Appendix D) and the Leicester and Leicestershire Housing and Employment Development Needs Analysis 2017 or any more recent document updating either of these reports. This is currently 60% Affordable Housing for Sale and 40% Affordable Housing for rent.

The affordable homes should be provided as an integral part of the development and be of a similar style to the other housing on the site and be distributed throughout the development.

Where possible, new affordable housing within the Plan area shall be made available to eligible households with a connection to the Tugby and Keythorpe Parish.

POLICY H5: Design standards - Development proposals will demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the parish of Tugby & Keythorpe and should have regard to the Tugby & Keythorpe Design Guide (Appendix F) and take into account the following design principles:

- a) New development will be required to enhance and reinforce the local distinctiveness and character of the area in which it is situated. Proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension, fits in with the aspect of the surrounding area;

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- b) Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;
- c) New buildings and extensions will follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment;
- d) New buildings and extensions will reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;
- e) Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible;
- f) Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall, any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;
- g) Housing plots should accommodate discreet storage containers compliant with the refuse collection system;
- h) 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
- i) Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change.
- j) Development will include a need to enhance biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible, including:
  - I. Roof and wall construction should incorporate integral bird nest boxes and bat breeding and roosting sites;
  - II. Provision should be made for wildlife including roof design, bat and bird boxes, hedgehog friendly fencing and the use of hedges;
  - III. Security lighting, if essential, should be operated by intruder sensors and illuminated for no longer than 1 minute. Sports and commercial facility lighting should be switched off during agreed 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire Environmental Records Centre, 2014.
  - IV. Lighting design, location, type, lux levels and times of use should follow current best-practice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018.

**POLICY ENV 1: LOCAL GREEN SPACES** - Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details table 2; map figure 5) will not be supported other than in special circumstances.

St. Thomas Becket churchyard (inventory reference 032)

Tugby village green (inventory reference 033)



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**POLICY ENV 2: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE** - The sites mapped in figure 6 (details in Appendix H) have been identified as being of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the benefit of any development that would affect or damage them.

**POLICY ENV 3: LOCAL HERITAGE ASSETS** - The structures and buildings listed here (and figure 8) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The local benefits of a development proposal, or of a change of land use requiring planning approval, will need to be judged against their significance as heritage assets.

MLE15151 Two cottages adjacent to the Black Horse (LCC HER non-listed building; Listing revoked 1984)

TL01 Hazelrigg Farm, Main Street

TL02 Well at Hazelrigg Farmhouse

TL03 Gullivers, Main Street

TL04 Rosemary Cottage, Main Street

TL05 Well at Cherry Cottage

TL06 Icehouse. Keythorpe Hall

**POLICY ENV 4: RIDGE AND FURROW** - The areas of ridge and furrow earthworks mapped in figure 10 are non-designated local heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the local benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

**POLICY ENV 5: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE** - The sites and features mapped here (figure 11) have been identified as being of at least local significance for their natural environment significance. They are ecologically important in their own right, make a local contribution to carbon sequestration, and are locally valued. The significance of the species, habitats or features present should be balanced against the benefit of any development that would adversely affect them.

**POLICY ENV 6: BIODIVERSITY**- All new development proposals will be expected to safeguard habitats and species, including those of local significance. In line with NPPF paragraph 175(a), if significant harm to biodiversity cannot be avoided (through locating to an alternative site with less harmful impacts), adequately mitigated, or compensated for, planning permission should be refused.

**POLICY ENV 7: IMPORTANT TREES AND HEDGES** - Development proposals should protect and integrate into their design, layout and landscaping existing trees and hedges of good arboricultural, ecological and amenity value. Proposals that impact on valued



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trees and hedges should be accompanied by a tree survey that establishes the health and longevity of any affected trees.

The notable trees and hedges identified in the fieldwork for this Plan are of high local landscape and biodiversity significance. Their ecological and amenity value should be taken into account when felling for any reason, including new development, is under consideration.

**POLICY ENV 8: IMPORTANT OPEN SPACES** - The following open spaces in Tugby (and figure 12) are of high value for recreation, beauty, amenity, tranquillity or as green spaces within or close to the built-up area. Development proposals that result in their loss, or have a significant adverse effect on them, 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 that the open space is no longer required by the community.

1. HDC Open Space, Sport and Recreation sites

A. Tugby & Keythorpe village green (Registered Village Green Leics. VG69; HDC OSSR Amenity open space; T&K Parish Council asset)

032 St Thomas Becket churchyard (HDC OSSR Burial ground; Tugby Parochial Parish Council)

C. Wellfield Green, south of village green) (HDC OSSR Amenity open space; HDC owned)

D. Tugby & Keythorpe allotments (HDC OSSR allotment; T&K Parish Council asset)

E (part). Tugby Centre open space (HDC OSSR Amenity open space; Parish Council asset)

E (part). Tugby children's play area (HDC OSSR Play area, T&K Parish Council asset)

2. Additional sites, this Plan

F. Tugby C of E Primary School grounds (Rise Multi-Academy Trust)

B. Amenity open space west of village green (ref A), with which it is contiguous

**POLICY ENV 9: IMPORTANT VIEWS** - The following views (see table 3 and figure 13) are important to the setting and character of the village. Development proposals should respect and protect them. Development that would have an unacceptable impact on the identified views will not be supported.

1. From high shoulder on byway B30/5, a 360° panorama taking in all of the southern half of the Plan Area, including the valley in which the village is located.

2. From ridge on Footpath B83 looking east and west along valley and line of Crackbottle Lane

3. Looking south along Wood Lane from the first rise on Wood Lane climbing out of the Eye Brook valley towards Tugby

4. From the end of the narrow track beside field 037 at the edge of the village, view west-northwest over a very well-preserved ridge and furrow field into a steep-sided valley and up toward the parish boundary and the highest part of the Plan Area

5. From the end of the track (bridleway B90/1) leading past the village hall at the end of Main Street, southwest over rolling, wooded open countryside toward the high ground between Rolleston and Noseley

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6. From field 043 behind the village hall, southeast over a small steep-sided valley to the horizon on the parish boundary high ground between Tugby and Hallaton

**POLICY ENV 10: FOOTPATHS AND BRIDLEWAYS** - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths (see Figure 14) will not be supported without appropriate mitigation.

**POLICY ENV 11: FLOOD RISK RESILIENCE** - Development proposals within the area indicated in Figure 15 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within the built-up area, will be supported.

Development proposals of one or more dwellings and/or for employment development should demonstrate that:

- a. if in a location susceptible to flooding from rivers or surface water, an alternative site to meet the local residential development need is not available;
- b. its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;
- c. it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and will not threaten other natural habitats and water systems;
- d. its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- e. it does not increase the risk of flooding to third parties;
- f. proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting; and
- g. it takes the effects of climate change into account.

**POLICY ENV 12: RENEWABLE ENERGY GENERATION INFRASTRUCTURE** - Proposals for single small-scale (turbines less than 30m), local resident, business, amenity or community-initiated, solar and wind generation infrastructure will be supported, subject to their complying with the environmental protection conditions listed in HDC Local Plan (2018) Policy CC2.

Large and medium scale (one of more, larger than 30m) turbine developments will not be supported, following the Plan Area's designation in HDC Rural Centres Landscape

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Character Assessment and Landscape Capacity Study 2014 as an area of high landscape sensitivity, and in conformity with HDC Local Plan Policy CC2.

### POLICY CFA1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES -

Development leading to the loss of existing community facilities, which includes Tugby School, the Parish Church, the village hall and astroturf, the play area, the allotments, the car park and the pub, 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 - such viability and support includes fundraising and volunteering by parishioners and others; 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 in Policy H5;
- 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; and
- e) Takes into full account the needs of people with disabilities.

