



# Strategic Environmental Assessment (SEA) for the Clipston Neighbourhood Plan

Environmental Report

Clipston Parish Council (Northamptonshire)

August 2020

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<sup>1</sup> <https://i1.wp.com/heritagecalling.com/wp-content/uploads/2014/08/clipston-medieval-village-remains-and-ridge-and-furrow-1.jpg?resize=640%2C354>

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# Non-Technical Summary

## Introduction

AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Clipston Neighbourhood Plan (CNP).

SEA is a mechanism for considering and communicating the likely significant effects of an emerging plan, and reasonable alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding or mitigating negative environmental effects and maximising positive effects. Through this approach, the SEA for the Clipston Neighbourhood Plan seeks to maximise the emerging Neighbourhood Plan's contribution to sustainable development.

The Environmental Report has been submitted to Daventry District Council alongside the Neighbourhood Plan for subsequent Independent Examination.

## Structure of the Environmental Report and this NTS

SEA reporting essentially involves answering the following questions in turn:

1. What has plan-making / SEA involved up to this point?
  - Including in relation to 'reasonable alternatives'.
2. What are the SEA findings at this stage?
  - i.e. in relation to the Draft Plan
3. What happens next?
  - What steps will be taken to finalise (and monitor) the Plan?

Each of these questions is answered in turn below. Before answering the first question however, two initial questions are answered in order to further set the scene – i) what is the Plan seeking to achieve?; and ii) what is the scope of the SEA?

## What is the Neighbourhood Plan seeking to achieve?

The Clipston Neighbourhood Plan (CNP) is being prepared in the context of the adopted West Northamptonshire Joint Core Strategy (JCS) and the adopted Daventry Settlements and Countryside Local Plan (SCLP).

Clipston is not allocated a housing target through either the JCS or the SCLP, though policy support is established by both strategic documents for the preparation of local evidence of housing need to be delivered through Neighbourhood Plans.

A Housing Need Report (HNR) and Housing Needs Survey (HNS) have been undertaken in support of the Neighbourhood Plan. This evidence has identified a need for **four** affordable homes in Clipston. Facilitating delivery of these affordable homes is therefore a key goal for the Neighbourhood Plan, alongside a broader vision for the village by the end of the Neighbourhood Plan period in 2029.

However, in order to achieve delivery of a total of four new affordable homes, the Neighbourhood Plan needs to allocate **ten** new dwellings. This is because Policy H2 (Affordable Housing) of the West Northamptonshire JCS requires developments of five or more dwellings to deliver 40% affordable housing, meaning ten homes overall is the required target to ensure the delivery of four affordable homes.

## What is the scope of the SEA?

The SEA Regulations require that “*when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*”. In England, the consultation bodies are the Environment Agency, Historic England and Natural England.<sup>2</sup> As such, the Scoping Report was released to these authorities for consultation between the period 3<sup>rd</sup> April and 8<sup>th</sup> May 2020.

Comments received on the Scoping Report, and how they have been considered and addressed, are presented in Appendix II of this report.

The issues identified through the Scoping process were then translated into an ‘SEA framework’. This SEA framework provides a methodological framework for the appraisal of likely significant effects on the baseline. The framework is summarised in Table NTS1 below:

*Table NTS1 The SEA framework*

SEA theme	SEA objective
Biodiversity	<ul style="list-style-type: none"> <li>Protect and enhance all biodiversity assets, including seeking a net gain where possible.</li> </ul>
Climate change	<ul style="list-style-type: none"> <li>Reduce the level of contribution to climate change made by activities within the Neighbourhood Plan Area</li> <li>Support the resilience of the Neighbourhood Plan Area to the potential effects of climate change, including flooding</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>Protect and enhance the character and quality of landscapes and townscapes within and surrounding the Neighbourhood Plan area</li> </ul>
Historic environment	<ul style="list-style-type: none"> <li>Protect, maintain and enhance the rich variety of cultural and built heritage within the Neighbourhood Plan area.</li> <li>Conserve, enhance and support the integrity of designated and non-designated buildings and structures of architectural or historic interest, as well as their settings.</li> </ul>
Land, soil and water resources	<ul style="list-style-type: none"> <li>Ensure the efficient and effective use of land</li> <li>Use and manage water resources in a sustainable manner</li> </ul>
Health and wellbeing	<ul style="list-style-type: none"> <li>Improve the health and wellbeing of residents within the Neighbourhood Plan area.</li> </ul>
Population and communities	<ul style="list-style-type: none"> <li>Cater for existing and future residents’ needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.</li> <li>Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>Promote sustainable transport use and reduce the need to travel</li> <li>Maintain and improve the transport infrastructure within the Neighbourhood plan area.</li> </ul>

<sup>2</sup> In line with Article 6(3) of the SEA Directive, these consultation bodies were selected “*by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes*”.

## What has plan-making/ SEA involved up to this point?

Plan making has been underway in Clipston since 2017, following the approval of Clipston's Neighbourhood Area application by Daventry District Council March 2017. The scope, objectives and policies of the plan have evolved in response to extensive engagement with the local community by the Parish Council.

The draft Neighbourhood Plan was subsequently screened in as requiring SEA by Daventry District Council due to the potential for the Neighbourhood Plan to give rise to significant environmental effects, particularly in relation to the Clipston Medieval Settlement Scheduled Monument.

## Housing Numbers to be delivered through the Neighbourhood Plan

The 2017 Housing Needs Survey, which is a key part of the evidence base underpinning the Neighbourhood Plan, concluded the following:

- There is a shortage of local affordable housing options within Clipston;
- Some older local residents are seeking to downsize to reduce the maintenance and cost burdens associated with large homes, but the available housing stock means they are unable to do so;
- Some younger local single adults and younger local couples are seeking to rent or purchase locally, but the available housing stock means they are unable to do so;
- When all preferred affordable tenure types identified through the HNS are considered, a total need for an additional **four affordable homes** is identified in Clipston.

The Parish Council recognises that delivering four affordable new homes in Clipston in isolation would be extremely challenging in terms of viability.

The JCS requires developments of five or more units in the Rural Areas of Daventry district to deliver at least 40% of homes on site as affordable housing (subject to viability). Therefore, in order to achieve four affordable homes in Clipston, the Parish Council recognises that delivery of some 'market enabling' housing will be necessary so that a total of at least ten homes is allocated, providing the 40% requirement.

## Summary of the Parish Council's site assessment

In order to identify sites at which to deliver these new homes, the Council undertook a call for sites exercise in September 2018. A total of **13** sites were identified, but as some of these were much larger than necessary for ten homes, the Parish Council invited landowners to nominate smaller sub-areas within the overall sites for consideration separately. Consequently, three sites were sub-divided.

As a result, a total of **16** distinct site options were identified for testing. These are listed in Table NTS 2 below:

*Table NTS2 Full list of identified site options for potential allocation*

Site reference	Site name	Site area (ha)	Indicative capacity
A	Land to the South East side of Church Lane	0.35	10
B	Land at Naseby Road and Gold Street	0.26	8
C	Paddock at rear of Six Weskers Close	0.21	7

D1+D2	Land to the rear of Marecroft	1	24
D2	Part of land to the rear of Marecroft	0.57	13
E	Land West of Chapel Lane	0.13	4
F1+F2	Land behind Chestnut Grove and Clipston School	1.21	29
F2	Part of land behind Chestnut Grove and Clipston School	0.4	12
G	Land east of Kelmarsh Road	0.3	9
H1+H2	Land at junction of Pegs Lane and Chapel Lane	0.32	10
H2	Part of land at junction of Pegs Lane and Chapel Lane	0.2	6
I	Bottom paddock in Chapel Lane	0.21	6
J	Part of Nobold Farm	0.1	3
K	Paddock off Gold Street	0.25	6
L	Land off Naseby Road	0.4	12
M	Clipston new settlement	18	324

The Council commissioned independent consultants YourLocale to undertake a site assessment for all 16 identified sites. YourLocale called this process a 'Strategic Sustainability Assessment', or SSA. An individual SSA was produced for each site, testing the sites against 25 different criteria and scoring the site 'Red', 'Amber' or 'Green' in relation to each of the criteria. The total number of 'Red' scores was subtracted from the total number of 'Green' scores to provide an overall result. The sites were then ranked in order of strongest score to weakest score.

## Testing sites against the SEA framework

In order to determine which sites should be tested against each other through the SEA as 'reasonable alternatives', it was first necessary to test a shortlist of sites in relation to the SEA framework in isolation.

As the Neighbourhood Plan's key goal is delivering 10 new homes at a single site to enable four new affordable dwellings to be achieved, any site with a capacity of fewer than 10 dwellings could not be considered a 'reasonable alternative' for allocation in the Neighbourhood Plan and was sifted out.

The SEA site assessment therefore tested a total of seven sites for their individual merits in relation to the SEA framework to see which should be considered further as potential 'reasonable alternatives'. The summary of this site appraisal is presented in Table NTS3 below:



*Table NTS3 Summary of SEA site assessment findings*

Site	Bio-diversity	Climate change	Landscape	Historic Environment	Land, soil and water resources	Population and community	Health and wellbeing	Transport
A								
D1+D2								
D2								
F1+F2								
F2								
H1+H2								
L								
<b>Key</b>								
Likely adverse effect (without mitigation measures)					Likely positive effect			
Neutral/no effect					Uncertain effects			

## Establishing 'reasonable alternatives'

Subsequent to the above assessment, it was necessary to consider the findings of the Parish Council's SSA process in relation to each of the seven sites.

The SSA process found that Site A, Site D2, Site F2 and Site H1+H2 perform strongly overall, whilst Site D1+D2 and Site F1+F2 perform weakly overall. Site L was found to perform neither strongly nor weakly overall.

The findings of the SEA site assessment presented above are not considered to outweigh the Council's SSA findings, and so it is considered appropriate to sift out the four sites which did not perform strongly overall in the SSAs.

Therefore, the reasonable alternatives for Clipston are considered to be as follows:

- **Option 1:** Site A (Land to the south east of Church Lane)
- **Option 2:** Site D2 (Part of land to the rear of Marecroft)
- **Option 3:** Site F2 (Part of land behind Chestnut Grove and Clipston School)
- **Option 4:** Site H1+H2 (Land at junction of Pegs Lane and Chapel Lane)

## Assessing 'reasonable alternatives'

For each of the options, the assessment appraisal of reasonable alternatives examines likely significant effects on the baseline, drawing on the sustainability SEA objectives identified through scoping as a methodological framework. The intention is to distinguish between each of the alternative options in relative terms, i.e. test their performance under each SEA theme in relation to one another in order to identify the most strongly performing alternative option overall.



Under each SEA theme (e.g. 'Biodiversity'), the appraisal looks to differentiate between the performance of the options in relation to the relevant SEA objectives. Where there is a distinction between the options, their relative performance is ranked in order of preference with '1' indicating strongest performance. Where it is not possible to meaningfully differentiate between the options, their broadly equal performance is indicated with a '=' symbol. Potential significant effects are indicated with highlighted text. **Green** is used to indicate significant positive effects, whilst **Red** is used to indicate significant negative effects.

Every effort is made to predict effects accurately, though this is inherently challenging given the high-level nature of the options under consideration. In light of this, there is a need to make certain assumptions regarding how options will be implemented 'on the ground' and what the effect on particular receptors would be. Where there is a need to rely on assumptions in order to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text.

