



**Shearsby Neighbourhood Plan Review  
Strategic Environmental Assessment  
Screening Report  
By**

**Harborough District Council**

**On behalf of**

**Shearsby Parish Council**

**September 2024**

# Strategic Environmental Assessment Screening Report

## 1. Introduction

1.1 This screening report to determine whether the Shearsby Neighbourhood Plan Review as provided by the Qualifying Body at August 2024 requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

1.2 The purpose of the Shearsby Neighbourhood Plan Review is to update the adopted Neighbourhood Plan for Shearsby. Shearsby Parish Council has decided to review the Neighbourhood Plan and it is expected that the changes to the Plan will be modifications that require examination but not referendum as the review plan does not seek to allocate a housing sites and the amendments do not change the nature of the plan. The review of the Shearsby Neighbourhood Plan incorporates changes to meet the latest national and local planning policy requirements. Revisions include:

POLICY H1: LIMITS TO DEVELOPMENT – The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY H2: HOUSING MIX – The policy in the Review Neighbourhood Plan has been updated following the commissioning of a Housing Needs Assessment (Appendix 2) to reflect the conclusions of that document.

POLICY H3: BUILDING DESIGN PRINCIPLES – The policy has been updated following the commissioning of a Design Guide and Codes (Appendix 1).

Policy CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES – the policy wording has been amended to offer more detail, but the principles of the policy remain the same.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES – The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES – The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan, with the exception of updating the business class use category following revision.

POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan, with the exception of updating the business class use category following revision.

POLICY E3: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS - The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY E4: BROADBAND INFRASTRUCTURE - The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY E5: WORKING FROM HOME - The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY ENV 1: LOCAL OPEN AREAS - The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY ENV 3: SIGNIFICANT NATURAL ENVIRONMENT SITES – This renumbered policy in the Neighbourhood Plan Review replaces Policy ENV 2 in the Made Neighbourhood Plan. It is given a more precise subject title, provides new mapping based on more comprehensive and up-to-date evidence, and has new

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policy wording that has regard for recent changes in the National Planning Policy Framework including the requirement for biodiversity net gain.

POLICY ENV 5: SIGNIFICANT HISTORIC ENVIRONMENT SITES - This renumbered policy in the Neighbourhood Plan Review replaces Policy ENV 3 in the Made Neighbourhood Plan, with a more precise subject title and new mapping based on more comprehensive and up-to-date evidence.

POLICY ENV 7: RIDGE AND FURROW – this renumbered policy in the Neighbourhood Plan Review replaces Policy ENV 4 in the Made Neighbourhood Plan, It is based on a new survey and benchmark comparative data from earlier surveys to provide a stronger evidence base, and has a re-worded policy having closer regard for the relevant National Planning Policy.

POLICY ENV 8: FOOTPATHS AND BRIDLEWAYS – this renumbered policy in the Neighbourhood Plan Review is the same as Policy ENV 6 in the Made Neighbourhood Plan.

### 1.3 There are a number of new policies within the review neighbourhood plan. These are:

POLICY ENV 2: this policy identifies and provides appropriate protection for the Open Space, Sport & Recreation sites in the Neighbourhood Area.

POLICY ENV 4: BIODIVERSITY ACROSS THE NEIGHBOURHOOD AREA etc. – this policy adds an appropriate level of protection and enhancement for biodiversity that has not been identified site specifically (by Policy ENV 2) and adds the requirement for biodiversity net gain.

POLICY ENV 5 IMPORTANT TREES AND WOODLAND in the Made Neighbourhood Plan has been incorporated into this new policy.

POLICY ENV 6: NON-DESIGNATED HERITAGE ASSETS – this policy provides protection at the appropriate level for buildings and structures which are not statutorily protected but are considered by the local planning authority or the community to have at least local significance.

POLICY ENV 9: IMPORTANT VIEWS – this policy maps, and provides protection for, the seven views judged by the community to be most significant for defining the particular character of Shearsby.

POLICY ENV 10: FLOOD RISK – this policy uses Environment Agency mapping of flood risk (Zones 3 and 2) and from surface water, together with recent local experience of flood events, to justify a site specific approach to development control and mitigation.

POLICY ENV 11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE – this policy is a response to the community's wish to make a positive but appropriate contribution to the measures needed to move toward the Government's net zero target

### 1.4 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 undertake 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.

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- 1.5 This screening report has been prepared prior to the Plan being submitted for pre submission consultation and can inform the Plan policies.
- 1.6 The SEA Directive and Planning Practice Guidance (PPG) 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 Shearsby Neighbourhood Plan Review prior to pre-submission stage has been individually assessed for its effects on Habitat Regulations (and other environmental effects) (see appendix 3). The Habitats Regulations Assessment (HRA) for the Local Plan 2011 to 2031 have determined that no European sites lie within Harborough District. Outside the district, the nearest European site is Rutland Water Special Protection Area (SPA) and Ramsar site, which is located 7km to the north-east of the district boundary but 22km from the main population centres (Market Harborough and Thurnby/Scraptoft) as the district is largely rural with a fairly sparsely distributed population.
- 1.10 The HRA for the Local Plan, which does not allocate any housing requirements to Shearsby, 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*

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<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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*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.*

- 1.11. The Court of Justice of the European Union (CJEU) ruling (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) (April 2018) ) states that:

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

- 1.12. The SEA Screening Report dated September 2024 for the Shearsby Review Neighbourhood Plan does not take account of measures intended to avoid or reduce the harmful effects of the Plan.

- 1.13. The vision and core objectives of the Pre-Submission Draft Neighbourhood Plan are based on the key issues raised by local people. They have been summarised and refined by the Neighbourhood Plan Advisory Committee and approved by Shearsby Parish Council to form the basis of the Neighbourhood Plan for Shearsby.