POLICY CFA3: TUGBY SCHOOL - Proposals for replacing or expanding the facilities of the primary school in the Parish will be supported so long as:

- a) It has appropriate vehicular access and does not have a significant adverse impact upon traffic circulation; and
- b) It would not result in a significant loss of open space and amenity to local residents or other adjacent uses.

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.
- e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

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### POLICY TR2: ELECTRIC VEHICLES

- a) Residential development of one dwelling or more should provide 7kW cabling, or better if feasible, to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point.
- b) The provision of communal vehicular charging points within the Parish will be encouraged so long as there is universal access and they do not impact negatively on the availability of existing parking within the Parish.

POLICY TR3: FOOTPATHS - The maintenance, upgrading and, where appropriate, extension of the pedestrian footpath network in the Parish will be supported in order to:

- a) Service new developments and connect them to the existing pedestrian footpath network;
- b) Encourage walking over car use for making journeys within the Parish; and
- c) Provide an improved and more extensive footpath network to support exercise and leisure activities for Tugby Parish residents and visitors.

### POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES -

There will be a 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 six 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, new development will be required to:

- a) Fall within the boundary of planned limits of development for the Tugby Parish, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances
- b) Where possible, development should be sited in existing buildings or on areas of previously developed land
- c) Be 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) Not involve the loss of dwellings
- e) 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) Not generate unacceptable levels of traffic movement and on road parking, provide off road parking

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- g) Contribute to the character, the design of the local built environment and the vitality of the local area
- h) Be well integrated into and complement existing businesses

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, will be supported where:

- 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 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 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 BE6: BROADBAND AND MOBILE INFRASTRUCTURE - Proposals to provide access to superfast broadband for all businesses and households in Tugby 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, wherever 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

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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 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:

## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

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

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

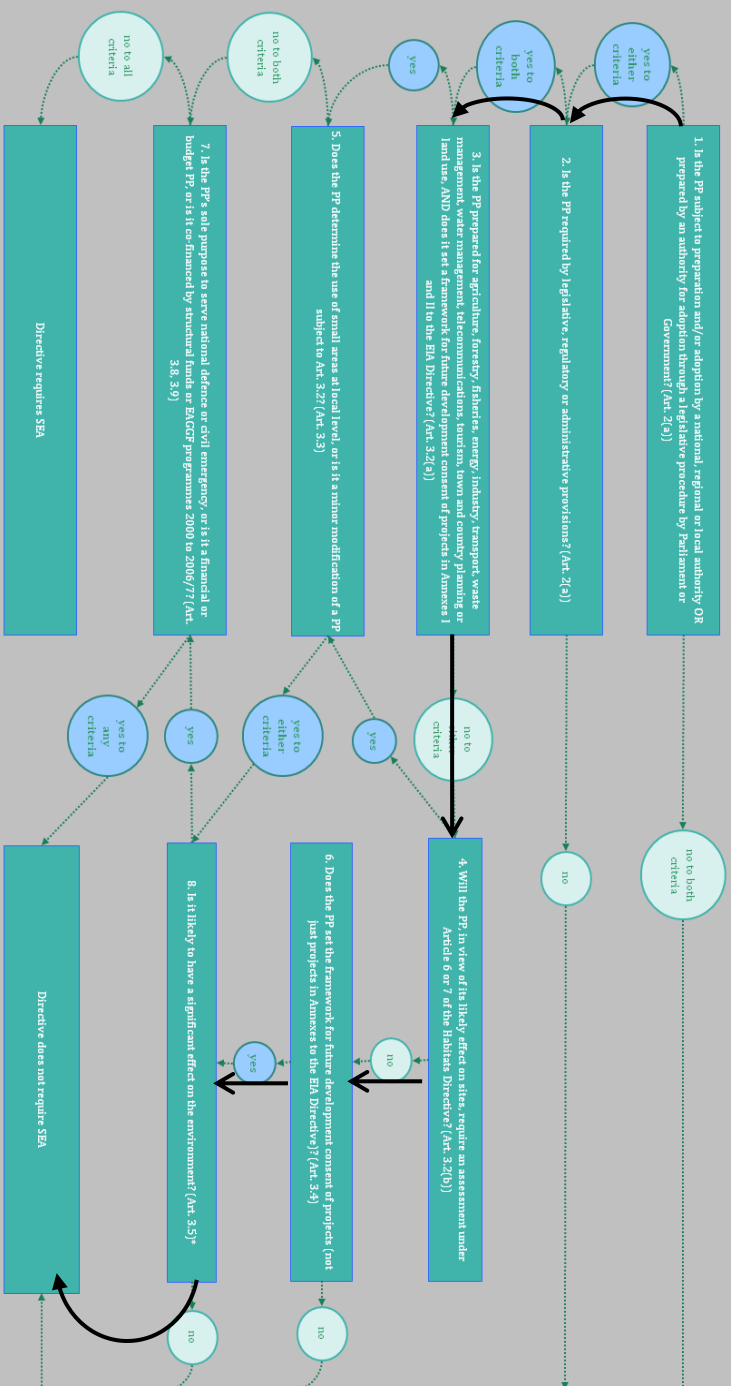


# Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

- 4. Assessment
- 4.1 Black arrows indicate the process route for Tugby and Keythorpe Neighbourhood Plan SEA Screening Assessment.

## The Strategic Environmental Assessment Directive

Is an Strategic Environmental Assessment needed? This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PP's). It has no legal status.



\*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

The diagram above illustrates the process for screening a planning document to ascertain whether a full SEA is required, from The Strategic Environmental Assessment Directive: Guidance for Planning Authorities, ODPM 2003)

## Strategic Environmental Assessment Screening Report Tugby and Keythorpe 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>	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 Tugby and Keythorpe 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>	Y	Whilst the Neighbourhood Plan is not a requirement and is optional under the provisions of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will if 'made', form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, <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>	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? <a href="#">(Art. 3.2 (b))</a>	N	Tugby and Keythorpe NP is unlikely to have a substantial effect on the Natura 2000 network of protected sites. The Plan allocates one site for housing incorporating up to 11 residential units however this cannot be considered significant development. Tugby has been allocated 15 dwellings in the Local Plan 2011 to 2031. 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.  The Local Plan HRA considered but dismissed the following sites from the analysis due to

## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

		<p>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> <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 Tugby and Keythorpe lies approx. 20km 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)	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)? ( <a href="#">Art 3.4</a> )	Y	The NP is to be used for determining future planning applications
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	
8. Is it likely to have a significant effect on the environment? ( <a href="#">Art. 3.5</a> )	N	<p>The Tugby and Keythorpe NP is a relatively self contained plan and considers sites and designations only at a local level to meet the requirements set out in the Local Plan. The Plan seeks to allocate one site for housing and contains policies for windfall site development to come forward. 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 however Local Wildlife Sites and Priority Habitats have been identified. Additionally other sites of natural environmental significance have been identified for protection. Proposed development will not impact on any nationally recognised landscape designations. Where flood risk is an issue in Tugby and Keythorpe the Plan seeks to ensure that development avoids flood risk areas; however it also remains</p>

## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

		<p>to 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 significance and policies have been developed to protect these. Two Local Green Spaces have been proposed for designation which will afford these sites 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.</p>
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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. Tugby and Keythorpe summary is set out below:

# Strategic Environmental Assessment Screening Report

## Tugby and Keythorpe Neighbourhood Plan

### Summary of effects for Tilton

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	✗
Built and Natural Heritage (SA Objective 3)	✗
Health and Wellbeing (SA Objectives 4 and 5)	✓
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	✓
Resource Use (SA Objective 9)	✗

### Scenarios tested for Tugby

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision				Assumptions
			Market Harborough	Lutterworth	Kilworth	Factory	
1	Moderate residual growth (15 dwellings)	A. Lutterworth and Scraptoft	13ha	27ha	-	3ha	43ha
		B. Kilworth and Scraptoft SDAs		3ha	25ha		44ha
		C. All 3 SDAs		27ha	25ha		68ha

## 6. Screening Outcome

6.1 As a result of the assessment in Section 4, it is unlikely there will be any significant environmental effects arising from the Tugby and Keythorpe Neighbourhood Plan as submitted at the date of this assessment, that were not covered in the Sustainability Appraisal for the

## **Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan**

Local Plan. As such, it is the opinion of the Council that the Tugby and Keythorpe Neighbourhood Plan does not require a full SEA to be undertaken.