Finally, it is important to note that effects are predicted taking into account the criteria presented within the SEA Regulations. So, for example, account is taken of the duration, frequency and reversibility of effects. The results of the reasonable alternatives assessment are presented in Table NTS4 below:

*Table NTS4 Summary of SEA reasonable alternative assessment*

SEA Theme	Option 1 Site A - Land to the south east side of Church Lane	Option 2 Site D2 - Part of land to the rear of Marecroft	Option 3 Site F2 - Part of land behind Chestnut Grove and Clipston School	Option 4 Site H1+H2 - Land at junction of Pegs Lane and Chapel Lane
Biodiversity	=	=	=	=
Climate change	2	1	1	1
Health and wellbeing	=	=	=	=
Historic environment	2	2	1	3
Landscape	1	2	1	2
Land, soil and water resources	1	2	2	1
Population and communities	=	=	=	=
Transport	1	1	2	1

## What are the SEA findings at this stage?

- 1.1 The appraisal of the CNP, including mitigation of potential adverse effects provided by the Neighbourhood Plan's proposed policies, has not identified the potential for significant negative effects. The SEA themes which are most sensitive to development in the CNP area are historic environment and landscape.
- 1.2 Key findings are:
  - In relation to the historic environment, a key concern is avoiding harm to the Clipston Medieval Settlement Scheduled Monument. However, overall the policies as applied to the proposed site allocation proposed are likely to be effective in mitigating and avoiding specific harm, whilst the policies of the Neighbourhood Plan as a whole are considered likely to avoid harm to the historic environment more broadly.
  - In terms of landscape, a key concern is avoiding harm to the rural setting and context of the village and Clipston's villagescape character. Again, the policies of Neighbourhood Plan are considered likely to deliver growth which does not result in adverse effects to how the village is perceived within the landscape or to the character of its built area.
  - The potential for significant positive effects is identified in relation to the population and communities SEA objective on the basis that the plan will deliver new housing to meet local needs, including four affordable homes to meet the specifically identified needs of local residents. Whilst four homes is not a substantial quantum in absolute terms, it is considered significant in the context of the village, particularly as it will meet identified affordable housing needs in full.
  - Minor positive effects are anticipated in relation to the biodiversity, climate change, health and wellbeing, historic environment, and transportation SEA themes.
  - Neutral effects are anticipated in relation to the landscape SEA theme.
  - Minor negative effects are anticipated in relation to the land, soil and water resources SEA theme on the basis that the proposed allocation of Site D2 will result in the loss of productive agricultural land with potential to be 'best and most versatile'.
- 1.3 Overall, it is considered that the CNP takes a proactive approach to delivering new development whilst protecting key aspects of the natural, built and historic environment that contribute to the overall sense of place and quality of life in the Clipston.

## What are the next steps?

This Environmental Report accompanies the Clipston Neighbourhood Plan for Regulation 14 consultation.

Following consultation, any representations made will be considered by the Neighbourhood Plan Group, and the Environmental Report will be updated as necessary. The updated Environmental Report will then accompany the Neighbourhood Plan for submission to the Local Planning Authority, Daventry District Council, for subsequent Independent Examination.

At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the adopted West Northamptonshire Joint Core Strategy and the adopted Daventry Settlements and Countryside Local Plan.

If Independent Examination is favourable, the Clipston Neighbourhood Plan will be subject to a referendum, organised by Daventry District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Clipston Neighbourhood Plan will become part of the Development Plan for Daventry, covering the defined Neighbourhood Plan area.

It is noted that on 1<sup>st</sup> April 2021 Daventry District Council, along with Northampton Borough Council and South Northamptonshire Borough Council, will be replaced by the new West Northamptonshire Unitary Authority. When this happens, the made Neighbourhood Plan will become part of the Development Plan for the new Unitary Authority, again in relation to Clipston only.

# 1. Introduction

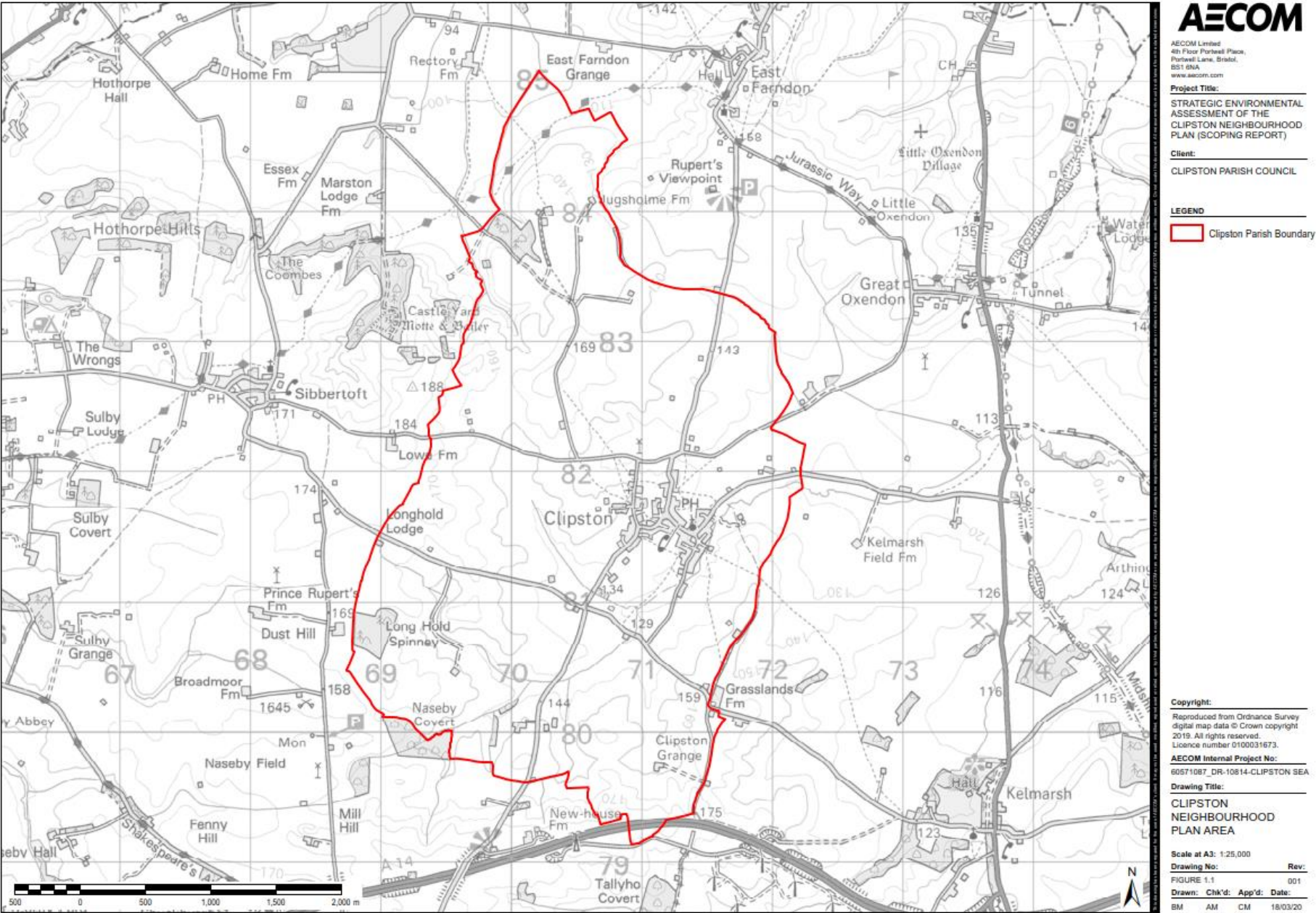
## Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Clipston Neighbourhood Plan (CNP).
- 1.2 The CNP is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011. The CNP is being prepared in the context of the adopted West Northamptonshire Joint Core Strategy and the adopted Daventry Settlement and Countryside Local Plan.
- 1.3 The CNP will be submitted to Daventry District Council in summer 2020. This Environmental Report accompanies the pre-submission version of the Neighbourhood Plan.
- 1.4 Key information relating to the CNP is presented in Table 1.1 below:

*Table 1.1 Clipston Neighbourhood Plan – Key Facts*

Name of Responsible Authority	Clipston Parish Council
Title of Plan	Clipston Neighbourhood Plan
Subject	Neighbourhood planning
Purpose	<p>The Clipston Neighbourhood Plan is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012.</p> <p>The Neighbourhood Plan will be in general conformity with West Northamptonshire Joint Core Strategy (Local Plan Part 1), adopted 2014, and the Daventry Settlement and Countryside Local Plan (Local Plan Part 2), adopted 2020.</p> <p>The Clipston Neighbourhood Plan will inform decisions about development within the Clipston Neighbourhood Plan area over the plan period.</p>
Timescale	To 2029
Area covered by the Neighbourhood Plan	The Neighbourhood Plan area covers the parish of Clipston in Northamptonshire (Figure 1.1)
Summary of content	The Clipston Neighbourhood Plan will set out a vision, strategy and range of policies for the Neighbourhood Plan area.
Plan contact point	Anthony Price, Neighbourhood Plan Steering Group Email: <a href="mailto:anthony.price25@yahoo.co.uk">anthony.price25@yahoo.co.uk</a>

Figure 1.1 The Clipston Neighbourhood Plan Area



## SEA explained

- 1.5 The Clipston Neighbourhood Plan has been screened in by Daventry District Council as requiring an SEA due to the potential for significant environmental effects from site allocations within the Neighbourhood Plan area, particularly in relation to the Clipston Medieval Settlement Scheduled Monument.
- 1.6 SEA is a mechanism for considering and communicating the likely significant effects of an emerging plan, and reasonable alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding or mitigating negative environmental effects and maximising positive effects. Through this approach, the SEA for the Clipston Neighbourhood Plan seeks to maximise the emerging Neighbourhood Plan's contribution to sustainable development.
- 1.7 The SEA has been prepared in conformity with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive<sup>3</sup>. This has included an initial scoping stage, consulted upon with Statutory Consultees; Natural England, Historic England and Environment Agency.<sup>4</sup>
- 1.8 The SEA Regulations require that a report (known as the **Environmental Report**) is published for consultation alongside the draft Neighbourhood Plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the Neighbourhood Plan.
- 1.9 More specifically, the Report must answer the following three questions:
  1. What has plan-making/ SEA involved **up to this point**?
    - Including in relation to 'reasonable alternatives'
  2. What are the appraisal findings **at this stage**?
    - i.e. in relation to the draft Neighbourhood Plan.
  3. What happens **next**?
- 1.10 This report essentially answers questions 1, 2 and 3 in turn, in order to provide the required information.<sup>5</sup> Each question is answered within a discrete 'part' of the report. Before answering Q1, two initial questions are answered in order to further set the scene; 'what is the Neighbourhood Plan seeking to achieve?', and 'what is the scope of the SEA'?

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<sup>3</sup> Directive 2001/42/EC

<sup>4</sup> Further information on the scope of the SEA is provided in Chapter 3

<sup>5</sup> See **Appendix I** for further explanation of the regulatory basis for answering certain questions within the Environmental Report, and a 'checklist' explaining more precisely the regulatory basis for presenting certain information



## 2. What is the plan seeking to achieve?

### Introduction

- 2.1 This chapter sets the local planning policy context for the Clipston Neighbourhood Plan and presents the vision of the Neighbourhood Plan itself.

### Local planning policy context

- 2.2 The Clipston Neighbourhood Plan (CNP) is being prepared in the context of the adopted West Northamptonshire Joint Core Strategy (2014) and the adopted Daventry Settlements and Countryside Local Plan (2020). These documents are explored in turn below.