## 2. Legislative Background

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

2.3 Schedule 2 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the Habitats Directive. The Directive requires that any plan or project, likely to have a significant effect on a European site, must be subject to an appropriate assessment. To achieve this, paragraph 1 prescribes a basic condition that the making of a neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site. Paragraphs 2 to 5 of the Schedule amend the Conservation of Habitats and Species Regulations 2010 so as to apply its provisions to neighbourhood development orders and neighbourhood plans. In particular paragraph 4 inserts new regulation 78A which provides that a neighbourhood development order may not grant planning permission for development which is likely to have a significant effect on a European site or a European offshore marine site.

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- 2.4 Schedule 3 of the [Neighbourhood Planning \(General\) Regulations 2012](#) makes provision in relation to the [Environmental Impact Assessment \(EIA\) Directive](#). The Directive requires that EIA development must be subject to a development consent process. To enable this, Schedule 3 prescribes a basic condition that applies where development which is the subject of a proposal for a neighbourhood development order is of a type caught by the EIA Directive, and applies the relevant provisions of the [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2011\(3\)](#) (“the EIA Regulations”) with appropriate modifications ([regulation 33](#) and paragraphs [1 to 4 and 6 of Schedule 3](#)). Paragraphs 5 and 7 to 13 of Schedule 3 correct errors in the EIA Regulations
- 2.5 This report focuses on screening for SEA and the criteria for establishing whether a full assessment is needed in light of the Sustainability Appraisal and Strategic Environmental Assessment undertaken for the Core Strategy in 2010. A copy of the SA Report can be viewed here; [Harborough District Council - Sustainability Appraisal \(SA\) and Strategic Environmental Assessment \(SEA\)](#) and the [Sustainability Appraisal \(SA\) as part of the New Local Plan](#) during 2016.

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

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

1. The characteristics of neighbourhood plans (“plan”), having regard, in particular, to
  - the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
  - the degree to which the plan influences other plans and programmes including those in a hierarchy,
  - the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development,
  - environmental problems relevant to the plan,
  - the relevance of the plan for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
  - the probability, duration, frequency and reversibility of the effects,
  - the cumulative nature of the effects,
  - the trans boundary nature of the effects,
  - the risks to human health or the environment (e.g. due to accidents),

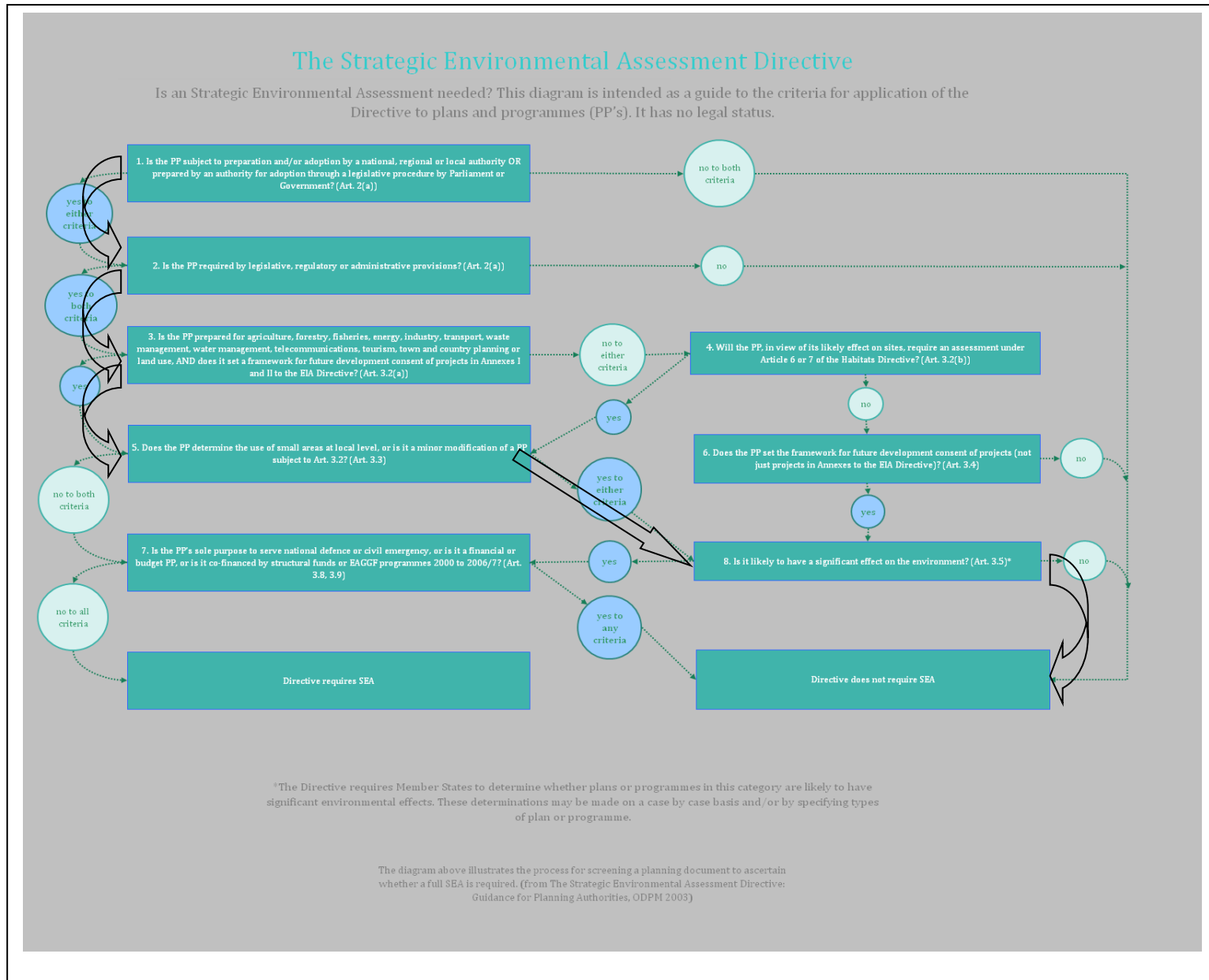
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- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
  - special natural characteristics or cultural heritage,
  - exceeded environmental quality standards or limit values,
  - intensive land-use,
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

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

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4. Assessment  
 4.1 Black arrows indicate the process route for Shearsby Neighbourhood Plan SEA screening assessment Sept 2024. The outcome demonstrates that a full SEA is not required





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4.2 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.