6.2 The Environment Agency, Natural England and Historic England will be consulted on this Screening Report prior to the Councils determination and their responses will be made available through the Tugby and Keythorpe Neighbourhood Plan Evidence base.

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

# Strategic Environmental Assessment Screening Report

## Tugby and Keythorpe Neighbourhood Plan

### Appendix 1

#### PLANS/SSSI/LISTED BUILDINGS/SAMs WITHIN THE PARISH OF TUGBY AND KEYTHORPE

Settlement feature:	Occurrence
<b>Conservation Area</b>	<p>The Tugby Conservation Area comprises most of the village but excludes the 1970s development of Wellfield Close and the subsidiary development north of the main A47 Leicester/Peterborough Road. It also excludes Keythorpe Hall and associated lodge cottages and estate buildings as there are set apart from the village.</p> <p>The core of the village forming its Conservation Area lies just to the south of the main road (A47) having the church of St. Thomas a Becket and its former vicarage at the northern-most end. The church is a hill top church and its squat Norman tower shows between the churchyard trees. The rest of the settlement and conservation area tumbles down from the church along Main Street and the Hallaton Road. Views to the village from the south show only the hill top church above the trees amongst which are the village houses. The longer Main Street drops steeply below the church and bends by a small green into a valley. It is a no through road with granite kerbs which ends in a farm yard. There are a number of former farmhouses and farmyards down this sinuous road including Model Farmhouse in stone set at an angle to the road with a range of single storey buildings behind with a pantile roof. Chapel Lane, between Main Street and the church to which it is linked by an alleyway is an area of closely spaced buildings, mainly red brick and slate but including the elevated Tugby House and the lower Lane Farmhouse, ironstone but raised in red brick.</p> <p>The character of and interest in the open area near the junction of Main Street, Chapel Lane and Wellfield Close lies in the changes in levels and the pair of red brick cottages with Swithland slate roof and central diagonal composite chimney stack. Such a stack is also found on a pair of stone cottages at the lower end of Main Street. The Hallaton Road is higher and overlooks the lower Main Street and</p>



## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

	<p>intervening Wellfield Close.</p> <p>The buildings at Tugby are varied and mainly fairly humble vernacular, they are of stone, or brick, or mixed: with stone plinths, many are rendered. Slate roofs predominate though a little thatch survives as do pantiles on outbuildings.</p>
<p><b>Scheduled Monuments</b></p>	<p>n/a</p>
<p><b>Listed Buildings/Features:</b> <b>Grade I, Grade II*, Grade II</b></p>	<p><a href="#">Tugby and Keythorpe War Memorial</a></p> <ul style="list-style-type: none"> <li>• List Entry Number: 1464666</li> <li>• Heritage Category: Listing</li> <li>• Grade: II</li> <li>• Location: St Thomas a Becket Churchyard, Main Street, Tugby, Leicestershire, LE7 9WD, Tugby and Keythorpe, Harborough, Leicestershire</li> </ul> <p><a href="#">WEST LODGE</a></p> <ul style="list-style-type: none"> <li>• List Entry Number: 1104912</li> <li>• Heritage Category: Listing</li> </ul>

## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

	<ul style="list-style-type: none"> <li>• Grade: II</li> <li>• Location: WEST LODGE, HALLATON ROAD, Tugby and Keythorpe, Harborough, Leicestershire</li> </ul> <p><a href="#"><u>KEYTHORPE COURT AND COURTYARD WALL</u></a></p> <ul style="list-style-type: none"> <li>• List Entry Number: 1326670</li> <li>• Heritage Category: Listing</li> <li>• Grade: II</li> <li>• Location: KEYTHORPE COURT AND COURTYARD WALL, HALLATON ROAD, Tugby and Keythorpe, Harborough, Leicestershire</li> </ul> <p><a href="#"><u>RAVENS COURT</u></a></p> <ul style="list-style-type: none"> <li>• List Entry Number: 1061652</li> <li>• Heritage Category: Listing</li> <li>• Grade: II</li> <li>• Location: RAVENS COURT, HALLATON ROAD, Tugby and Keythorpe, Harborough, Leicestershire</li> </ul>
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## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

	<p><a href="#"><u>KEYTHORPE HALL</u></a></p> <ul style="list-style-type: none"><li>• List Entry Number: 1360674</li><li>• Heritage Category: Listing</li><li>• Grade: II</li><li>• Location: KEYTHORPE HALL, HALLATON ROAD, Tugby and Keythorpe, Harborough, Leicestershire</li></ul> <p><a href="#"><u>VANE FARMHOUSE</u></a></p> <ul style="list-style-type: none"><li>• List Entry Number: 1332961</li><li>• Heritage Category: Listing</li><li>• Grade: II</li><li>• Location: VANE FARMHOUSE, MAIN STREET, Tugby and Keythorpe, Harborough, Leicestershire</li></ul> <p><a href="#"><u>Orchard House</u></a></p> <ul style="list-style-type: none"><li>• List Entry Number: 1360675</li><li>• Heritage Category: Listing</li></ul>
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## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

	<ul style="list-style-type: none"> <li>• Grade: II</li> <li>• Location: Orchard House, Main Street, Tugby, Leicestershire, Tugby and Keythorpe, Harborough, Leicestershire</li> </ul> <p style="text-align: center;"><a href="#"><u>HAZELRIGG FARMHOUSE</u></a></p> <ul style="list-style-type: none"> <li>• List Entry Number: 1061653</li> <li>• Heritage Category: Listing</li> <li>• Grade: II</li> <li>• Location: HAZELRIGG FARMHOUSE, MAIN STREET, Tugby and Keythorpe, Harborough, Leicestershire</li> </ul> <p style="text-align: center;"><a href="#"><u>THE BLACK HORSE PUBLIC HOUSE</u></a></p> <ul style="list-style-type: none"> <li>• List Entry Number: 1061654</li> <li>• Heritage Category: Listing</li> <li>• Grade: II</li> <li>• Location: THE BLACK HORSE PUBLIC HOUSE, MAIN STREET, Tugby and Keythorpe, Harborough, Leicestershire</li> </ul>
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## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

	<p><a href="#"><u>CHURCH OF ST THOMAS A BECKET</u></a></p> <ul style="list-style-type: none"><li>• List Entry Number: 1326673</li><li>• Heritage Category: Listing</li><li>• Grade: II*</li><li>• Location: CHURCH OF ST THOMAS A BECKET, MAIN STREET, Tugby and Keythorpe, Harborough, Leicestershire</li></ul>
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# Strategic Environmental Assessment Screening Report