### West Northamptonshire Joint Core Strategy (Local Plan Part 1)

- 2.3 The West Northamptonshire Joint Core Strategy (JCS) was adopted in 2014 and serves as the Part 1 Local Plan for Daventry District Council, Northampton Borough Council and South Northamptonshire Council for the period 2011 to 2029.
- 2.4 As a Part 1 Local Plan, the JCS sets the overarching strategic framework for growth for Daventry, Northampton and South Northamptonshire, including the quantum of housing growth to be delivered and the spatial strategy by which to distribute this growth.
- 2.5 In this context, **Policy S3** (Scale and Distribution of Housing Development) of the JCS sets Daventry district a housing target of around 12,730 dwellings over the plan period 2011-2029. Of this, around 4,620 new homes are to be delivered at Daventry town, around 5,750 at the Northampton Related Development Area (RDA)<sup>6</sup> with the remaining quantum of around 2,360 new homes to be distributed across the district's 'Rural Areas', which includes Clipston.
- 2.6 JCS **Policy R1** (Spatial Strategy for the Rural Areas) says that the distribution of the rural housing target of 2,360 homes over the plan period will be determined by the Part 2 Local Plan "according to the local need of each village". However, the policy is clear that this distribution should be "guided by a rural settlement hierarchy" which comprises the following categories:
1. Primary Service Villages;
  2. Secondary Service Villages;
  3. Other Villages;
  4. Small Settlements / Hamlets.
- 2.7 JCS **Policy H2** (Affordable Housing) establishes that in the Rural Areas of Daventry district, 40% of the total number of dwellings on new developments of 5 or more dwellings should be delivered as affordable housing (subject to viability).

### Settlements and Countryside Local Plan (Local Plan Part 2)

- 2.8 Daventry District Council adopted its Part 2 Local Plan, called the Settlements and Countryside Local Plan (SCLP), in early 2020. The SCLP sets the distribution of housing across the district within the framework established by the JCS and determines where each rural settlement in the district sits on the hierarchy identified in the JCS.
- 2.9 SCLP **Policy SP1** (Daventry District Spatial Strategy) identifies eight spatial principles for growth in the district in order "to ensure a sustainable pattern of development to meet the overall spatial strategy of the West Northamptonshire JCS". The spatial strategy is underpinned by the principle of focussing growth at Daventry town and the Northampton RDA, though is

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<sup>6</sup> The Northampton RDA is situated at the edge of Northampton borough, though falls partly within Daventry district boundary.

clear that there is also a need to “*protect and enhance existing services and facilities within the District’s villages through allowing development to meet their identified housing needs*”.

- 2.10 SCLP **Policy RA3** (Other Villages) identifies Clipston as an ‘Other Village’ at tier 3 of the four-tier settlement hierarchy. This reflects that Clipston “*performs a predominantly local role in providing a limited number of services and facilities*” for residents. The policy limits development under most circumstances at the ‘Other Villages’ to locations “*within the confines of the village*”. The policy also explicitly provides support in principle for “*development that is provided for in a made neighbourhood development plan*”.
- 2.11 The SCLP does not set a housing target, or make site allocations, for any settlement at any tier of the rural settlement hierarchy, including Clipston. At paragraph 5.1.03 of the SCLP, the supporting text of **Policy RA3** (Other Villages) identifies that as at April 2019, the target of 2,360 homes set by the JCS for the Rural Areas had already been exceeded, leaving a residual need of zero additional dwellings to 2029. Subsequently, the supporting text goes on to explain that due to this “*progress against the rural requirement*” it is not considered necessary to “*make any allocations for development in the rural areas in this plan or to identify specific targets for individual settlements*”. Despite this, the SCLP recognises that the JCS housing target is “*not a ceiling*” and the fact it has been exceeded, making strategic allocations unnecessary, does not preclude new development in the Rural Areas from coming forward in principle.
- 2.12 It is important to note that the supporting text of Policy RA3 goes on to state that “*further development could come forward*” at the rural settlements “*through neighbourhood plans or exception sites*”. Such development will “*need to be supported by appropriate evidence, for example a Local Housing Needs Survey or Housing Needs Assessment*”.

## Vision of the Neighbourhood Plan

- 2.13 The draft Neighbourhood Plan presents a broad vision of Clipston at the end of the plan period in 2029. By 2029 it is envisioned that the following will be true of the village:
- *“It recognises the importance of climate change and has done what it can to mitigate its impact;*
  - *It has retained its rural nature, open spaces and ‘green’ character;*
  - *Any new development has been consistent with the rural nature, open spaces and green character of the village and has avoided any urbanisation, thereby having maintained the absence of densely packed housing;*
  - *Traffic and parking issues have been managed to ensure the safety of pedestrians (particularly schoolchildren) cyclists and walkers, as well as motorists, whilst limiting noise and vibration pollution, and pollution from vehicle emissions;*
  - *Local employment with existing businesses and working farms have been encouraged;*
  - *The sense of tranquillity, open spaces and attractive views have been preserved;*
  - *Increases in surface water run-off are limited to reduce the strain on watercourses and drains;*
  - *There has been maintained and encouraged the sense of community as illustrated by the existing Bulls Head public house, Recreation Fields, clubs and other social organisations; and*
  - *Boundary vegetation and landscaping has been maintained to preserve the character and rural values of the village, with species selected to support local flora and fauna”.*
- 2.14 The vision for the Neighbourhood Plan was created in consultation with the community and the policies of the Plan are intended to help ensure it is achieved.



## 3. What is the scope of the SEA?

### Introduction

3.1 The aim here is to introduce the scope of the SEA, i.e. the sustainability issues/ objectives that should be a focus of (and provide a methodological framework for) the SEA. The scope of the SEA was established through the SEA scoping report which set out:

- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the Neighbourhood Plan;
- Baseline data against which the Neighbourhood Plan can be assessed;
- The key sustainability issues for the Neighbourhood Plan; and
- An 'SEA Framework' of objectives against which the Neighbourhood Plan can be assessed.

3.2 Further information on the scope of the SEA is presented in **Appendix II**.

### Consultation

3.3 The SEA Regulations require that “*when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*”. In England, the consultation bodies are the Environment Agency, Historic England and Natural England.<sup>7</sup> As such, the Scoping Report was released to these authorities for consultation between the period 3<sup>rd</sup> April and 8<sup>th</sup> May 2020.

3.4 Comments received on the Scoping Report, and how they have been considered and addressed, are presented in Appendix II.

### The SEA framework

3.5 The issues identified through the Scoping process were then translated into an 'SEA Framework'. This SEA Framework provides a methodological framework for the appraisal of likely significant effects on the baseline. The SEA framework for the Neighbourhood Plan is summarised in Table 3.1 below and presented in full in Appendix II.

*Table 3.1 SEA Framework for the Clipston Neighbourhood Plan*

SEA theme	SEA objective
Biodiversity	<ul style="list-style-type: none"> <li>• Protect and enhance all biodiversity assets, including seeking a net gain where possible.</li> </ul>
Climate change	<ul style="list-style-type: none"> <li>• Reduce the level of contribution to climate change made by activities within the Neighbourhood Plan Area</li> <li>• Support the resilience of the Neighbourhood Plan Area to the potential effects of climate change, including flooding</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>• Protect and enhance the character and quality of landscapes and townscapes within and surrounding the Neighbourhood Plan area</li> </ul>
Historic environment	<ul style="list-style-type: none"> <li>• Protect, maintain and enhance the rich variety of cultural and built heritage within the Neighbourhood Plan area.</li> <li>• Conserve, enhance and support the integrity of designated and non-designated buildings and structures of architectural or historic interest, as well as their settings.</li> </ul>

<sup>7</sup> In line with Article 6(3) of the SEA Directive, these consultation bodies were selected “*by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes*”.

SEA theme	SEA objective
Land, soil and water resources	<ul style="list-style-type: none"> <li>• Ensure the efficient and effective use of land</li> <li>• Use and manage water resources in a sustainable manner</li> </ul>
Health and wellbeing	<ul style="list-style-type: none"> <li>• Improve the health and wellbeing of residents within the Neighbourhood Plan area.</li> </ul>
Population and communities	<ul style="list-style-type: none"> <li>• Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.</li> <li>• Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Promote sustainable transport use and reduce the need to travel</li> <li>• Maintain and improve the transport infrastructure within the Neighbourhood plan area.</li> </ul>

## **Part 1: What has plan-making/SEA involved up to this stage?**

## 4. Introduction (to Part 1)

- 4.1 The ‘narrative’ of plan-making/ SEA up to this point is told within this part of the Environmental Report.
- 4.2 A key element of the SEA process is the appraisal of ‘reasonable alternatives’ for the CNP. The SEA Regulations<sup>8</sup> are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the “*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*”.
- 4.3 In accordance with the SEA Regulations the Environmental Report must include:
- An outline of the reasons for selecting the alternatives dealt with;
  - The likely significant effects on the environment associated with alternatives;
  - The reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives.
- 4.4 The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the Neighbourhood Plan area and potential locations for development. Specifically, this chapter explains how the CNP’s development strategy has been shaped through considering alternative approaches for the location of housing in the Neighbourhood Plan area.

### Structure of this part of the report

- 4.5 This part of the report is structured as follows:
- Chapter 5 – explains the process of establishing reasonable alternatives
  - Chapter 6 – presents the outcomes of assessing reasonable alternatives
  - Chapter 7 – explains reasons for establishing the preferred option, in light of the assessment.

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<sup>8</sup> Environmental Assessment of Plans and Programmes Regulations 2004

## 5. Establishing the reasonable alternatives

### Introduction

- 5.1 Plan making has been underway in Clipston since 2017, following the approval of Clipston's Neighbourhood Area application by Daventry District Council March 2017. The scope, objectives and policies of the plan have evolved in response to extensive engagement with the local community by the Parish Council.
- 5.2 The draft Neighbourhood Plan was subsequently screened in as requiring SEA by Daventry District Council due to the potential for the Neighbourhood Plan to give rise to significant environmental effects, particularly in relation to the Clipston Medieval Settlement Scheduled Monument.

### Housing numbers to be delivered through the Neighbourhood Plan

- 5.3 Consistent with the local planning policy context outlined in Chapter 2 of this report, Daventry District Council has not provided Clipston Parish Council with a housing target to deliver through the Neighbourhood Plan.
- 5.4 However, the West Northamptonshire JCS and the Daventry SCLP support the preparation of evidence which identifies localised housing needs to inform the development of Neighbourhood Plans.

### Evidence of local housing needs

- 5.5 The draft Neighbourhood Plan is informed by both a bespoke Housing Needs Report commissioned by the Parish Council and a Housing Needs Survey prepared by Daventry District Council. These are summarised below:

#### Clipston Housing Needs Report (July 2017) <sup>9</sup>

- 5.6 Clipston Parish Council commissioned YourLocale to prepare a Housing Needs Report (HNR) in 2017. The HNR *"provides an analysis of housing issues in the Clipston Parish area"*, drawing upon data from *"the Census, Land Registry and Office for National Statistics, small area model-based, income estimates and local consultation exercises"*.
- 5.7 The key findings of the HNR are:
  - There is evidence of under-occupancy within the parish;
  - There is a need for smaller homes of one or two bedrooms;
  - There is a need for homes which enable residents to downsize or to enter the housing market for the first time;
  - The high price of market housing is a barrier to lower- and middle-income earners entering the local housing market.