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

**Table 1: Establishing the Need for SEA**

Stage	Y/N	Reason
1. Is the NP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? <a href="#">(Art. 2(a))</a>	Y	The preparation of and adoption of the Neighbourhood Plan is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NP has been prepared by Shearsby 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 Neighbourhood Plan covers a number of land use issues and allocations, it does not set the framework for future development consent of projects in Annexes I and II to the Environmental Impact Assessment (EIA) Directive (see Appendix 2 for list).
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? <a href="#">(Art. 3.2 (b))</a>	N	Shearsby Neighbourhood Plan (SNP) review is unlikely to have a substantial effect on the Natura 2000 network of protected sites. The Plan does not allocate sites for housing and the remaining policies will not have a detrimental effect on historic or environmental sites. A Habitat Regulations Assessment (HRA) has been undertaken as part of the Local Plan preparation. The assessment concludes that the Local Plan is not likely to have a significant effect on any internationally important wildlife sites either alone or in conjunction with other plans and projects. These conclusions are based on the fact that no such sites

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		<p>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 Special Area of Conservation (SAC);</li> <li>• The Upper Nene Valley Gravel Pits SPA and Ramsar; and</li> <li>• River Mease SAC.</li> </ul> <p>The HRA looked into the potential effects of the plan on Rutland Water SPA and Ramsar site in more detail. However, it concluded that the Local Plan and its allocations will not have a likely significant effect on the site as no impact pathways were identified linking it to development within Harborough District. Given that Shearsby 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> <p>The District Council agrees with the assessment as set out above for the purposes of planning in the Shearsby Neighbourhood Area</p>
5. Does the NP determine the use of small areas at local level, OR is it a minor modification of a PP subject to <a href="#">Art. 3.2?</a> (Art. 3.3)	<b>Y</b>	Determination of relatively small sites at local level.
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? ( <a href="#">Art 3.4</a> )	<b>Y</b>	The NP is to be used for determining future planning applications
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	<b>N</b>	
8. Is it likely to have a significant effect on the environment? ( <a href="#">Art. 3.5</a> )	<b>N</b>	The Shearsby NP is a self-contained plan and considers sites only at a local level to meet the requirements set out in the Local Plan and projected requirement of the new Local Plan

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	<p>up to 2041. The Plan does not seek to allocate housing sites The Plan seeks to include a Limits to Development (H1) inside which development is considered appropriate as windfall sites subject to other policy requirements.</p> <p>The assessment of the effects of the policies on the natural and historic environment can be found at <b>Appendix 3</b> of this report.</p> <p>The level of development anticipated through these policies is not going to impact on any Natura 2000 site. The Neighbourhood Area does not have any sites of special scientific interest within it although locally significant sites have been identified. Proposed policies will not impact on any nationally recognised landscape designations. Local studies have identified 15 sites of significance for wildlife, including a number of habitats and these have been recognised within the plan and given status as part of the plan preparation.</p> <p>Flood Risk Resilience (ENV10) is considered within the Plan, which identifies that Sustainable Drainage Systems (SuDS) should be used unless demonstrated to be inappropriate.</p> <p>More locally, the Neighbourhood Area has identified sites of historical and/or environmental significance and policies have been developed to protect these. A number of Open Space Sport and Recreation sites have been identified which will afford these sites a level of protection.</p> <p>The Neighbourhood Plan has sought to protect local sites of historic environment significance. In addition non-designated heritage assets that have been identified in the Plan and the local built environment character is protected through policy. The NP also seeks to protect ridge and furrow land within the neighbourhood area.</p>
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## 5. Screening Outcome

- 5.1 As a result of the assessment in section 4, it is unlikely there will be any significant detrimental environmental effects arising from the Shearsby Neighbourhood Plan Review as prepared at September 2024. As such, the Shearsby Neighbourhood Plan with its current proposals does not require a full Strategic Environmental Assessment (SEA) to be undertaken.
- 5.2 If the issues addressed in the Neighbourhood Plan should change, or further sites are allocated for development, then a new screening process should be undertaken determine whether an SEA will be required. Please contact Harborough District Council again for advice in this circumstance.

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## Appendix 1

Site of Special Scientific Interest (SSSI)/LISTED BUILDINGS/Scheduled Monuments (SM) WITHIN THE PARISH OF SHEARSBY

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<b>Settlement feature:</b>	<b>Occurrence</b>
<b>Conservation Area Statement</b>	<p data-bbox="593 558 1904 598"><a href="#">The Shearsby Conservation Area Appraisal and Management Plan is available in full online.</a></p> <p data-bbox="593 598 1904 726">The settlement pattern of Shearsby was formed in medieval times, although there is evidence of settlement in the area since prehistoric times. There is a long history of agricultural land use and the development of Shearsby is intertwined with the farmland that surrounds it.</p> <p data-bbox="593 726 1904 774">The special interest of the Shearsby Conservation Area is derived from the following key characteristics:</p> <ul data-bbox="593 774 1904 1220" style="list-style-type: none"><li data-bbox="593 774 1904 837">• The medieval settlement pattern</li><li data-bbox="593 837 1904 933">• The secluded, tranquil character of the village located within a dip and surrounded by the hilly South Leicestershire countryside</li><li data-bbox="593 933 1904 1029">• The strong agricultural character of the village and the relationship of the fields and farms to the traditional housing and other buildings</li><li data-bbox="593 1029 1904 1093">• The use of thatch, brick and slate for buildings, especially for traditional housing and farm buildings</li><li data-bbox="593 1093 1904 1189">• The relationship between the built environment of the settlement and the natural environment both within it and surrounding it</li><li data-bbox="593 1189 1904 1220">• The public footpaths which relate the village to its hinterland and provide connectivity to nearby settlements.</li></ul> <p data-bbox="593 1220 1904 1337">.</p>

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**Scheduled  
Monuments**                      None

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

[MILEPOST CIRCA 500 YARDS NORTH OF SHEARBY ROAD AT NGR 624915](#)