## Tugby and Keythorpe Neighbourhood Plan

Residential Site Allocation



Figure 2 – Residential allocation

# Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

Figure 3: Limits to Development

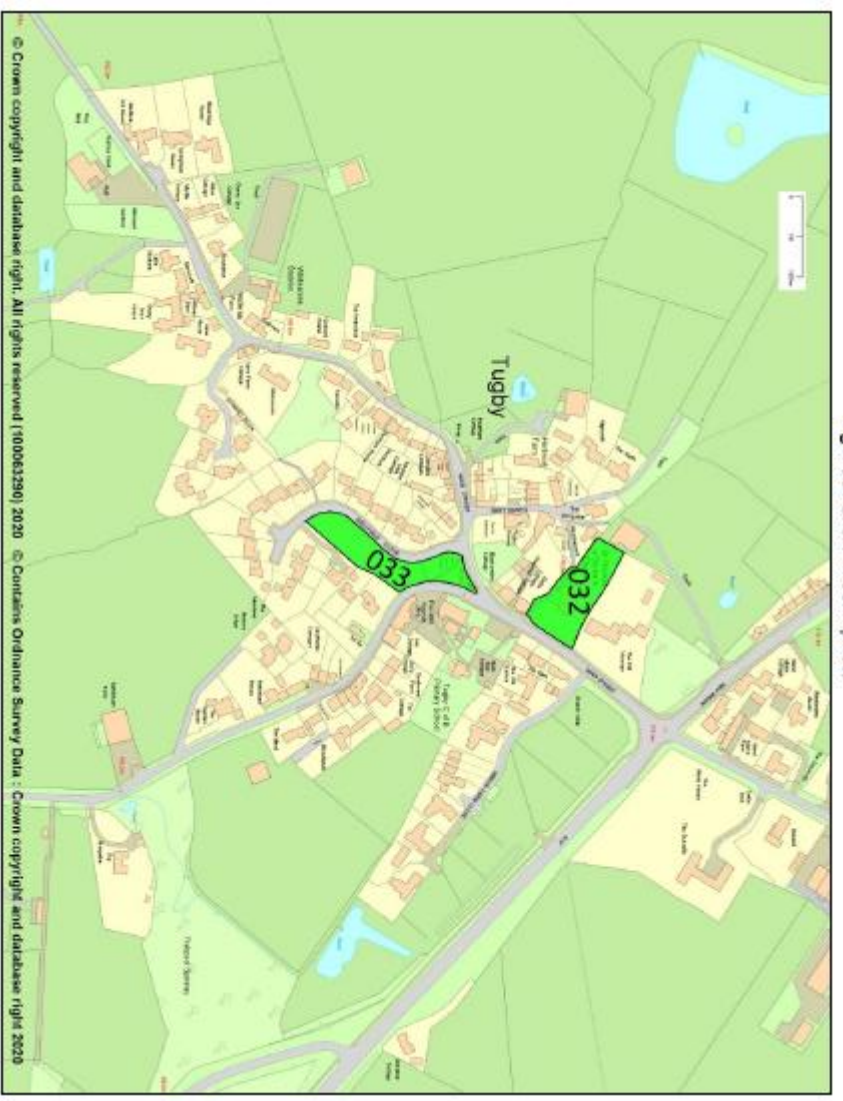




# Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

Local Green Space

Figure 5: Local Green Spaces



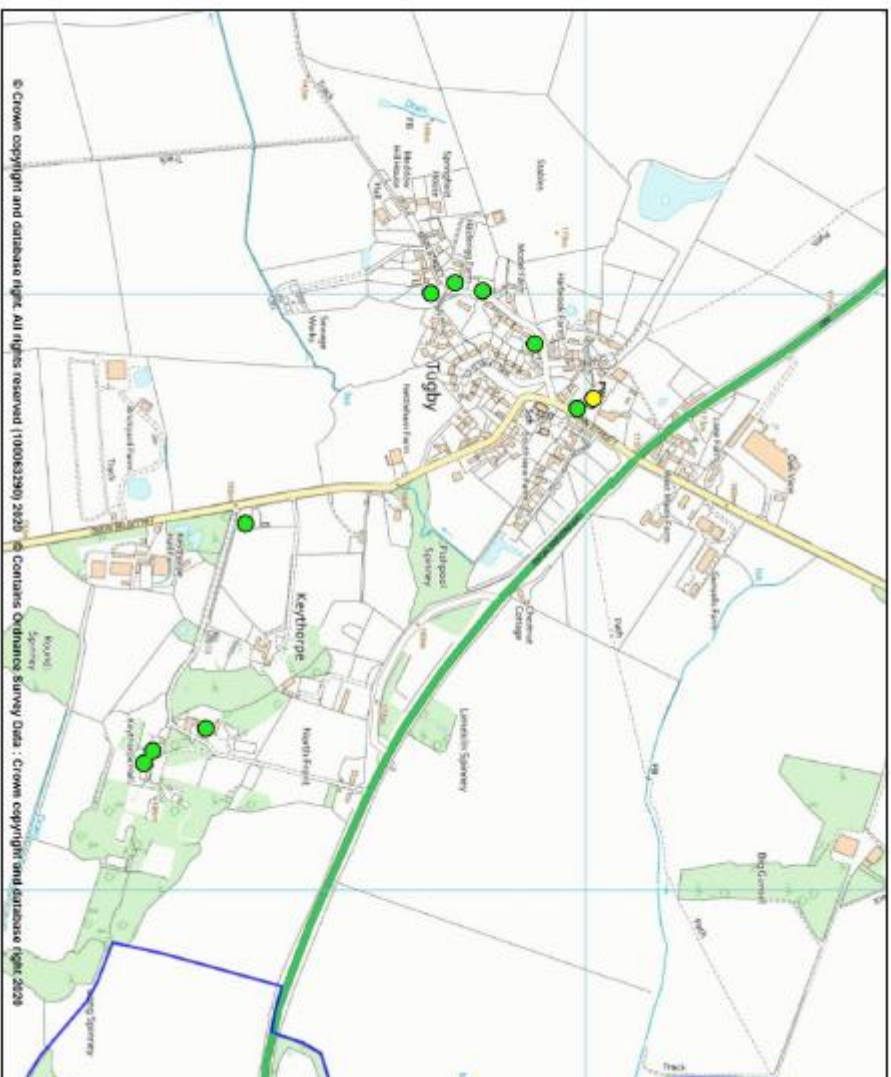


# Strategic Environmental Assessment Screening Report

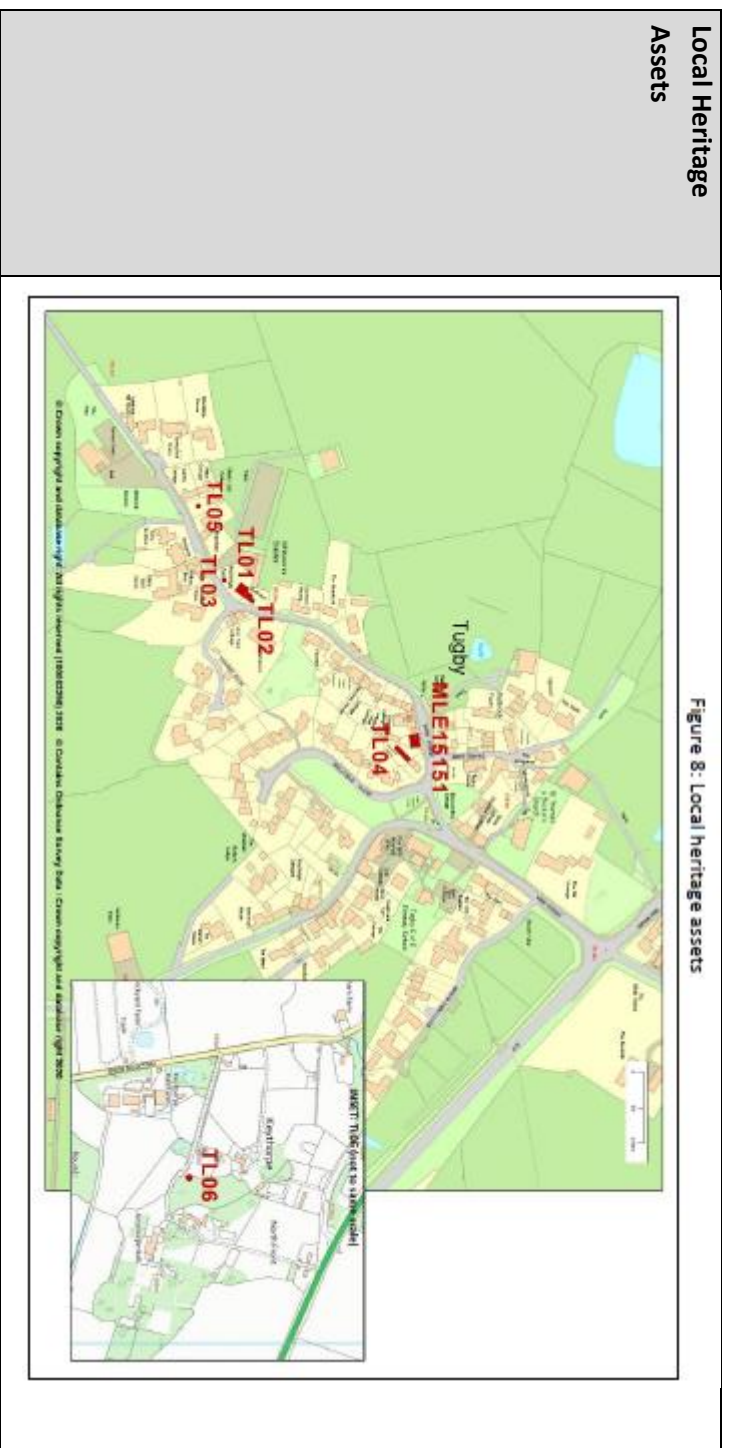
## Tugby and Keythorpe Neighbourhood Plan