#### Clipston Housing Needs Survey (October 2017) <sup>10</sup>

- 5.8 Daventry District Council (DDC) subsequently undertook a Housing Needs Survey (HNS) in Clipston later in 2017. DDC has rolled out a standardised methodology for undertaking HNS

<sup>9</sup> YourLocale (2017) "Clipston Parish Neighbourhood Plan Housing Needs Report" [online], available from: <http://www.clipstonparishcouncil.org.uk/community/clipston-parish-council-7787/neighbourhood-plan-data/>

<sup>10</sup> Daventry District Council (2017), "Clipston Parish Housing Survey" [online], available from: <https://www.daventrydc.gov.uk/living/housing-strategy/housing-needs-surveys/>

around the district and has completed HNS for a large number of parishes in order to provide an objective assessment of housing needs at a localised scale.

5.9 The key findings of the Clipston HNS are:

- There is a shortage of local affordable housing options;
- Some older local residents are seeking to downsize to reduce the maintenance and cost burdens associated with large homes, but the available housing stock means they are unable to do so;
- Some younger local single adults and younger local couples are seeking to rent or purchase locally, but the available housing stock means they are unable to do so;
- When all preferred affordable tenure types identified through the HNS are considered, a total need for an additional **four affordable homes** is identified in Clipston.

## Delivering affordable housing in Clipston

- 5.10 The Parish Council recognises that delivering four affordable new homes in Clipston in isolation would be extremely challenging in terms of viability.
- 5.11 The JCS requires developments of five or more units in the Rural Areas of Daventry district to deliver at least 40% of homes on site as affordable housing (subject to viability). Therefore, in order to achieve four affordable homes in Clipston, the Parish Council recognises that delivery of some 'market enabling' housing will be necessary so that a **total of at least ten homes** is allocated, providing four affordable homes under the 40% requirement.
- 5.12 Whilst two sites of five dwellings each could theoretically achieve a total of four affordable homes overall, this approach has been discounted in favour of seeking delivery of **all ten new homes on a single site**. It is considered that seeking two separate smaller schemes could increase the risk of full policy-compliant affordable delivery becoming unviable. Additionally, engagement and consultation with the community has indicated a preference to deliver all ten homes in one scheme subject to an appropriate site being identified.

## Site options

- 5.13 In this context, the Parish Council has sought to identify site options to test for potential allocation through the Neighbourhood Plan to deliver the locally identified target of ten homes.
- 5.14 The Daventry Housing and Economic Land Availability Assessment (HELAA) identifies only one site option within the Clipston Neighbourhood Plan area (HELAA site 159 - Land to the South East side of Church Lane). Therefore, in order to establish a better understanding of available sites within the parish, the Parish Council undertook a call for sites exercise in September 2018.
- 5.15 A total of **13** sites were nominated by landowners, including resubmission of HELAA site 159.
- 5.16 As a number of nominated sites were judged larger than necessary to deliver ten homes, the Parish Council invited site proponents to identify sub-areas within their sites for consideration separately. Consequently three sites (Site D1 + D2, Site F1 + F2, and Site H1 + H2) were each split into two areas for testing, creating Site D2, Site F2 and Site H2 (i.e. part of the original lettered nominated area). Therefore, **an overall total of 16 distinct sites** were identified for further testing.
- 5.17 To determine which of these sites might be most suitable and achievable for allocation, all 16 of the site options underwent independent site assessment by YourLocale on behalf the Parish Council. This process is summarised below. Full details are presented in Appendix 5 of the draft Neighbourhood Plan.

## Summary of the Parish Council's site assessment

5.18 The Parish Council engaged YourLocale to undertake independent site assessment in support of the Neighbourhood Plan. This process was known as the Strategic Sustainability Assessment (SSA). The output was an individual SSA for each site.

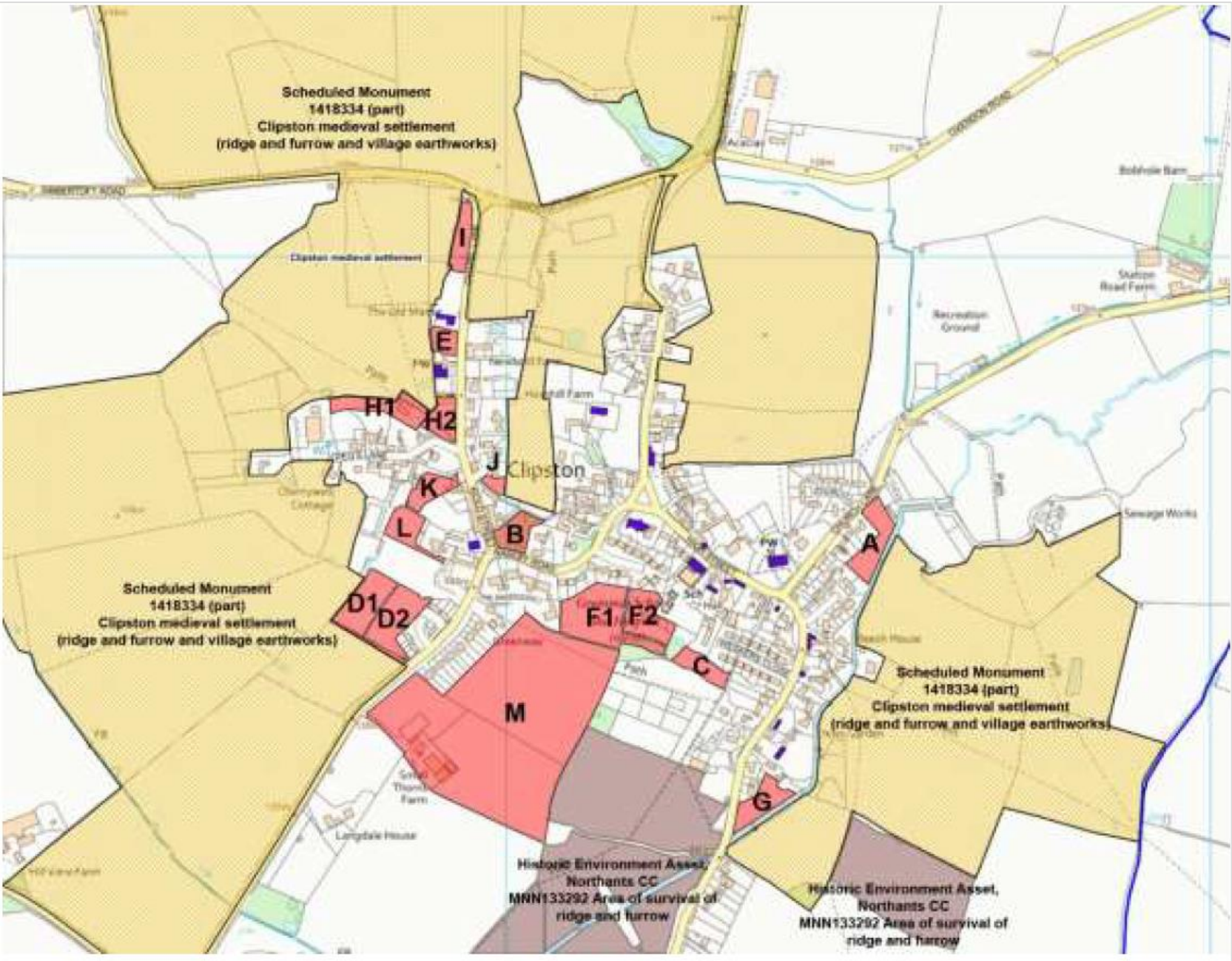
5.19 As outlined above, a total of 16 sites were identified for testing through the site assessment. These are listed in Table 5.1 below and mapped in Figure 5.1 overleaf:

*Table 5.1 Full list of identified site options at Clipston for testing through the site assessment*

Site reference	Site name	Site area (ha)	Indicative capacity
A	Land to the South East side of Church Lane	0.35	10
B	Land at Naseby Road and Gold Street	0.26	8
C	Paddock at rear of Six Weskers Close	0.21	7
D1+D2	Land to the rear of Marecroft	1	24
D2	Part of land to the rear of Marecroft	0.57	13
E	Land West of Chapel Lane	0.13	4
F1+F2	Land behind Chestnut Grove and Clipston School	1.21	29
F2	Part of land behind Chestnut Grove and Clipston School	0.4	12
G	Land east of Kelmarsh Road	0.3	9
H1+H2	Land at junction of Pegs Lane and Chapel Lane	0.32	10
H2	Part of land at junction of Pegs Lane and Chapel Lane	0.2	6
I	Bottom paddock in Chapel Lane	0.21	6
J	Part of Nobold Farm	0.1	3
K	Paddock off Gold Street	0.25	6
L	Land of Naseby Road	0.4	12
M	Clipston new settlement	18	324



Figure 5.1 Site options tested through the Parish Council’s SSA site assessment exercise (as per Appendix 5 of the draft Neighbourhood Plan)



## Methodology

5.21 The methodology for the SSAs is presented below, as detailed in the main SSA document:

*“A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty five indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites. **Red** is scored for a negative assessment where significant mitigation is required; **Amber** is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required; **Green** is scored for a positive assessment with no major identified constraints on residential development. **Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.**”<sup>11</sup>*

## Results

5.22 The SSAs produced a Red / Amber / Green value for each site in relation to each of the 25 criteria, then an overall score of total greens *minus* total reds, summarised in Table 5.2 below:

*Table 5.2 Results summary of the Parish Council's SSA site assessment*

Site	Total reds	Total ambers	Total greens	Overall score
<b>A</b>	5	13	7	Green +2
<b>B</b>	5	12	8	Green +3
<b>C</b>	6	10	9	Green +3
<b>D1+D2</b>	7	12	6	Red +1
<b>D2</b>	3	13	9	Green +6
<b>E</b>	6	8	11	Green +5
<b>F1+F2</b>	8	10	7	Red +1
<b>F2</b>	7	9	9	Green +2
<b>G</b>	6	13	6	Amber
<b>H1+H2</b>	5	14	6	Green +1
<b>H2</b>	3	16	6	Green +3
<b>I</b>	10	8	7	Red +3
<b>J</b>	4	12	9	Green +5
<b>K</b>	5	13	7	Green +2
<b>L</b>	7	11	7	Amber
<b>M</b>	9	11	5	Red +4

<sup>11</sup> Emphasis added by AECOM.