- List Entry Number: 1061492
- Heritage Category: Listing
- Grade: II
- Location: MILEPOST CIRCA 500 YARDS NORTH OF SHEARBY ROAD AT NGR 624915, WELFORD ROAD, Shearsby, Harborough, Leicestershire

[Yeoman Cottage, Shearsby](#)

- List Entry Number: 1188157
- Heritage Category: Listing
- Grade: II
- Location: Yeoman Cottage, Church Lane, Shearsby, Lutterworth, LE17 6PG, Shearsby, Harborough, Leicestershire

[ROSE COTTAGE](#)

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- List Entry Number: 1188171
- Heritage Category: Listing
- Grade: II
- Location: ROSE COTTAGE, MILL LANE, Shearsby, Harborough, Leicestershire

## COBBLESTONES

- List Entry Number: 1061489
- Heritage Category: Listing
- Grade: II
- Location: COBBLESTONES, BACK LANE, Shearsby, Harborough, Leicestershire

## WOODBINE COTTAGE

- List Entry Number: 1360746
  - Heritage Category: Listing
  - Grade: II
  - Location: WOODBINE COTTAGE, MAIN STREET, Shearsby, Harborough, Leicestershire
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## WHEATHILL FARMHOUSE AND LITTLE WHEATHILL

- List Entry Number: 1294873
- Heritage Category: Listing
- Grade: II
- Location: WHEATHILL FARMHOUSE AND LITTLE WHEATHILL, CHURCH LANE, Shearsby, Harborough, Leicestershire

## LIME TREE COTTAGE

- List Entry Number: 1294877
- Heritage Category: Listing
- Grade: II
- Location: LIME TREE COTTAGE, CHURCH LANE, Shearsby, Harborough, Leicestershire

## BEAN HILL FARMHOUSE AND GARDEN WALL

- List Entry Number: 1061490
- Heritage Category: Listing



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- Grade: II
- Location: BEAN HILL FARMHOUSE AND GARDEN WALL, CHURCH LANE, Shearsby, Harborough, Leicestershire

## CHURCH OF ST MARY MAGDALENE

- List Entry Number: 1061491
- Heritage Category: Listing
- Grade: II\*
- Location: CHURCH OF ST MARY MAGDALENE, CHURCH LANE, Shearsby, Harborough, Leicestershire

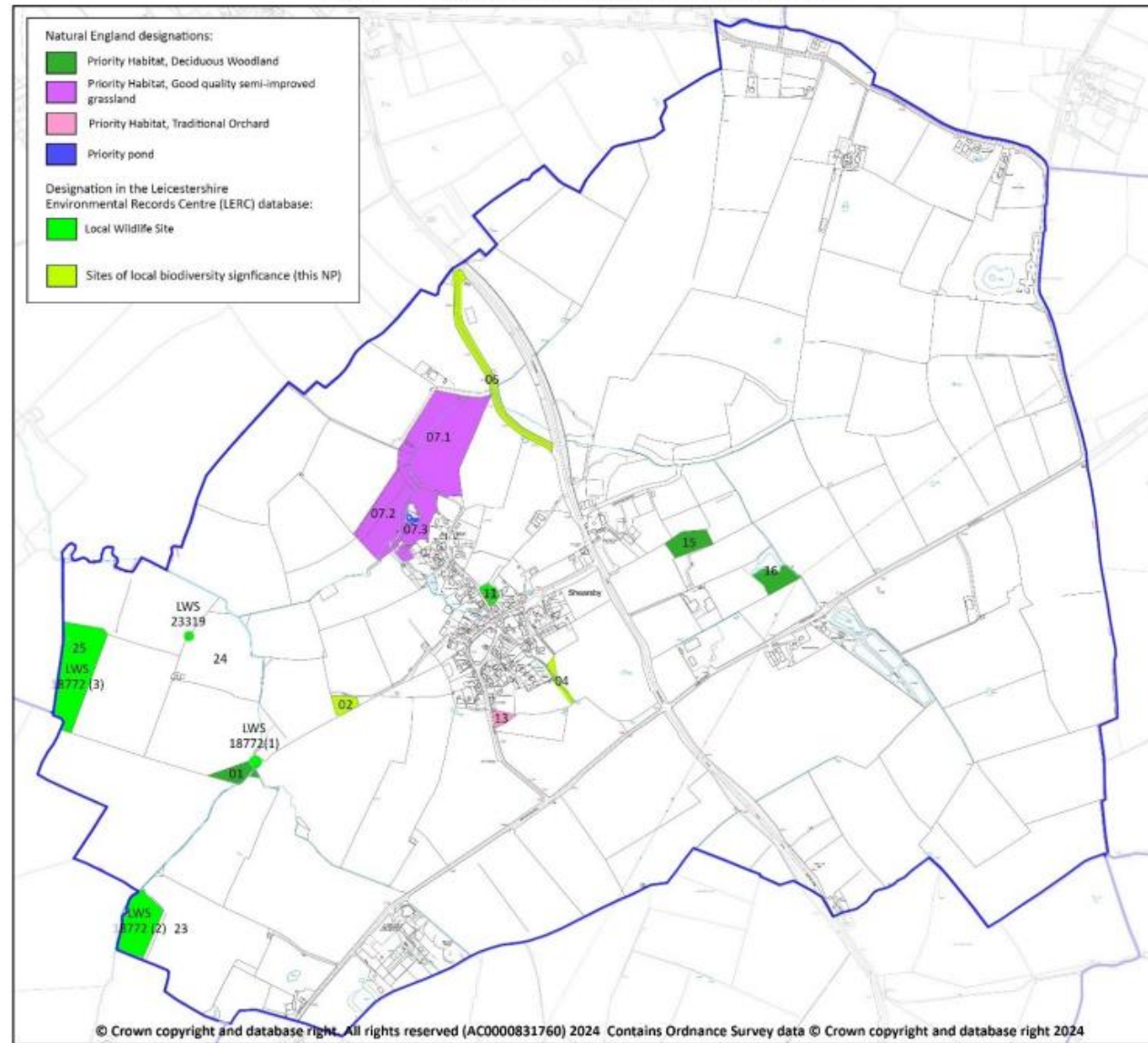
## KNAPTOFT CHURCH URN IN FORMER NAVE

- List Entry Number: 1294960
  - Heritage Category: Listing
  - Grade: II
  - Location: KNAPTOFT CHURCH URN IN FORMER NAVE, Knaptoft, Harborough, Leicestershire
-