### Heritage Assets

Figure 7: Statutorily protected heritage assets – for protection of their settings  
Listed Buildings: Grade II\* (yellow) and Grade II (green)



# Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

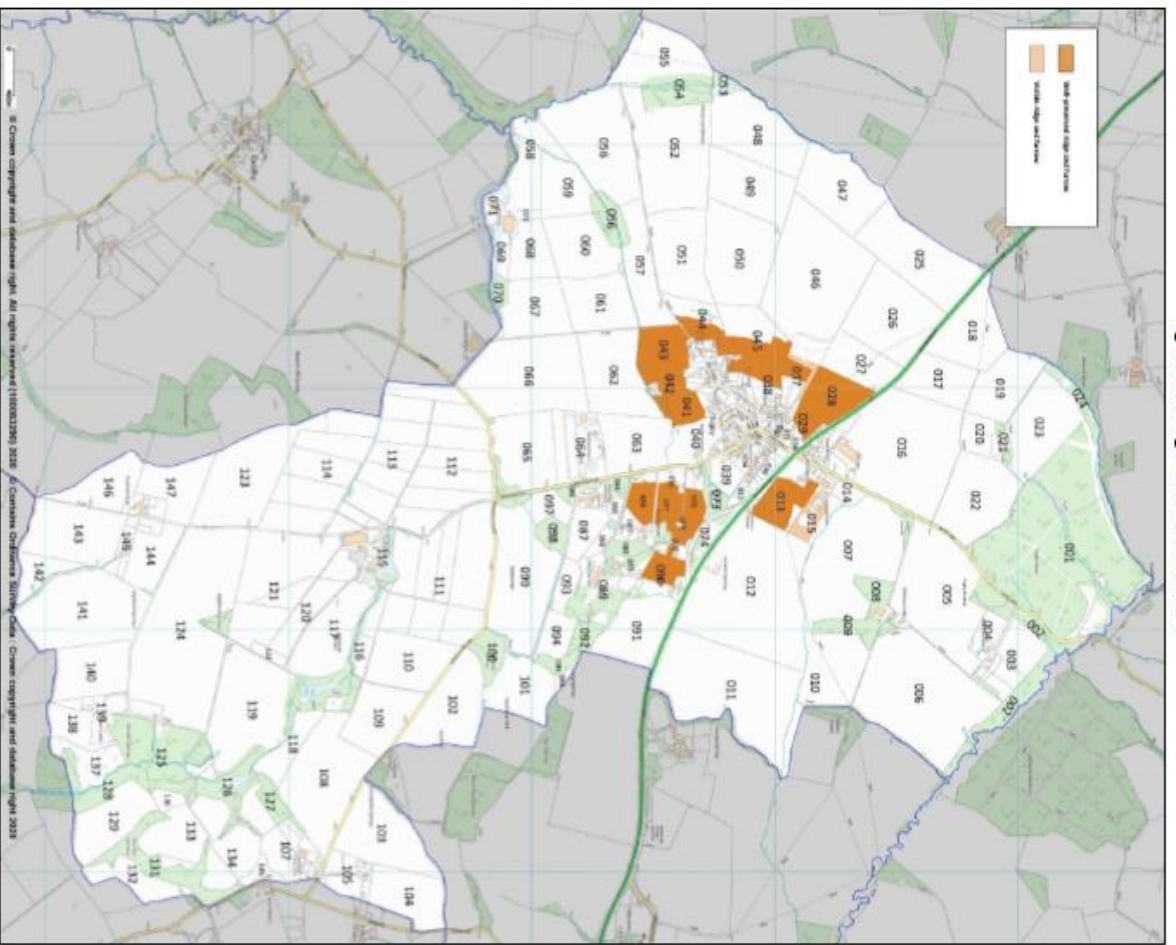




# Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

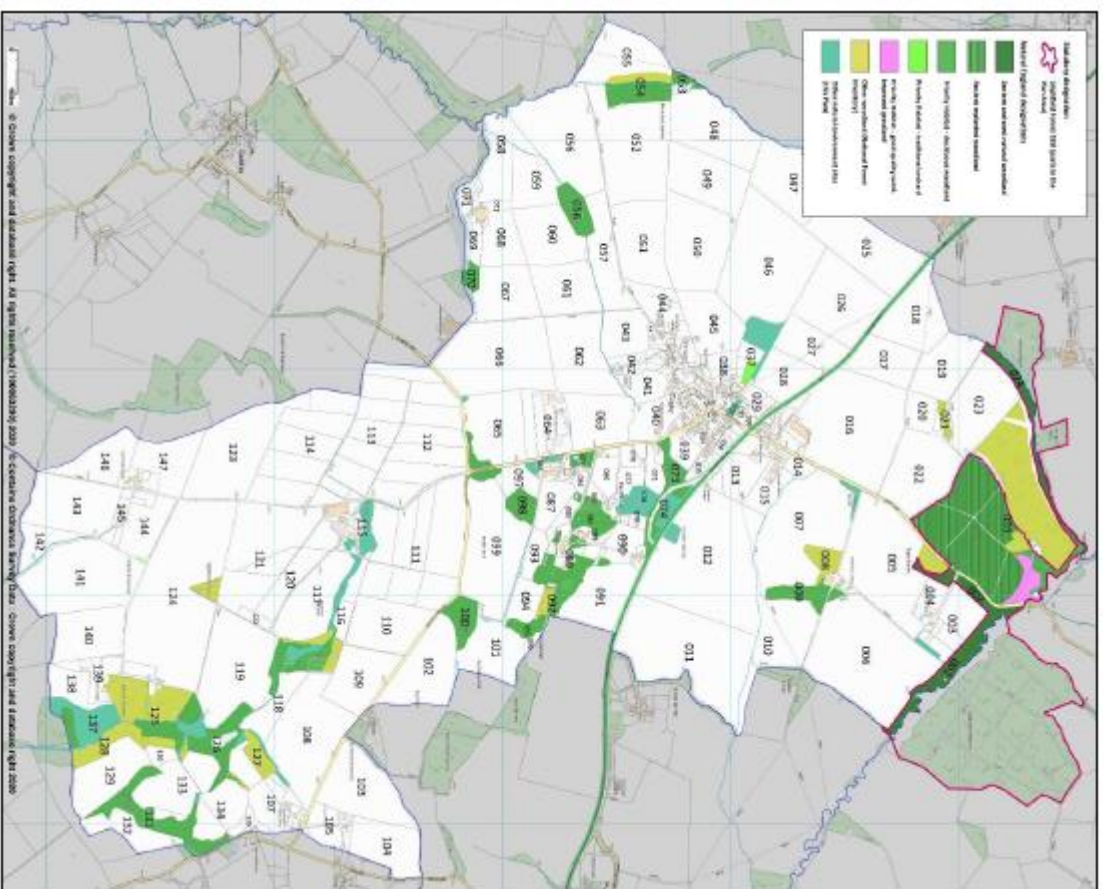
Ridge and Furrow

Figure 10: Ridge and furrow in 2020



# Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

## Sites of Natural Environmental Significance



# Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

Important Open Spaces

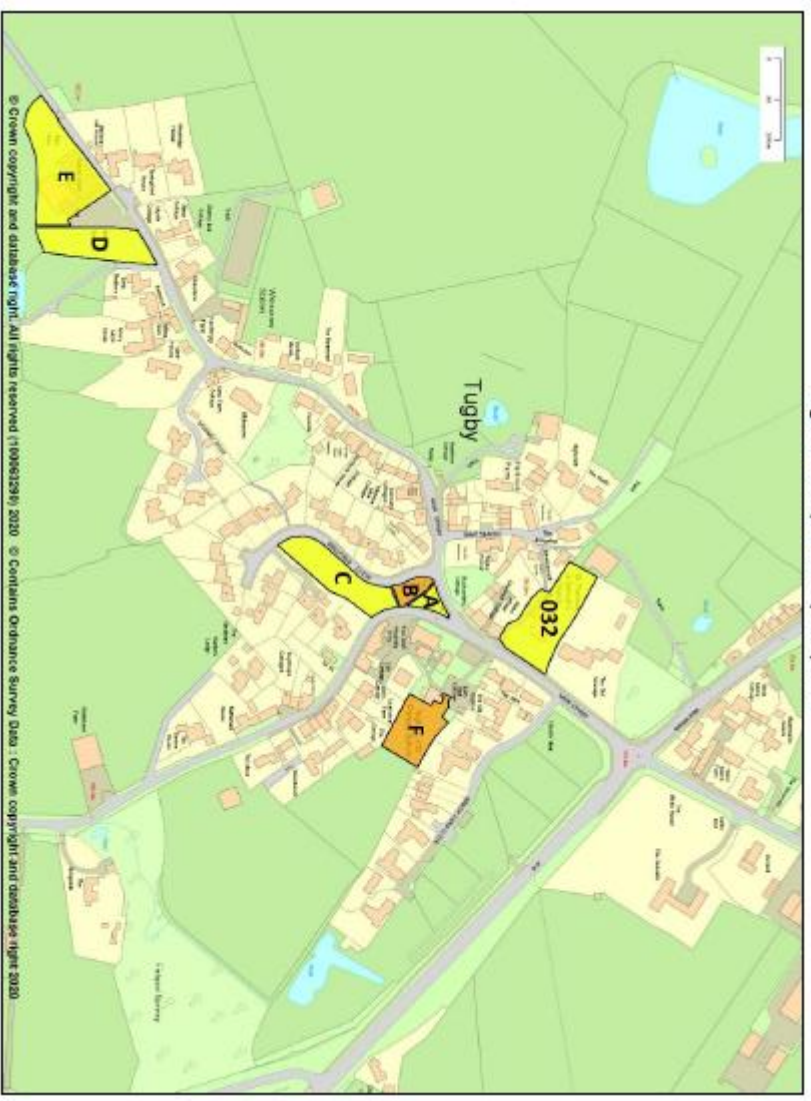


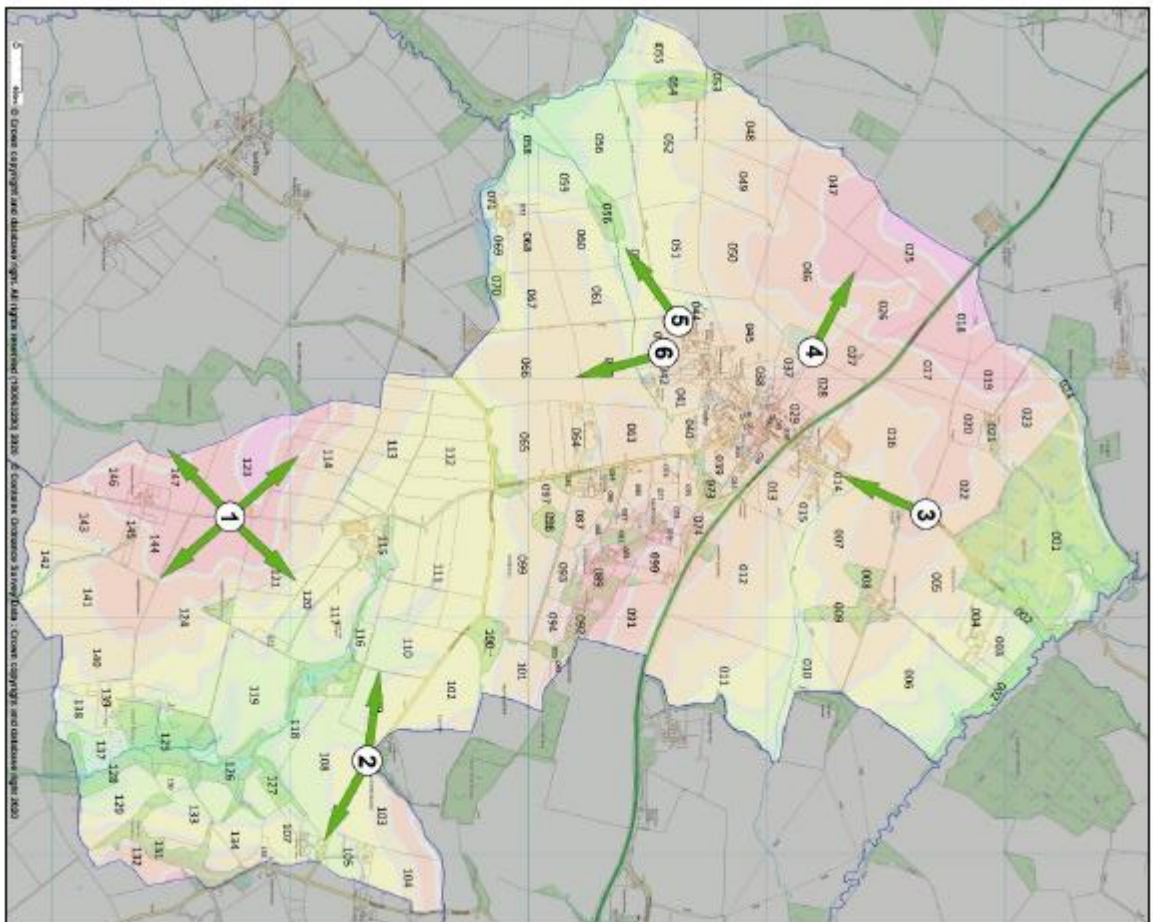
Figure 12: Important Open Spaces



# Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

Important Views

Figure 13: Important views

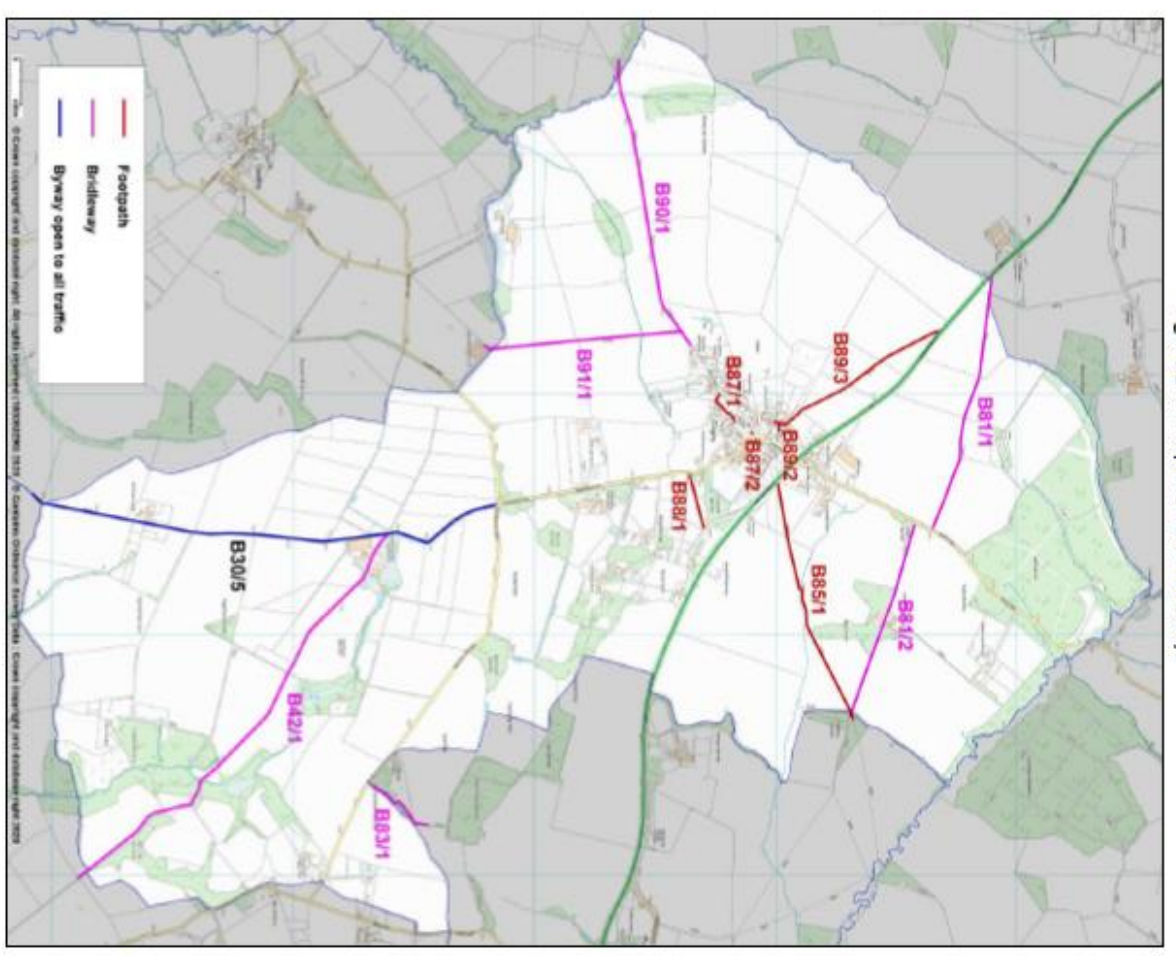




# Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

Footpaths and  
Bridleways

Figure 14: Footpaths and bridleways



# Strategic Environmental Assessment Screening Report

## Tugby and Keythorpe Neighbourhood Plan

### Flooding

Figure 15: Areas susceptible to flooding from surface water and watercourses  
Based on Environment Agency mapping



# Strategic Environmental Assessment Screening Report

## Tugby and Keythorpe Neighbourhood Plan

### Appendix 2

#### Annex 1

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 Screening Report

## Tugby and Keythorpe 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 Screening Report Tugby and Keythorpe 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 Screening Report

### Tugby and Keythorpe 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 Screening Report**

### **Tugby and Keythorpe 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 Screening Report Tugby and Keythorpe Neighbourhood Plan

### Appendix 3

#### LPA screening for the requirement for a SEA for Tugby and Keythorpe Neighbourhood Plan

The policies of the Tugby and Keythorpe Neighbourhood Plan 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 Tugby and Keythorpe 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 Tugby and Keythorpe Neighbourhood Plan.**

## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

Tugby and Keythorpe Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Tugby and Keythorpe Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
Policy H1: Residential Site Allocation	LP Policy H1 considers housing allocations. The Local Plan does not allocate dwellings to Tugby and Keythorpe. Local Plan policy GD1 allows for sustainable development. GD2 allows for settlement development within or adjacent to settlements  NPPF: Delivering sustainable development / delivering a wide choice of high quality homes (para 55	H1 should be considered to be in general conformity with LP policy. NDPs are permitted to allocate housing sites as set out in the Local Plan.	