## Testing sites against the SEA framework

- 5.23 In order to determine which sites should be tested against each other through the SEA as 'reasonable alternatives', it is first necessary to test a shortlist of sites in relation to the SEA framework in isolation.
- 5.24 The SEA notes the methodology and findings of the Parish Council's SSA process. However, compiling an initial shortlist of sites for testing through the SEA is more directly informed by the Neighbourhood Plan's key goal of delivering 10 new homes at a single site to enable four new affordable dwellings to be achieved.
- 5.25 This is because any site with a capacity of fewer than 10 dwellings will not achieve the Plan's key goal, and therefore cannot be considered as a 'reasonable alternative' for allocation - sites with capacity of fewer than 10 dwellings are not considered further. Conversely, Site M is of too great a size to be a reasonable alternative for delivery of 10 homes and is also sifted out.
- 5.26 Whilst the SSA scores are clearly an important consideration and a key piece of evidence, these will be fed back into the process once potential reasonable alternative sites have been tested in relation to the SEA framework.
- 5.27 On this basis, the SEA identifies a total shortlist of **seven** sites which should be tested in relation to the SEA framework as potential 'reasonable alternative' sites for allocation.
- 5.28 The key details of these sites are summarised in Table 5.3 below:

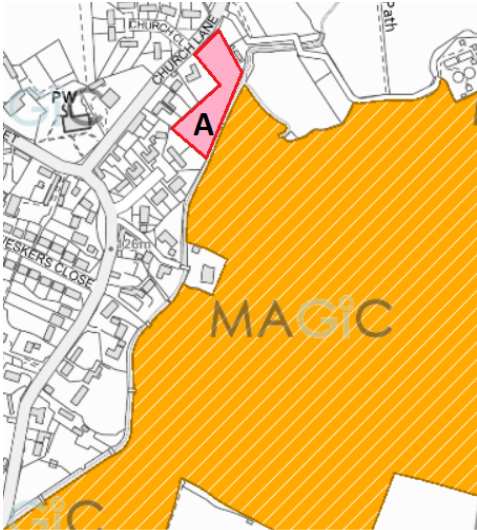
*Table 5.3 Potential site options for allocation through the Clipston Neighbourhood Plan*

Site reference	Site name	Area (ha)	Proposed capacity
A	Land to the South East side of Church Lane	0.35	10
D1+D2	Land to the rear of Marecroft	1	24
D2	Part of land to the rear of Marecroft	0.57	13
F1+F2	Land behind Chestnut Grove and Clipston School	1.21	29
F2	Part of land behind Chestnut Grove and Clipston School	0.4	12
H1+H2	Land at junction of Pegs Lane and Chapel Lane	0.32	10
L	Land off Naseby Road	0.4	12

## SEA site assessment findings

- 5.29 The seven sites are now considered in relation to the SEA framework developed during SEA scoping (the SEA framework is outlined in Table 3.1 of this report). This comprises an appraisal of the key environmental constraints and opportunities at each of the sites and potential effects that may arise as a result of development.
- 5.30 The appraisals are presented below:

**Table 5.4 Site A: Land to the South East side of Church Lane**

SEA theme	Commentary, Site A: Land to the South East side of Church Lane		
<b>Biodiversity and Geodiversity</b>	There are no internationally, nationally or locally designated sites of biodiversity significance in proximity to Site A. The site is partly bounded by established trees and hedgerow which could have some potential to serve as wildlife habitats. Additionally, the River Isle forms the eastern boundary of the site and could have potential to function as a habitat corridor. However, these boundary features could all be retained through the development process and significant adverse effects are considered unlikely.		
<b>Climate Change</b>	<p>In terms of climate change mitigation, the site's location suggests it could help minimise additional greenhouse gas emissions from the plan area by virtue of supporting pedestrian access to the key village services (i.e. the village primary school, church, pub, play area and village hall) along car free footpaths. However, it is recognised that Clipston's rural location means all sites in the village will likely have a high degree of car dependency in terms of accessing a wider range of services outside the village. The site is unlikely to have potential to deliver a scale of development which could measurably impact emissions from the built environment.</p> <p>In terms of climate change adaptation, the site is free of fluvial flood risk though is almost entirely within an area of surface water flood risk. This risk is highest (i.e. greater than 3.3% annual chance of flooding) along the alignment of Sidom's Ford at the site's east, easing to 'medium' (between 1% and 3.3% annual chance of flooding) to 'low' (between 0.1% and 1% annual chance of flooding) in the site's centre and west. Therefore there could be potential for adverse effects in relation to the SEA objective to "support the resilience of the Neighbourhood Plan area to the potential effects of climate change, including flooding".</p>		
<b>Landscape</b>	The site could have some limited sensitivity within the landscape by virtue of its location at the entrance to the village along Church Lane, suggesting it makes a contribution to the rural setting and character of the village. Additionally, it is noted that part of the site falls within the corridor of 'Important View 1' identified in the draft Neighbourhood Plan. However, the site's immediate character is strongly influenced by adjacent development along Church Lane and at Church Close. Views into the site are already framed by existing development and are unlikely to be significantly altered by limited new development. Additionally, established perimeter hedging partially obscures views into and out of the site to the open countryside beyond, whilst defining the boundaries of the site clearly on the ground. In this sense the site could potentially function as a natural discrete extension to the existing built area of the village. Sensitive design and layout could further help ensure that adverse effects are avoided. Neutral effects are anticipated in relation to landscape.		
<b>Historic Environment</b>	<b>Heritage assets affected</b>	<b>What contribution does the site make to the significance of the heritage asset(s)?</b>	<b>Assess the potential impact of development on significance</b>
	Clipston medieval settlement (Scheduled Monument – area depicted in orange on		<p>Development at Site A could have some limited potential to affect how the scheduled monument and its setting is perceived within the landscape.</p> <p>However, it is considered that in practice development at the site would be unlikely to significantly</p>



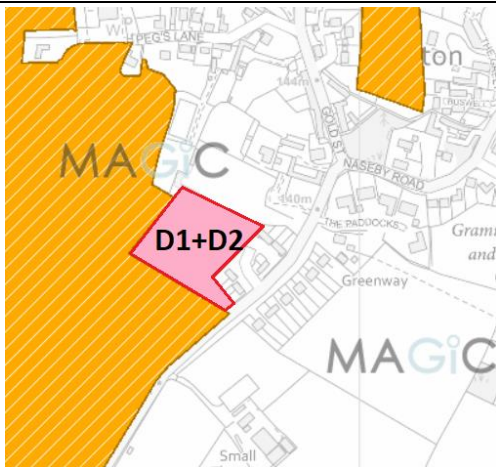
SEA theme	Commentary, Site A: Land to the South East side of Church Lane
	<p>adjacent image).<sup>12</sup></p> <p>Clipston medieval settlement's exceptional earthworks depict the form and plan of the settlement and its associated agricultural practices.</p> <p>The scheduled monument has significant value for its potential to increase understanding of medieval settlement evolution, for its high level of historical and archaeological documentation, for the diversity, range and complexity of features and for its close proximity to 19 listed buildings.</p> <p>The nearest part of the extensive area of the scheduled monument to Site A is its separate/detached eastern section, situated immediately to the east of the site, separated only by the narrow channel of the River Isle. There is some potential for the site's openness to contribute to the setting of the scheduled monument. However, the contribution of the site must be seen in the context of its small size in relation to the boundary of the scheduled monument and the fact that the majority of the rest of this boundary is already framed by existing development within the village. The existing planted screening along the eastern boundary of Site A also limits its influence over the setting of the scheduled monument by partially obscuring sightlines into and out of the site.</p> <p>expand the existing backdrop of development which frames the scheduled monument's western boundary. Additionally, it is considered that development at the site would be unlikely to significantly obstruct detailed views to, or understanding of, the key features of the scheduled monument and its setting. In this context, neutral effects are anticipated.</p>
<b>Land, Soil and Water Resources</b>	<p>The site is underlain entirely by Grade 3 agricultural land, though it is not known whether this is Grade 3a, which is 'best and most versatile' (BMV) land, or 3b which is poorer quality. The subdivision of Grade 3 into 3a and 3b has not been undertaken on a national scale and Grade 3 land is therefore presumed to have potential to be BMV in the absence of detailed survey data. However, it is not clear whether the site is of sufficient size to support versatile and productive agricultural uses in its own right. As such, effects from development in relation to the SEA objective to "make efficient and effective use of land" are considered to be uncertain.</p>
<b>Population and Community</b>	<p>Allocation of the site will contribute positively towards meeting local housing needs, including potential delivery of affordable housing of mixed type and tenure. The delivery of new housing is also likely to contribute to the continued vitality of Clipston through supporting local services and facilities. Positive effects are anticipated in relation to the population and community SEA objectives.</p>
<b>Health and Wellbeing</b>	<p>The site is well located to enable outdoor recreation via access to the extensive Public Rights of Way (PRoW) network around the village, including the CH14 bridleway and CH15 footpath which are the main PRoWs east of the village. Additionally, Site A is very close to the playground facilities just north of the site along Church Lane. Access to outdoor recreation opportunities can help support positive health and wellbeing outcomes.</p>

<sup>12</sup> Historic England (2014), "Clipston medieval settlement" [online], available from: <https://historicengland.org.uk/listing/the-list/list-entry/1418334>

SEA theme	Commentary, Site A: Land to the South East side of Church Lane		
	There is no healthcare provision within the plan area, though facilities are available a relatively short drive away from the site, in Market Harborough.		
Transportation	Site A has some potential to support walking and cycling to the limited range of services available in the village. However, the village is too far from higher-tier services for walking and cycling to be viable options to meet the majority of needs. Bus provision to the village is infrequent and car dependency is high. Therefore, whilst the site performs well in the context of the Neighbourhood Plan area, in absolute terms it will not deliver development which promotes sustainable transport use for many needs.		
Key			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effects	

*Table 5.5 Site D1+D2: Land to the rear of Marecroft*

SEA theme	Commentary, Site(s) D1+D2: Land to the rear of Marecroft		
Biodiversity	There are no internationally, nationally or locally designated sites of biodiversity significance in proximity to Site D1+D2. The site is bounded to the north, south and west by established trees and hedgerows which could have some potential to serve as wildlife habitats. However, these boundary features could all be retained through the development process and adverse effects are considered unlikely.		
Climate Change	<p>In terms of climate change mitigation, the site's location suggests it could help minimise additional greenhouse gas emissions from the plan area by virtue of supporting pedestrian access to the key village services (i.e. the village primary school, church, pub, play area and village hall) along car free footpaths. However, it is recognised that Clipston's rural location means all sites in the village will likely have some car dependency in terms of accessing a wider range of services outside the village. The site is unlikely to have potential to deliver a scale of development which could measurably impact emissions from the built environment.</p> <p>In terms of climate change adaptation, the site is free of fluvial flood risk. Very narrow slivers of surface water flood risk are present within a small area of the site; these could feasibly be incorporated into areas of open space in any future scheme if necessary. Neutral effects are considered likely in relation to the climate change SEA objectives.</p>		
Landscape	Site D1+D2 is at the south western fringe of the village and is located on a slight rise in landform, elevating the site slightly above the existing development at Marecroft and the approach to the village along Naseby Road. The site's size and location is considered to give it some small sensitivity within the landscape as it contributes to the open and rural context of the village. Additionally, development of the site in full would likely be in contrast to the established form and pattern of development, which is generally linear in character along the extent of Naseby Road. It is considered that there could be some potential for development at the site to protrude from the settlement in a way which is marginally inconsistent with its prevailing character, though there would likely be potential to mitigate this through detailed matters of design, layout and landscaping. Overall, however, it is appropriate to flag the potential for negative effects in relation to the landscape SEA objectives.		

	Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Assess the potential impact of development on significance
<b>Historic Environment</b>	<p>Clipston medieval settlement (Scheduled Monument - area depicted in orange on adjacent image).<sup>13</sup></p> <p>Clipston medieval settlement's exceptional earthworks depict the form and plan of the settlement and its associated agricultural practices.</p> <p>The scheduled monument has significant value for its potential to increase understanding of medieval settlement evolution, for its high level of historical and archaeological documentation, for the diversity, range and complexity of features and for its close proximity to 19 listed buildings.</p>	 <p>Site D1+D2 is bounded to the west and south by the scheduled monument. In this context there is likely to be some potential for the openness of the site to contribute to the setting of the scheduled monument by effectively creating a buffer between the scheduled area and the existing built area of the village. The setting of the monument is likely to extend over the parts of the site nearest to it. However, it is noted that the boundary between the scheduled monument and Site D1+D2 is aligned with the field boundaries on the ground. It is therefore of some note that the established hedgerows which mark the field boundaries partially obscure direct sightlines into and out of the site. This is considered to reduce the degree to which the site contributes to the scheduled monument's significance.</p> <p>There could additionally be potential for similar impacts on non-designated assets within and adjacent to the site, particularly non-designated earthworks. These could be in terms of the potential diminishment of the clarity and significance of these assets. The site is considered to make a similar degree of contribution to the significance of non-designated earthworks as it does to the scheduled monument.</p>	<p>Development at Site D1+D2 could have some potential to affect how the scheduled monument and its setting are perceived within the landscape. Chiefly, this is likely to be in relation to the buffer the site provides between the village and the scheduling boundary.</p> <p>Development of the full site could create a 'hard edge' to the village by eroding the existing buffer area. However, it is considered that there could be potential for limited development with sensitive design and layout to preserve the buffer area by incorporating open space and landscaping into a future scheme. In this context, uncertain effects are anticipated, as it is considered that the precise nature of effects in relation to the scheduled monument would likely be determined by detailed matters of design and layout.</p>

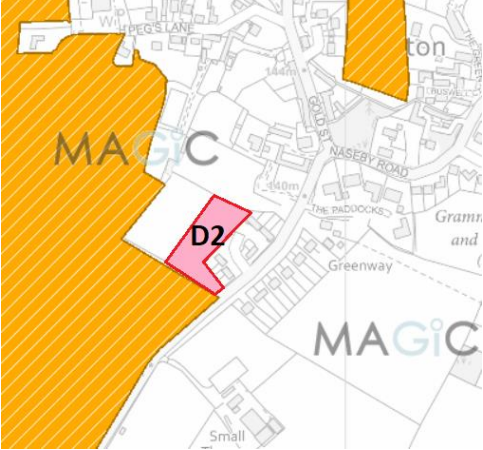
<sup>13</sup> Ibid



<b>Land, Soil and Water Resources</b>	The site is in productive agricultural use and forms part of a network of connected fields in productive use to the south of the village. The site is underlain entirely by Grade 3 land, though it is not known whether this is Grade 3a, which is 'best and most versatile' (BMV) land, or 3b which is poorer quality. Despite this, it is clear that development would result in the loss of productive agricultural land.	
<b>Population and Community</b>	Allocation of the site will contribute positively towards meeting local housing needs, including potential delivery of affordable housing of mixed type and tenure. The delivery of new housing is also likely to contribute to the continued vitality of Clipston through supporting local services and facilities. Positive effects are anticipated in relation to the population and community SEA objectives.	
<b>Health and Wellbeing</b>	The site is well located to enable outdoor recreation via access to the extensive Public Rights of Way (PRoW) network around the village. Access to outdoor recreation opportunities can help support positive health and wellbeing outcomes. There is no healthcare provision within the plan area, though facilities are available a short drive away from the site, in Market Harborough.	
<b>Transportation</b>	Site D1+D2 has some potential to support walking and cycling to the limited range of services available in the village. However, the village is too far from higher-tier services for walking and cycling to be viable options to meet the majority of needs. Bus provision to the village is infrequent and car dependency is high. Therefore, whilst the site performs well in the context of the Neighbourhood Plan area, in absolute terms it will not deliver development which promotes sustainable transport use for many needs.	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 5.6 Site D2: Part of Land to the rear of Marecroft

SEA theme	Commentary, Site D2: Part of the Land to the rear of the Marecroft	
<b>Biodiversity and Geodiversity</b>	There are no internationally, nationally or locally designated sites of biodiversity significance in proximity to Site D2. The site is partly bounded by established trees and hedgerow which could have some potential to serve as wildlife habitats. However, these boundary features could all be retained through the development process and adverse effects are considered unlikely.	
<b>Climate Change</b>	In terms of climate change mitigation, the site's location suggests it could help minimise additional greenhouse gas emissions from the plan area by virtue of supporting pedestrian access to the key village services (i.e. the village primary school, church, pub, play area and village hall) along car free footpaths. However, it is recognised that Clipston's rural location means all sites in the village will likely have some car dependency in terms of accessing a wider range of services outside the village. The site is unlikely to have potential to deliver a scale of development which could measurably impact emissions from the built environment.  In terms of climate change adaptation, a very narrow sliver of low surface water flood risk is present at the southern boundary of the site though this could feasibly be incorporated into areas of open space in any future scheme if necessary. Neutral effects are considered likely in relation to the climate change SEA objectives.	
<b>Landscape</b>	Site D2 sits slightly above the existing development at Marecroft, giving it limited visibility from glimpsed views on the approach to the village along Naseby Road. However, the site could function as a proportionate extension of Marecroft and would likely be perceived as such within the landscape. Development of the site may have some limited potential to alter the prevailing character of Naseby Road, though there would be good potential to mitigate this through detailed matters of design, layout and landscaping. Overall, however, it is considered that effects on landscape would be limited by the site's small scale and would likely be determined by detailed matters at the planning application stage. As such, the precise nature of effects are considered uncertain at this stage.	

SEA theme      Commentary, Site D2: Part of the Land to the rear of the Marecroft			
	Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Assess the potential impact of development on significance
Historic Environment	<p>Clipston medieval settlement (Scheduled Monument - area depicted in orange on adjacent image).<sup>14</sup></p> <p>Clipston medieval settlement's exceptional earthworks depict the form and plan of the settlement and its associated agricultural practices.</p> <p>The scheduled monument has significant value for its potential to increase understanding of medieval settlement evolution, for its high level of historical and archaeological documentation, for the diversity, range and complexity of features and for its close proximity to 19 listed buildings.</p>	 <p>Site D2 is formed of the eastern half of D1+D2, meaning it is bounded by the scheduled monument to the south only. There is likely to be some potential for the openness of the site to contribute to the setting of the scheduled monument by functioning as part of a larger buffer between the scheduled area and the existing built area of the village. It is noted that the boundary between the scheduled monument and Site D2 is aligned with the field boundaries on the ground. The established hedgerows which mark the field boundaries partially obscure direct sightlines into and out of the site. This is considered to play a role in reducing the degree to which the site contributes to the scheduled monument's significance.</p> <p>There could additionally be potential for similar impacts on non-designated assets within and adjacent to the site, particularly non-designated earthworks. These could be in terms of the potential diminishment of the clarity and significance of these assets. The site is considered to make a similar degree of contribution to the significance of non-designated earthworks as it does to the scheduled monument.</p>	<p>Development at Site D2 could have some limited potential to affect how the scheduled monument and its setting are perceived within the landscape. However, it is considered that there could be potential for development of sensitive design and layout to minimise effects on the significance of the monument and its setting by incorporating open space and landscaping along the southern boundary. In this context, uncertain effects are anticipated, as it is considered that the precise nature of effects in relation to the scheduled monument would likely be determined by detailed matters of design, layout and landscaping.</p>
Land, Soil and Water Resources	<p>The site is in productive agricultural use and forms part of a larger field, itself part of a network of connected fields to the south of the village. The site is underlain entirely by Grade 3 land, though it is not known whether this is Grade 3a, which is 'best and most versatile' (BMV) land, or 3b which is poorer quality. Despite this, it is clear that development would result in the limited loss of productive agricultural land and the site is considered</p>		

<sup>14</sup> Ibid

SEA theme	Commentary, Site D2: Part of the Land to the rear of the Marecroft		
	likely to have negative effects in relation to the land, soil and water resources SEA objectives.		
<b>Population and Community</b>	Allocation of the site will contribute positively towards meeting local housing needs, including potential delivery of affordable housing of mixed type and tenure. The delivery of new housing is also likely to contribute to the continued vitality of Clipston through supporting local services and facilities. Positive effects are anticipated in relation to the population and community SEA objectives.		
<b>Health and Wellbeing</b>	The site is well located to enable outdoor recreation via access to the extensive Public Rights of Way (PRoW) network around the village. Access to outdoor recreation opportunities can help support positive health and wellbeing outcomes. There is no healthcare provision within the plan area, though facilities are available a short drive away from the site, in Market Harborough.		
<b>Transportation</b>	Site D2 has some potential to support walking and cycling to the limited range of services available in the village. However, the village is too far from higher-tier services for walking and cycling to be viable options to meet the majority of needs. Bus provision to the village is infrequent and car dependency is high. Therefore, whilst the site performs well in the context of the Neighbourhood Plan area, in absolute terms it will not deliver development which promotes sustainable transport use for many needs.		
<b>Key</b>			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effects	

*Table 5.7 Site F1+F2: Land behind Chestnut Grove and Clipston School*

SEA theme	Commentary, Site F1 + F2: Land behind Chestnut Grove and Clipston School		
<b>Biodiversity and Geodiversity</b>	There are no internationally, nationally or locally designated sites of biodiversity significance in proximity to Site F1+F2. The site is partly bounded by established trees and hedgerow which could have some potential to serve as wildlife habitats. However, these boundary features could all be retained through the development process and adverse effects are considered unlikely.		
<b>Climate Change</b>	In terms of climate change mitigation, the site's location suggests it could help minimise additional greenhouse gas emissions from the plan area by virtue of supporting pedestrian access to the key villages services (i.e. the village primary school, church, pub, play area and village hall) along car free footpaths. However, it is recognised that Clipston's rural location means all sites in the village will likely have some car dependency in terms of accessing a wider range of services outside the village. The site is unlikely to have potential to deliver a scale of development which could measurably impact emissions from the built environment.  In terms of climate change adaptation, the site is free of fluvial flood risk. A small area of low surface water flood risk is apparent along the southern boundary of the site though this could be incorporated into open space through the design and layout of a future scheme. Neutral effects are anticipated overall in relation to the climate change SEA objectives.		
<b>Landscape</b>	Site F1+F2's is bounded to the north, west and east by existing development and appears to have boundary hedgerows and trees to the south. Collectively, these features limit the extent to which views into and out of the site are possible both in terms of the main routes through the village and from the wider countryside beyond. This gives the site only limited sensitivity within the landscape and its character is influenced to an extent by the modern developments at Chestnut Grove and The Paddocks which overlook the site. Whilst this oversight does give the site some sensitivity in relation to the residential amenity of neighbouring dwellings, it is considered that this could be mitigated to an extent by sensitive design and layout and that it is not representative of		

SEA theme	Commentary, Site F1 + F2: Land behind Chestnut Grove and Clipston School	
	broader landscape sensitivity. Neutral effects are anticipated in relation to the SEA landscape objectives.	
<b>Historic Environment</b>	No direct effects are anticipated in relation to any heritage assets or their settings. By virtue of the placement of existing structures of no notable heritage sensitivity, as well as established boundary planting, the site is considered to make no discernible contribution to the significance of any identified heritage assets or their settings. Neutral effects are therefore anticipated in relation to the historic environment SEA objectives.	
<b>Land, Soil and Water Resources</b>	The site is underlain entirely by Grade 3 land, though it is not known whether this is Grade 3a, which is 'best and most versatile' (BMV) land, or 3b which is poorer quality. The subdivision of Grade 3 into 3a and 3b has not been undertaken on a national scale and Grade 3 land is therefore presumed to have potential to be BMV land. Although the site does not currently appear in productive arable use it could have potential to be used for arable purposes in future. Development would result in the loss of agricultural land and negative effects are therefore anticipated.	
<b>Population and Community</b>	Allocation of the site will contribute positively towards meeting local housing needs, including potential delivery of affordable housing of mixed type and tenure. The delivery of new housing is also likely to contribute to the continued vitality of Clipston through supporting local services and facilities. Positive effects are anticipated in relation to the population and community SEA objectives.	
<b>Health and Wellbeing</b>	The site is well located to enable outdoor recreation via access to the extensive Public Rights of Way (PRoW) network around the village. Access to outdoor recreation opportunities can help support positive health and wellbeing outcomes. There is no healthcare provision within the plan area, though facilities are available a short drive away from the site, in Market Harborough.	
<b>Transportation</b>	The site does not have clear potential to establish safe vehicular access, as the only apparent access point is a single vehicle-width access track leading from Chestnut Grove. There appears to be no feasible prospect of enhancing the access point due to the placement of adjacent dwellings. Additionally, whilst Site F1+F2 has some potential to support walking and cycling to the limited range of services available in the village, the village is too far from higher-tier services for walking and cycling to be viable options to meet the majority of needs. Bus provision to the village is infrequent and car dependency is high. Negative effects are anticipated in relation to the transportation SEA objectives.	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