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## Biodiversity sites

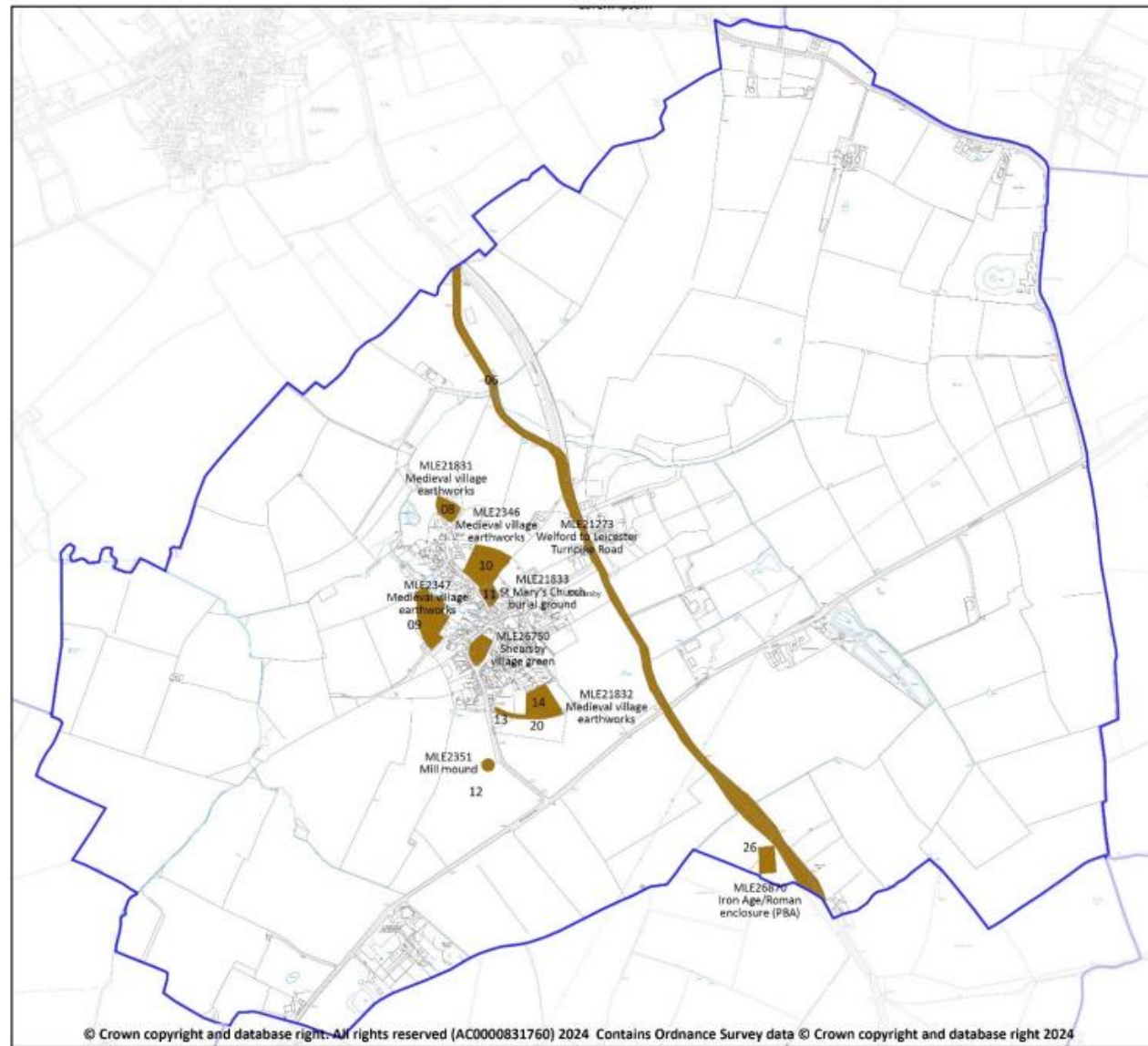
Figure 5 – Significant Natural Environment Sites



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## Significant Historic Environment Sites