The policy is unlikely to result in significant effects. As part of identifying allocations, potential housing sites the QB undertook site assessments and considered the sites against criteria. The most suitable sites have been chosen. The quantum of development is considered appropriate for Tugby and Keythorpe	No significant effects are identified. Constraints relating to heritage and environmental assets have been considered as part of the proposal.	None	No negative effect. Development of this limited scale will not adversely impact on identified HRA sites.

## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

Tugby and Keythorpe Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Tugby and Keythorpe 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)
	promotes sustainable development in rural areas).					
<b>POLICY H2 : LIMITS TO DEVELOPMENT</b>	NPPF para. 55 – Promoting sustainable development in rural areas..  Policy GD2 Settlement Development	H2 should be considered to be in general conformity as it allows for development proposals within the area identified  GD2 specifies where development should and should not take place, but does not retain development limits  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 will not adversely impact Natura 2000 sites.
<b>POLICY H3: Windfall Sites</b>	NPPF: Delivering sustainable development and delivering a wide	H3 recognises that throughout the NP period small scale housing sites may come forward that are not	There may be some limited impacts but the policy is unlikely to result in significant	Limited impact. No significant effects are identified. The	None.	No negative effect arising from this policy.

## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

Tugby and Keythorpe Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Tugby and Keythorpe 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)
	choice of high quality homes (para 55). LP Policy GD2 allows for unallocated settlement development within or adjacent to settlements	allocated in the Plan. 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. It provides safeguards to ensure that the distinctive character of the village is respected	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, other NP policies and the DM process.	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		
Policy H4 Affordable Housing	LP policy H2 deals with affordable housing	H4 specifies that proposal for new housing should be in accordance with the requirements of the Parish	The policy is unlikely to result in significant effects as it only relates to delivery of affordable homes on housing sites	No significant effects identified.	None.	No negative effect arising from this policy.