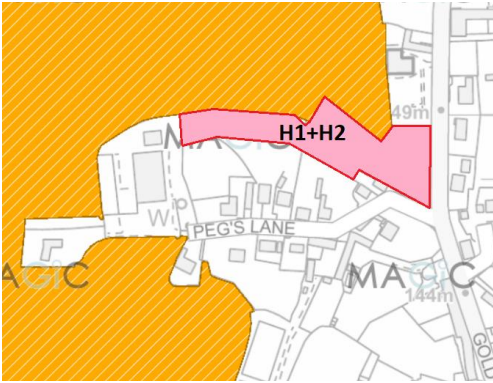
Table 5.8 Site F2: Part of Land behind Chestnut Grove and Clipston School

SEA theme	Commentary, Site F2: Part of Land behind Chestnut Grove and Clipston School	
<b>Biodiversity and Geodiversity</b>	There are no internationally, nationally or locally designated sites of biodiversity significance in proximity to Site F2. The site is partly bounded by established trees and hedgerow which could have some potential to serve as wildlife habitats. However, these boundary features could all be retained through the development process and adverse effects are considered unlikely.	
<b>Climate Change</b>	In terms of climate change mitigation, the site's location suggests it could help minimise additional greenhouse gas emissions from the plan area by virtue of supporting pedestrian access to the key villages services (i.e. the village primary school, church, pub, play area and village hall) along car free footpaths. However, it is recognised that Clipston's rural location means all sites in the village will likely have some car dependency in terms of accessing a wider range of services outside the village. The site is unlikely to have potential to deliver a scale of development which could measurably impact emissions from the built environment.	

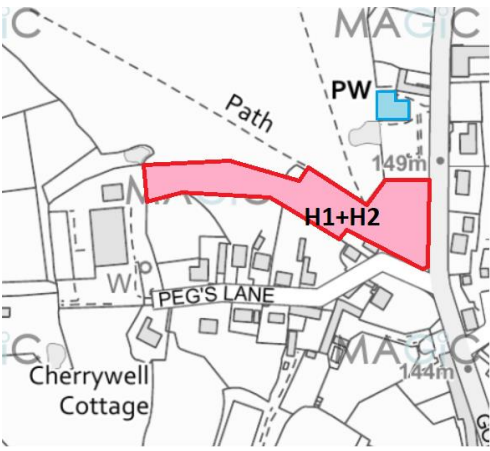
SEA theme	Commentary, Site F2: Part of Land behind Chestnut Grove and Clipston School	
	In terms of climate change adaptation, the site is free of fluvial flood risk. A small area of low surface water flood risk is apparent in the south of the site though this could be mitigated through the design and layout of a future scheme. Neutral effects are anticipated overall in relation to the climate change SEA objectives.	
<b>Landscape</b>	Site F2 is bounded to the north and east by existing development and appears to have boundary hedgerows and trees to the south and a fence to the west which subdivides the larger field it forms part of. Collectively, these features limit the extent to which views into and out of the site are possible both in terms of the main routes through the village and from the wider countryside beyond, though there is clear inter-visibility with the adjacent field to the west. This gives the site only limited sensitivity within the wider landscape and its character is influenced to an extent by the modern developments which overlook the site at Chestnut Grove and, to a lesser extent, The Paddocks. Whilst this oversight does give the site some sensitivity in relation to the residential amenity of neighbouring dwellings, it is considered that this could be mitigated to an extent by sensitive design and layout and that it is not representative of broader landscape sensitivity. Neutral effects are anticipated in relation to the SEA landscape objectives.	
<b>Historic Environment</b>	No direct effects are anticipated in relation to any heritage assets or their settings. By virtue of the placement of existing structures of no notable heritage sensitivity, as well as established boundary planting, the site is considered to make no discernible contribution to the significance of any identified heritage assets or their settings. Neutral effects are therefore anticipated in relation to the historic environment SEA objectives.	
<b>Land, Soil and Water Resources</b>	The site is underlain entirely by Grade 3 land, though it is not known whether this is Grade 3a, which is 'best and most versatile' (BMV) land, or 3b which is poorer quality. However, the site is small and appears as though it may be unsuited to viable and productive arable uses in its own right given its small size. As such, effects from development in relation to the SEA objective to "make efficient and effective use of land" are considered to be uncertain.	
<b>Population and Community</b>	Allocation of the site will contribute positively towards meeting local housing needs, including potential delivery of affordable housing of mixed type and tenure. The delivery of new housing is also likely to contribute to the continued vitality of Clipston through supporting local services and facilities. Positive effects are anticipated in relation to the population and community SEA objectives.	
<b>Health and Wellbeing</b>	The site is well located to enable outdoor recreation via access to the extensive Public Rights of Way (PRoW) network around the village. Access to outdoor recreation opportunities can help support positive health and wellbeing outcomes. There is no healthcare provision within the plan area, though facilities are available a short drive away from the site, in Market Harborough.	
<b>Transportation</b>	The site does not have clear potential to establish safe vehicular access, as the only apparent access point is a single vehicle-width access track leading from Chestnut Grove. There appears to be no feasible prospect of enhancing the access point due to the placement of adjacent dwellings. Additionally, whilst Site F1+F2 has some potential to support walking and cycling to the limited range of services available in the village, the village is too far from higher-tier services for walking and cycling to be viable options to meet the majority of needs. Bus provision to the village is infrequent and car dependency is high. Negative effects are anticipated in relation to the transportation SEA objectives.	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects



**Table 5.9 Site H1+H2: Land at junction of Pegs Lane and Chapel Lane**

SEA theme	Commentary, Site H1+H2: Land at junction of Pegs Lane and Chapel Lane		
<b>Biodiversity and Geodiversity</b>	There are no internationally, nationally or locally designated sites of biodiversity significance in proximity to Site H1+H2. The site is partly bounded by established trees and hedgerow which could have some potential to serve as wildlife habitats. However, these boundary features could all be retained through the development process and adverse effects are considered unlikely. Neutral effects are anticipated.		
<b>Climate Change</b>	<p>In terms of climate change mitigation, the site's location suggests it could help minimise additional greenhouse gas emissions from the plan area by virtue of supporting pedestrian access to the key villages services (i.e. the village primary school, church, pub, play area and village hall) along car free footpaths. However, it is recognised that Clipston's rural location means all sites in the village will likely have some car dependency in terms of accessing a wider range of services outside the village. The site is unlikely to have potential to deliver a scale of development which could measurably impact emissions from the built environment.</p> <p>In terms of climate change adaptation, the site is free of fluvial flood risk. A very narrow sliver of low surface water flood risk is present at the southern boundary of the site though this could feasibly be incorporated into areas of open space in any future scheme if necessary. Neutral effects are considered likely in relation to the climate change SEA objectives.</p>		
<b>Landscape</b>			
<b>Historic Environment</b>	<b>Heritage assets affected</b>	<b>What contribution does the site make to the significance of the heritage asset(s)?</b>	<b>Assess the potential impact of development on significance</b>
	<p>Clipston medieval settlement (Scheduled Monument - area depicted in orange on adjacent image).<sup>15</sup></p> <p>Clipston medieval settlement's exceptional earthworks depict the form and plan of the settlement and its associated agricultural practices.</p> <p>The scheduled monument has significant value for its potential to increase understanding of</p>	 <p>The site has a long boundary with the scheduled monument, contributing to the significance of the monument by preventing the encroachment of the modern settlement.</p>	<p>Development of Site H1+H2 would likely adversely affect the significance of both the scheduled monument and the Baptist Chapel by eroding the buffer between each of the assets and the modern village, potentially harming how each is perceived in the landscape and townscape of the village.</p>

<sup>15</sup> Ibid

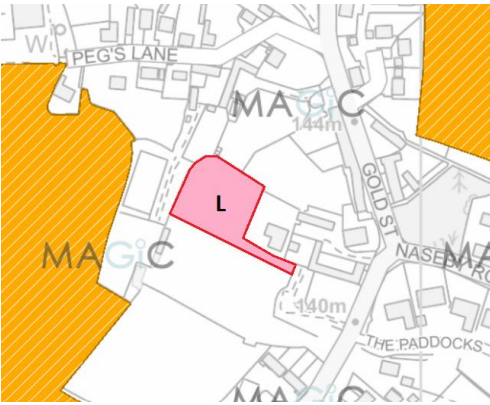
SEA theme		Commentary, Site H1+H2: Land at junction of Pegs Lane and Chapel Lane	
	<p>medieval settlement evolution, for its high level of historical and archaeological documentation, for the diversity, range and complexity of features and for its close proximity to 19 listed buildings.</p>		
	<p>Grade II-listed Baptist Chapel and its setting (chapel depicted with a blue boundary on adjacent image).</p>	 <p>The site makes a significant contribution to the setting of Clipston's historic Grade II-listed Baptist Chapel as it comprises a substantial proportion of the chapel's setting. The site is currently open and undeveloped, helping preserve the significance and prominence of the chapel within the village street scene.</p>	<p>Development of Site H1+H2 would likely adversely affect the significance of both the scheduled monument and the Baptist Chapel by eroding the buffer between each of the assets and the modern village, potentially harming how each is perceived in the landscape and townscape of the village.</p>
Land, Soil and Water Resources	<p>The site is greenfield, though it does not appear to be in productive agricultural use based on its current characteristics, particularly in the site's east where it is in use as a storage area for farm machinery. Although the west of the site is more open, its small size means it is considered unlikely to support productive agricultural uses. Therefore, although Site H1+H2 is underlain by Grade 3 agricultural land, which could have potential to be 'best and most versatile' land, it is considered that development would not result in the loss of land which is in productive agricultural use and would therefore likely have a neutral effect in relation to the land, soil and water resources SEA objective.</p>		
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including potential delivery of affordable housing of mixed type and tenure. The delivery of new housing is also likely to contribute to the continued vitality of Clipston through supporting local services and facilities. Positive effects are anticipated in relation to the population and community SEA objectives.</p>		
Health and Wellbeing	<p>The site is well located to enable outdoor recreation via access to the extensive Public Rights of Way (PRoW) network around the village. Access to outdoor recreation opportunities can help support positive health and wellbeing outcomes.</p> <p>There is no healthcare provision within the plan area, though facilities are available a short drive away from the site, in Market Harborough.</p>		
Transportation	<p>Site H1+H2 has some potential to support walking and cycling to the limited range of services available in the village. However, the village is too far from higher-tier services for walking and cycling to be viable options to meet the majority of needs. Bus provision to</p>		



SEA theme	Commentary, Site H1+H2: Land at junction of Pegs Lane and Chapel Lane		
	the village is infrequent and car dependency is high. Therefore, whilst the site performs well in the context of the Neighbourhood Plan area, in absolute terms it will not deliver development which promotes sustainable transport use for many needs.		
Key			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effects	