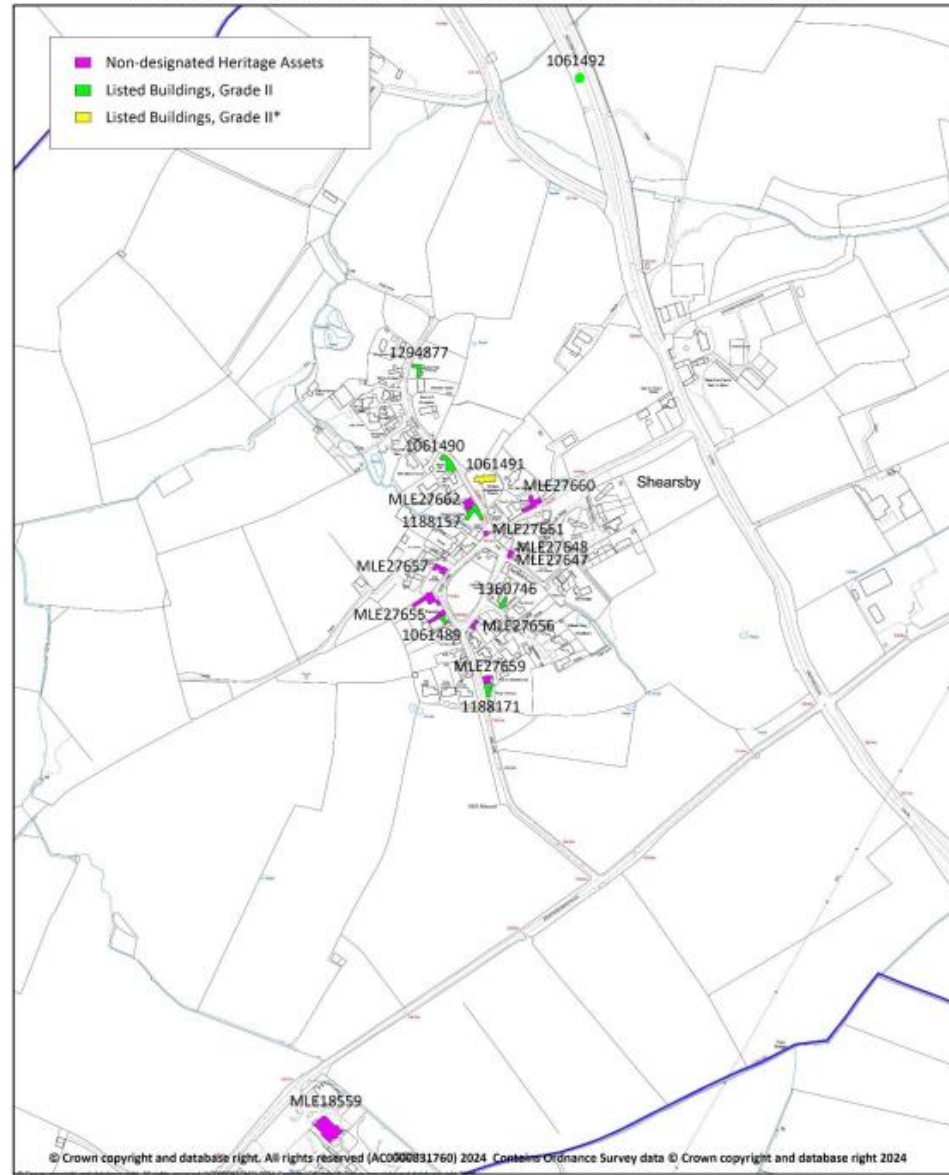
Figure 6 – Significant Historic Environment Sites



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## Non Designated Heritage Assets

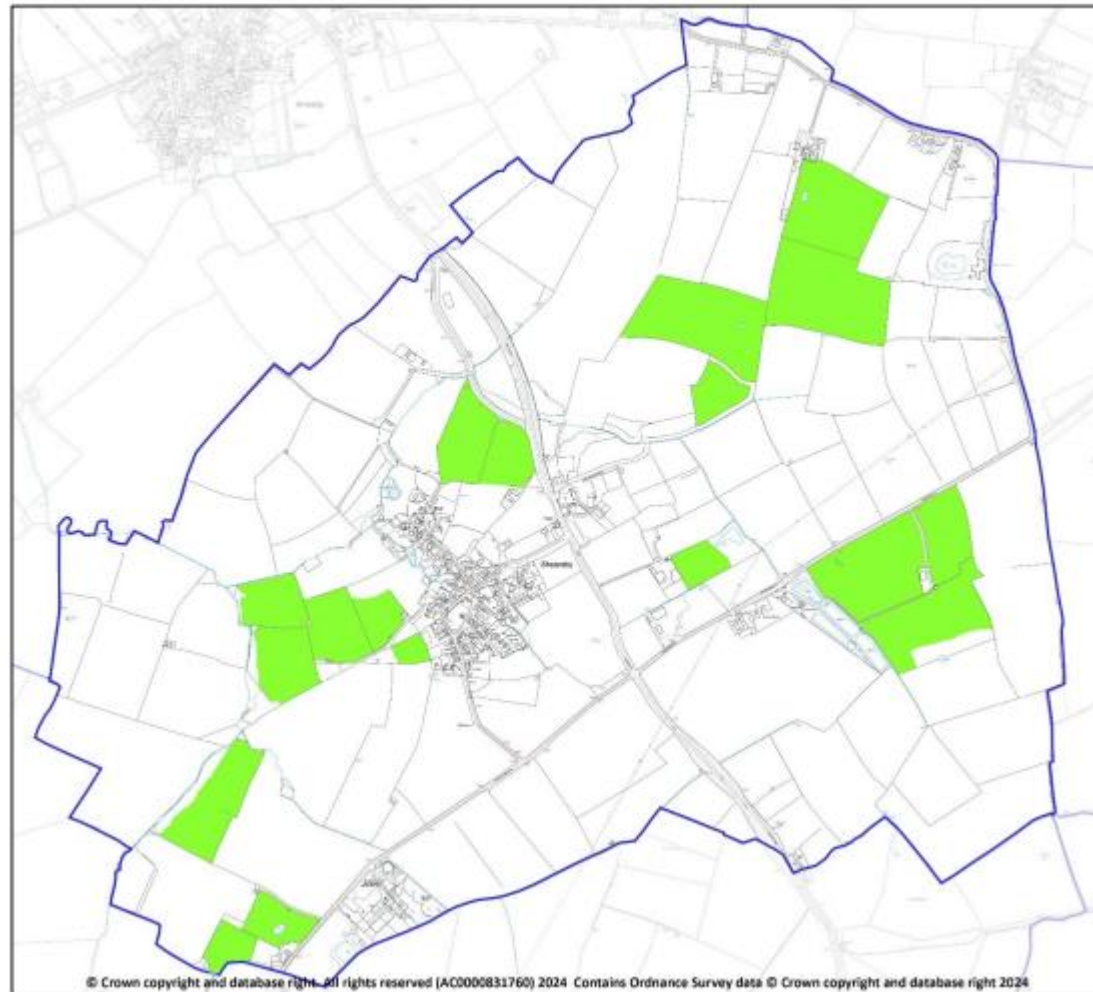
Figure 7: Non-Designated Heritage Assets (and Listed Buildings, for reference)



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Ridge  
and  
Furrow

Figure 8.3 – Ridge and Furrow sites, 2024





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## Appendix 2

### Annex I

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

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

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

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## Annex II

### 1. Agriculture

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

### 2. Extractive industry

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

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- (k) Surface industrial installations for the extraction of coal, petroleum, natural gas and ores, as well as bituminous shale.
- (l) Coke ovens (dry coal distillation).
- (m) Installations for the manufacture of cement.