POLICY H5: DESIGN STANDARDS	NPPF – 12 Achieving Well Designed Places	H5 sets out a series of criteria that should be considered in new	The policy is unlikely to result in significant effects as it promotes	No significant effects identified.	None.	No negative effect arising from this

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	LP Policy GD8 deals with good design in new housing developments	development within Tugby and Keythorpe. It should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.	design of new development which reflects the character and historic context of its surroundings.			policy.
POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE	NPPF – Promoting healthy communities (para 99 and para 100).  LP Policy G14 considers Local Green Space and its inclusion in NDPPs	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.

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POLICY ENV 2 PROTECTION OF SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE	Policy HC1: Built Heritage. NPPF: 15 Conserving and enhancing the natural environment. NPPF: 16 . Conserving and enhancing the historic environment.	ENV2 is considered to be in general conformity with NPPF and Local Plan in seeking to protect sites which are of historical environmental 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.
POLICY ENV3: LOCAL HERITAGE ASSETS	Local Plan policy HC1 deals with built heritage NPPF chapter 16 deals with heritage	ENV3 can be considered to be in general conformity with the Local Plan policy HC1 in that it allows changes to the setting of non designated heritage assets to be considered against the	Potential for limited positive impact as the policy identifies and protects heritage assets that are of demonstrable value to the community and of	Possible positive impact. No significant effects identified.	None	No negative effect arising from this policy which seeks to protect locally significant

## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

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		significance of the asset	outstanding significance for their historical features			heritage assets
<b>POLICY ENV 4: RIDGE AND FURROW</b>	NPPF: 12 . Conserving and enhancing the historic environment. LP Policy G15 relates to protection of locally designated biodiversity and geodiversity sites.	ENV4 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 5: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE	NPPF: 11 Conserving and enhancing the natural environment. LP Policy G15 relates to biodiversity and protection and improvement of Green Infrastructure	ENV5 is considered to be in general conformity with NPPF and LP policy in seeking to protect species and habitats.	ENV5 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.

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Tugby and Keythorpe Neighbourhood Plan	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Tugby and Keythorpe 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</b>	NPPF: 15 Conserving and enhancing the natural environment.  LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.	ENV6 is considered to be in general conformity with the NPPF and LP as it seeks to protect sites for biodiversity and the connectivity between them.	The policy is unlikely to result in significant effects as it gives protection to trees and hedgerows of value.	Limited impact. No significant effects identified.	None.	No negative effect arising from this policy which gives protection to trees and hedgerows.

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Tugby and Keythorpe Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Tugby and Keythorpe 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 7: IMPORTANT TREES AND HEDGES</b>	NPPF: Conserving and enhancing the natural environment.  LP Policy G15 relates to protection of locally designated biodiversity and geodiversity sites.	ENV7 is considered to be in general conformity with the NPPF and LP as it seeks to protect, trees, woodland and hedgerows of value.	The policy is unlikely to result in significant effects as it gives protection to trees and hedgerows of value.	Limited impact. No significant effects identified.	None.	No negative effect arising from this policy which gives protection to trees and hedgerows.
<b>POLICY ENV 8: Important Open Spaces</b>	NPPF para 96 and 97 – access to open spaces  Local Plan policy G12 deals with open space sport and recreation sites	ENV8 is considered to be in conformity with Local Plan policies as it seeks to protect locally significant open space, and ensures spaces of equal or better quality and value are provided should	Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community and of outstanding	Possible positive impact. No significant effects identified.	None	No negative effect arising from this policy which seeks to protect locally significant

## Strategic Environmental Assessment Screening Report Tugby and Keythorpe Neighbourhood Plan

Tugby and Keythorpe Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Tugby and Keythorpe 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 9: IMPORTANT VIEWS</b>	NPPF: 15 Conserving and enhancing the natural environment/ 16 Conserving and enhancing the historic environment.	development be permitted	significance for their natural and historical or environmental features.	No significant effects identified.	None.	open space
LP policy GD5 refers to safeguarding public views, skylines and landmarks.	ENPV9 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 14 and defined in the policy.	The policy is unlikely to result in significant effects as it is affording important views protection.			No negative effect arising from this policy as it seeks to protect defined views/ vistas.	

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Policy ENV10 Footpaths and Bridleways	NPPF: Promoting healthy communities. Local Plan policy GI1 contains policies promoting linkages within the green infrastructure network.	ENV10 is considered to be in general conformity with the LP and NPPF in seeking to the existing network of footpaths/bridleways 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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<b>POLICY ENV 11: FLOOD RISK RESILIENCE</b>	NPPF: Meeting the challenge of climate change, flooding and coastal change.  Local Plan policy CC3 deals with flood risk and mitigation	ENV 11 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.	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.	No significant effects identified.	None.	No negative effect arising from this policy.

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Tugby and Keythorpe Neighbourhood Plan	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Tugby and Keythorpe Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
POLICY ENV 12: RENEWABLE ENERGY INFRASTRUCTURE	NPPF: Meeting the challenge of climate change, flooding and coastal change.  LP Policy CC1 considers climate change and CC2 renewable energy generation	ENV12 is considered to be in general conformity with the LP and NPPF setting out local criteria which renewable schemes must meet.	The policy is unlikely to result in significant effects as it has safeguards to ensure schemes are acceptable in terms of impacts and scale.	No significant effects identified.	None.	No negative effect arising from this policy.



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<b>POLICY CFA1: RETENTION OF COMMUNITY FACILITIES AND AMENITIES</b>	NPPF: Supporting a prosperous rural economy. (paras 83 to 84)  LP Policy HC2 and HC3 deals with community facilities, public houses village shops and post offices	This policy CFA1 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 that the facility must no longer be required by the community	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.	No significant effects identified.	None.	No negative effect arising from this policy.

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<b>POLICY CFA2: NEW OR IMPROVED COMMUNITY FACILITIES</b>	NPPF: Supporting a prosperous rural economy. (paras 83 to 84)  LP Policy HC2 and HC3 deals with community facilities, public houses village shops and post offices	This policy CFA2 is considered to be in general conformity with the LP and NPPF in aiming to improve the quality of community facilities	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.	No significant effects identified.	None.	No negative effect arising from this policy.

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POLICY CFA3: TUGBY SCHOOL	NPPF: Supporting a prosperous rural economy  LP Policy HC2 sets out policy relating to community facilities. The supporting text defines schools as a community facility	CFA3 seeks to enhance an important local asset from loss or adverse impacts. 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.
Policy TR1: TRAFFIC MANAGEMENT	NPPF: Promoting sustainable transport. Promoting healthy communities.  LP Policy GD8 deals with good design in new housing developments including parking and access to footways and cycle routes	Policy TR1 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	The policy is unlikely to result in significant effects.	No significant effects identified.	None.	No negative effect arising from this policy

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<b>POLICY TR2: ELECTRIC VEHICLES</b>	NPPF: Meeting the challenge of climate change.  LP policy CC1 considers climate change	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

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Policy TR3 Footpaths and Bridleways	NPPF: Promoting healthy communities. Local Plan policy GI1 contains policies promoting linkages within the green infrastructure network.	TR3 is considered to be in general conformity with the LP and NPPF in seeking to the existing network of footpaths/bridleways 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 BE1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES	NPPF: Supporting a prosperous rural economy.  LP Policy BE1 and BE3 consider existing employment areas	Policy BE1 seeks to protect existing employment sites. It can be considered to be in general conformity in aspiring to met a local need and delivering the NPPF objective to support a prosperous rural economy	The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.	No significant effects identified.	None.	No negative effect arising from this policy.



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Tugby and Keythorpe Neighbourhood Plan	Relevant Policy in Harborough District Local Plan (LP)/NPPF	Relationship between Tugby and Keythorpe Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km (nearest Ensor's Pool SAC approx. 30km)	Conclusion relating to Habitat Regulations (HRA)
POLICY BE2 : SUPPORT FOR NEW BUSINESS DEVELOPMENT	NPPF: Supporting a prosperous rural economy  Local Plan policy BE1 considers the opportunities to provide new business areas	This policy BE2 is considered to be in general conformity with the LP and NPPF in so far it aims to protect employment opportunities and provide new employment opportunities in the village providing certain criteria are met.	The policy is unlikely to result in significant effects given that it relates to protection rather than new employment development.	No significant effects identified.	None.	No negative effect arising from this policy.

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<b>POLICY BE3: HOME WORKING</b>	NPPF: Supporting a prosperous rural economy.  LP Policy BE1 and BE3 consider existing employment areas	This policy 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.	The policy is unlikely to result in significant effects given the policy specifies that any development will need to be subservient and in character.	No significant effects identified.	None.	No negative effect arising from this policy

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POLICY BE4: FARM DIVERSIFICATION	NPPF: Supporting a prosperous rural economy.  LP Policy BE1 and BE3 consider existing employment areas	Policy 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	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

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<b>POLICY BE6: BROADBAND AND MOBILE INFRASTRUCTURE</b>	NPPF: Supporting high quality communications infrastructure.  LP Policy IN3 considers the support for provision of infrastructure alongside new development.	Policy BE6 is considered to be in general conformity with the LP and NPPF in supporting the provision of 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