### 3. Energy industry

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

### 1. Processing of metals

- (a) Iron and steelworks, including foundries, forges, drawing plants and rolling mills (unless included in Annex I).
- (b) Installations for the production, including smelting, refining, drawing and rolling, of nonferrous metals, excluding precious metals.
- (c) Pressing, drawing and stamping of large castings.
- (d) Surface treatment and coating of metals.
- (e) Boilermaking, manufacture of reservoirs, tanks and other sheet-metal containers.
- (f) Manufacture and assembly of motor vehicles and manufacture of motor-vehicle engines.
- (g) Shipyards.
- (h) Installations for the construction and repair of aircraft.
- (i) Manufacture of railway equipment.
- (j) Swaging by explosives.
- (k) Installations for the roasting and sintering of metallic ores.



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### 5. Manufacture of glass

### 6. Chemical industry

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

### 7. Food industry

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

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

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

### 9. Rubber industry

Manufacture and treatment of elastomer-based products.

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### 10. Infrastructure projects

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

### 11. Other projects

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

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

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## Appendix 3

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

The policies of the Shearsby Neighbourhood Plan Review as provided prior to pre submission consultation (Regulation 14) have been individually assessed to determine the effects on historic and natural environment, Natura 2000 sites and Habitats Regulations Assessment.

**The table below demonstrates that in the opinion on the Local Planning Authority the policies of the Shearsby Neighbourhood Plan Review do not give potential for significant detrimental effects on local historic or environmental sites, Natura 2000 sites, or Habitat Regulations.**

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Shearsby Neighbourhood Plan Policy	Relevant Policy in Harborough District Local Plan (LP)/National Planning Policy Framework (NPPF)	Relationship between Shearsby Neighbourhood Plan and Local Plan	Potential for likely significant effects on national and local historic and/or environmental designations	Conclusions relating to Strategic Environmental Assessment	Potential for likely significant effects on Natura 2000 sites within 50km	Conclusion relating to Habitat Regulations Assessment (HRA)
<p><b>Policy H1: Limits to Development</b></p>	<p>NPPF: 15 Conserving and enhancing the natural environment/ 16 Conserving and enhancing the historic environment.</p> <p>Local Plan Policy GD3 relates to development in the countryside.</p> <p>LP policy GD5 deals with landscape character</p>	<p>Policy H1 is considered to be in general conformity with LP and has regard to the NPPF in seeking to safeguard countryside outside limits to development and provide opportunities for development in the most sustainable locations.</p>	<p>The policy is unlikely to result in significant effects as it is affording the countryside protection.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it seeks to protect the countryside</p>

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<p><b>POLICY H2: HOUSING MIX</b></p>	<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>Policy H2 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>
<p><b>POLICY H3: BUILDING DESIGN PRINCIPLES</b></p>	<p>NPPF – 12 Achieving Well Designed Places</p> <p>LP Policy GD8 deals with good design in new housing developments</p>	<p>Policy H3 introduces the “Design Guides and Codes ” for Shearsby which sets out a series of criteria that should be considered in new development within Shearsby.</p> <p>It should be considered to be in general conformity with LP policy and NPPF in setting out building design principles.</p>	<p>The policy is unlikely to result in significant effects as it promotes design of new development within the Village Design Guide and Codes which reflects the character and historic context of its surroundings.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
<p><b>POLICY ENV1: Local Open Areas</b></p>	<p>NPPF – Promoting healthy communities (para 99 and para 100).</p>	<p>Policy ENV1 is considered to be in general conformity with the LP and NPPF in identifying high value Green Space and setting out policy for their protection.</p> <p>The sites for protection are set out in the policy</p>	<p>Potential for limited positive impact as the policy identifies and protects open land that is of demonstrable value to the community.</p>	<p>Possible positive impacts. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which seeks to protect green space.</p>

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	LP Policy GI considers Green Space and its inclusion in NDPs					
<b>POLICY ENV 2: OPEN SPACE, SPORT &amp; RECREATION SITES –</b>	NPPF para 98 to 103.  Local Plan policy GI2	Policy ENV2 can be considered to be in conformity with the Local Plan. The policy seeks to protect open space sites that are valued by the community unless equivalent or better provision is made. The sites named in the policy also receive protection from the Local Plan	Possible positive impact as the policy requires development proposals to replace lost open space with equivalent.  The sites are listed in the policy	Possible positive impact. No significant effects identified.	None.	No negative effect arising from this policy.

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<p><b>POLICY ENV3: SIGNIFICANT NATURAL ENVIRONMENT SITES–</b></p>	<p>Policy CS8: Protecting and Enhancing Green Infrastructure.</p> <p>NPPF: 11 Conserving and enhancing the natural environment.</p> <p>Emerging LP will have policy relating to biodiversity a protection and improvement.</p>	<p>Policy ENV3 is considered to be in general conformity with the NPPF and LP as it seeks to protect species rich sites, avoid harm to biodiversity and introduces Biodiversity Net Gain requirement</p>	<p>Possible positive impact as the policy requires development proposals are required to conserve and enhance areas of biodiversity.</p>	<p>Possible limited positive impact. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it promotes biodiversity.</p>
<p><b>POLICY ENV4: BIODIVERSITY ACROSS THE NEIGHBOURHOOD AREA</b></p>	<p>NPPF: Conserving and enhancing the natural environment.</p> <p>LP Policy GI5 relates to protection of locally designated biodiversity and geodiversity sites.</p>	<p>Policy ENV4 is considered to be in general conformity with the NPPF and LP as it seeks to protect local ecological feature inc. Local Wildlife Sites and Wildlife Corridors</p>	<p>The policy is unlikely to result in significant effects as it gives protection to watercourses, tree lines and hedgerows and requires enhancement when development occurs</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which gives protection ecological assets</p>

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<b>POLICY ENV 5: SIGNIFICANT HISTORIC ENVIRONMENT SITES</b>	<p>Local Plan Policy HC1: Built Heritage.</p> <p>NPPF: 16 . Conserving and enhancing the historic environment.</p>	<p>Policy ENV5 is considered to be in general conformity with NPPF and Local Plan in seeking to protect sites which are of historical significance locally. The heritage assets are listed as part of the policy</p>	<p>Possible positive impact as the policy requires development proposals are required to protect sites with local historic or architectural significance.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
<b>POLICY ENV 6: NON-DESIGNATED HERITAGE ASSETS – LOCALLY SIGNIFICANT BUILDINGS</b>	<p>Policy HC1: Built Heritage.</p> <p>NPPF: 16 . Conserving and enhancing the historic environment.</p>	<p>Policy ENV6is considered to be in general conformity with NPPF and Local Plan in seeking to protect sites which are of historical environmental significance locally. The sites are listed within the policy</p>	<p>Possible positive impact as the policy requires development proposals are required to protect sites with local historic or architectural significance.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
<b>POLICY ENV7: RIDGE AND FURROW FIELDS</b>	<p>NPPF: 12 . Conserving and enhancing the historic environment.</p> <p>LP Policy GI5 relates to protection of</p>	<p>ENV7 is considered to be in general conformity with the NPPF and LP as it seeks to protect ridge and furrow, part of the historic landscape.</p>	<p>The policy is unlikely to result in significant effects as it aims to protect ridge and furrow as part of the historic landscape.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy which gives protection to</p>



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	locally designated biodiversity and geodiversity sites.					historic landscape feature.
<b>POLICY EV8: FOOTPATHS AND BRIDLEWAYS</b>	<p>NPPF: Promoting healthy communities.</p> <p>Local Plan policy GI1 deals with Green Infrastructure including recreational paths and walking routes</p>	<p>Policy EV6 is considered to be in general conformity with the Local Plan and NPPF in seeking to protect and improve the existing network of footpaths and bridleways contributing to healthy lifestyles and community safety. The policy seeks to improve connectivity between Shearsby and Arnesby especially</p>	<p>The policy may deliver minor positive impacts as it is about protection and improvements of cycleways/ footpaths.</p>	<p>Possible minor positive impacts. No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it is about protection of footpaths and cycleways.</p>
<b>POLICY ENV 9: IMPORTANT VIEWS</b>	<p>NPPF: 15 Conserving and enhancing the natural environment/ 16 Conserving and enhancing the historic environment.</p> <p>LP policy GD5 refers to safeguarding public views, skylines and landmarks.</p>	<p>ENV9 is considered to be in general conformity with LP and NPPF in seeking to safeguard important views and vistas as identified by the community. These vistas are identified on the Map Figure 10 and defined in the policy.</p>	<p>The policy is unlikely to result in significant effects as it is affording important views protection.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy as it seeks to protect defined views/ vistas.</p>

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<p><b>POLICY ENV 10: FLOOD RISK RESILIENCE</b></p>	<p>NPPF: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Local Plan policy CC3 deals with flood risk and mitigation</p>	<p>Policy ENV10 is considered to be in general conformity with the LP and NPPF in setting the policy context to ensure that development takes into account implications in relation to local surface water flood risk, includes a Surface Water Drainage Study and takes measures to incorporate appropriate mitigation and SuDS.</p>	<p>The policy is unlikely to result in significant effects given the scale of development set out in the plan and the policy approach set out to ensure that areas at most risk of flooding are not developed.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
<p><b>POLICY ENV 11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE</b></p>	<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>Policy ENV11 is considered to be in general conformity with the LP and NPPF setting out local criteria which renewable energy schemes must meet and the location in which they will have the least impact</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>

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<p><b>POLICY CF1: COMMUNITY FACILITIES</b></p>	<p>NPPF: Supporting a prosperous rural economy. (paragraphs 83 to 84)</p> <p>LP Policy HC2 and HC3 deals with community facilities, public houses village shops and post offices</p>	<p>Policy 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 viability evidence needed to accompany any development proposal involving the loss of such a service/facility.</p> <p>The community facilities to be considered are defined in the policy</p>	<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.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy.</p>
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<p><b>POLICY CF2: 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>CF2 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>
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<p><b>POLICY E1: SUPPORT FOR EXISTING EMPLOYMEN T OPPORTUNITI ES</b></p>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>Policy E1 seeks to protect and provide opportunity for employment sites with the Neighbourhood Area subject to criteria. It can be considered to be in general conformity in aspiring to meet a local need and delivering the NPPF objective to support a prosperous rural economy</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>
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<p><b>POLICY E2: SUPPORT FOR NEW EMPLOYMEN T OPPORTUNITI ES</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>E2 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>
<p><b>POLICY E3: RE-USE OF AGRICULTUR AL AND COMMERCIAL BUILDINGS -</b></p>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>E3 is considered to be in general conformity with the LP and NPPF by supporting the re-use of agricultural and commercial buildings providing the proposals meet certain criteria aimed at protecting landscape, character of the area, historic and environmental features, road network and residential amenity</p>	<p>The policy is unlikely to result in significant effects given the policy criteria set out to protect the local environment.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

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<p><b>POLICY E4: BROADBAND INFRASTRUCTURE</b></p>	<p>NPPF: Supporting high quality communications infrastructure.</p> <p>LP Policy IN3 considers the support for provision of infrastructure alongside new development.</p>	<p>E4 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.</p>	<p>The policy is unlikely to result in significant effects given the requirement for sensitive location of such installations.</p>	<p>No significant effects identified.</p>	<p>None.</p>	<p>No negative effect arising from this policy</p>

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<p><b>POLICY E5: WORKING FROM HOME</b></p>	<p>NPPF: Supporting a prosperous rural economy.</p> <p>LP Policy BE1 and BE3 consider existing employment areas</p>	<p>E5 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>
<p><b>POLICY S2: Retail</b></p>	<p>Policy CS6: Improving Town Centres and Retailing</p>	<p>Policy S2 seeks to support a prosperous rural economy including public houses, shops and leisure facilities</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>