Table 5.10 Site L: Land at Naseby Road

SEA theme	Commentary, Site L: Land at Naseby Road		
<b>Biodiversity and Geodiversity</b>	There are no internationally, nationally or locally designated sites of biodiversity significance in proximity to Site L. The site is partly bounded by established trees and hedgerow which could have some potential to serve as wildlife habitats. However, these boundary features could all be retained through the development process and adverse effects are considered unlikely.		
<b>Climate Change</b>	<p>In terms of climate change mitigation, the site's location suggests it could help minimise additional greenhouse gas emissions from the plan area by virtue of supporting pedestrian access to the key villages services (i.e. the village primary school, church, pub, play area and village hall) along car free footpaths. However, it is recognised that Clipston's rural location means all sites in the village will likely have some car dependency in terms of accessing a wider range of services outside the village. The site is unlikely to have potential to deliver a scale of development which could measurably impact emissions from the built environment.</p> <p>In terms of climate change adaptation, the site is free of fluvial flood risk and surface water flood risk. Overall, positive effects are anticipated in relation to the climate change SEA objectives.</p>		
<b>Landscape</b>	Site L does not appear to have notable sensitivity within the landscape as the placement of existing buildings in the village, as well as established perimeter trees and hedgerows, partially screen views into and out of the site. Views over the site from higher ground to the east are already framed by existing development in the built area of the village. However, development at the site would be in contrast to the established form of development in the immediate area by adding substantial depth to what is historically a linear settlement pattern. It is considered that such a departure from the traditional form and pattern of development along Gold Street and Naseby Road would give rise to potential adverse effects in relation to the landscape SEA objectives. It is considered that two dwellings recently consented under references DA/2019/0400 and DA/2018/0222, located south east of Site L along Naseby Road, are broadly consistent with the established settlement pattern and are not likely to influence the principle of development at Site L.		
<b>Historic Environment</b>	<b>Heritage assets affected</b>	<b>What contribution does the site make to the significance of the heritage asset(s)?</b>	<b>Assess the potential impact of development on significance</b>

SEA theme	Commentary, Site L: Land at Naseby Road		
	<p>Clipston medieval settlement (Scheduled Monument - area depicted in orange on adjacent image).<sup>16</sup></p> <p>Clipston medieval settlement's exceptional earthworks depict the form and plan of the settlement and its associated agricultural practices.</p> <p>The scheduled monument has significant value for its potential to increase understanding of medieval settlement evolution, for its high level of historical and archaeological documentation, for the diversity, range and complexity of features and for its close proximity to 19 listed buildings.</p>	 <p>The site is considered to make a modest contribution to the significance of the scheduled monument by virtue of preserving a buffer between the modern village and the scheduling boundary. However, the degree to which the site makes a contribution is limited in practice by the location of modern features such as a manège (or similar equestrian facility) and by the presence of established planted screening between the monument boundary and the site.</p>	<p>The small scale of the site in relation to the monument and the perceptual severance between the site and the monument imparted by features on the ground is considered to mean that development would have only a limited impact on the significance of the scheduled monument. Overall, the likely effect on the scheduled monument from development at Site L is considered likely to be neutral in relation to the SEA historic environment objectives.</p>
<b>Land, Soil and Water Resources</b>	<p>The site is greenfield, though its small size and clearly defined boundary features suggest that it is not likely to support productive agricultural uses nor be a functional part of a larger field which could support productive agricultural use. Therefore, although Site L is underlain by Grade 3 agricultural land, which could have potential to be 'best and most versatile' land, it is considered that development would not result in the loss of land which is productive agricultural use and would therefore likely have a neutral effect in relation to the land, soil and water resources SEA objective.</p>		
<b>Population and Community</b>	<p>Allocation of the site will contribute positively towards meeting local housing needs, including potential delivery of affordable housing of mixed type and tenure. The delivery of new housing is also likely to contribute to the continued vitality of Clipston through supporting local services and facilities. Positive effects are anticipated in relation to the population and community SEA objectives.</p>		

<sup>16</sup> Ibid

SEA theme		Commentary, Site L: Land at Naseby Road	
Health and Wellbeing		The site is well located to enable outdoor recreation via access to the extensive Public Rights of Way (PRoW) network around the village. Access to outdoor recreation opportunities can help support positive health and wellbeing outcomes.	
		There is no healthcare provision within the plan area, though facilities are available a short drive away from the site, in Market Harborough.	
Transportation		Site L has some potential to support walking and cycling to the limited range of services available in the village. However, the village is too far from higher-tier services for walking and cycling to be viable options to meet the majority of needs. Bus provision to the village is infrequent and car dependency is high.. Additionally, the site does not appear to provide access to the local road network and cannot demonstrate that safe vehicular access is possible. Therefore, the site performs poorly in the context of the Neighbourhood Plan area and in absolute terms it will not deliver development which promotes sustainable transport use for many needs. Negative effects are anticipated.	
Key			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effects	

## Summary of SEA site assessment

5.31 A summary of the findings of the SEA assessment of potential site options is presented in Table 5.11 below:

*Table 5.11 Summary of SEA site assessment findings*

Site	Bio-diversity	Climate change	Landscape	Historic Environment	Land, soil and water resources	Population and community	Health and wellbeing	Transport
A								
D1+D2								
D2								
F1+F2								
F2								
H1+H2								
L								
<b>Key</b>								
Likely adverse effect (without mitigation measures)					Likely positive effect			
Neutral/no effect					Uncertain effects			

## Establishing reasonable alternatives

5.32 Further to the above assessment, it is necessary to consider the findings of the Parish Council's SSA process in relation to each of the seven sites.

5.33 The SSA process finds that Site A, Site D2, Site F2 and Site H1+H2 perform strongly overall, whilst Site D1+D2 and Site F1+F2 perform weakly overall. Site L was found to perform neither strongly nor weakly overall.

5.34 The findings of the SEA site assessment presented above are not considered to outweigh the Council's SSA findings, and so it is considered appropriate to sift out the four sites which did not perform strongly overall in the SSAs.

5.35 Therefore, the reasonable alternatives for Clipston are considered to be as follows:

- **Option 1:** Site A (Land West of Chapel Lane)
- **Option 2:** Site D2 (Part of land to the rear of Marecroft)
- **Option 3:** Site F2 (Part of land behind Chestnut Grove and Clipston School)
- **Option 4:** Site H1+H2 (Land at junction of Pegs Lane and Chapel Lane)

## 6. Assessing reasonable alternatives

### Methodology

- 6.1 For each of the options, the appraisal of reasonable alternatives examines likely significant effects on the baseline, drawing on the SEA objectives identified through scoping as a methodological framework. The intention is to distinguish between each of the alternative options in relative terms, i.e. test their performance under each SEA theme in relation to one another. Judgement must then be applied as to which options performs strongest overall.
- 6.2 Under each SEA theme (e.g. 'Biodiversity'), the appraisal looks to differentiate between the performance of the options in relation to the relevant SEA objectives. Where there is a distinction between the options, their relative performance is ranked in order of preference with '1' indicating strongest performance.
- 6.3 Where it is not possible to meaningfully differentiate between the options, their broadly equal performance is indicated with a '=' symbol.
- 6.4 Potential significant effects are indicated with highlighted text. **Green** is used to indicate significant positive effects, whilst **Red** is used to indicate significant negative effects.
- 6.5 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the options under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make certain assumptions regarding how options will be implemented 'on the ground' and what the effect on particular receptors would be. Where there is a need to rely on assumptions in order to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text.
- 6.6 Finally, it is important to note that effects are predicted taking into account the criteria presented within the SEA Regulations.<sup>17</sup> For example, account is taken of the duration, frequency and reversibility of effects.

### Alternative assessment findings

- 6.7 Table 6.1 (overleaf) presents summary assessment findings in relation to the site options, with the more detailed assessment findings presented within **Appendix III**.
- 6.8 It is important to note that the assessment **does not assume** that each of the SEA themes are of equal weight. Therefore, establishing which Option is strongest performing overall is not simply a question of tallying the individual scores achieved under each SEA theme. Judgement must be applied as to which SEA themes attract greatest weight in the context of Clipston and therefore which of the reasonable alternative options is most suitable for consideration as the preferred approach.

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<sup>17</sup> Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

*Table 6.1 Summary alternatives assessment findings*

SEA Theme	Option 1 Site A - Land to the south east side of Church Lane	Option 2 Site D2 - Part of land to the rear of Marecroft	Option 3 Site F2 - Part of land behind Chestnut Grove and Clipston School	Option 4 Site H1+H2 - Land at junction of Pegs Lane and Chapel Lane
Biodiversity	=	=	=	=
Climate change	2	1	1	1
Health and wellbeing	=	=	=	=
Historic environment	2	2	1	3
Landscape	1	2	1	2
Land, soil and water resources	1	2	2	1
Population and communities	=	=	=	=
Transport	1	1	2	1

## Summary

- 6.9 The assessment has highlighted the potential for significant negative effects in relation to the historic environment from development under Option 4. This is on the basis that development would have potential for significant adverse effects on the setting of the Grade II-listed Baptist Chapel in addition to less than significant harm to the setting of the Clipston Medieval Settlement Scheduled Monument.
- 6.10 The assessment has also found that significant positive effects are anticipated under all four of the options in relation population and communities. This is on the basis that all four options offer equal potential for delivery of ten new homes, including meeting the locally identified need for four new affordable homes.



## 7. Developing the preferred approach

- 7.1 Following a review of the evidence and consideration of community aspirations for the area, the CNP proposes to allocate one site:
- **Site D2, Part of land to the rear of Marecroft**, allocated for the development of ten homes in total, of which six will be market homes and four will be affordable tenures.
- 7.2 The proposed allocation of Site D2 is informed by all of the available evidence, including extensive engagement with the community, the conclusions of the Parish Council's SSA site assessment exercise and with consideration of the findings of the SEA.
- 7.3 When read as a whole, the Parish Council considers that the available evidence indicates that Site D2 is the most suitable available location for sustainable growth in Clipston. The site has potential to meet the identified housing needs of the parish in full whilst minimising, and avoiding where possible, harm to the settlement's distinctive character, its significant historic assets, its setting within the wider landscape and the natural environment more broadly.
- 7.4 Whilst recognising that site selection is underpinned by multiple strands of evidence, the Parish Council attributed significant weight to the findings of the SSA site assessment undertaken by YourLocale. The SSA process found the Site D2 performed notably more strongly than any other site option in relation to the SSA methodology.
- 7.5 Additionally, engagement and consultation with the community during preparation of the plan has indicated there is community support for the findings of the SSA and, by extension, allocation of Site D2.
- 7.6 The findings of the SEA have also informed and influenced the preferred approach. When considered against reasonable alternatives, the SEA finds that site D2 performs strongly overall. Whilst potential landscape sensitivity in relation to Site D2 was identified, the Parish Council consider this to be outweighed by the site's potential to contribute to achieving the Neighbourhood Plan's key goal of delivering ten homes in a manner which is most consistent with the Plan's overall vision.

## **Part 2: What are the SEA findings at this stage?**

## 8. Introduction (to Part 2)

### Introduction

- 8.1 This part of the report presents an assessment of the current pre-submission version of the draft Neighbourhood Plan.

### Appraisal method

- 8.2 The assessment identifies and evaluates 'likely significant effects' on the baseline, drawing on the sustainability objectives identified through scoping (see **Table 3.1**) as a methodological framework.
- 8.3 For each theme 'significant effects' of the current version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations.<sup>18</sup> So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.
- 8.4 Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

### Clipston Neighbourhood Plan policies

- 8.5 The draft Neighbourhood Plan contains 27 policies, organised into five broad themes. These are presented in Table 8.1 below:

*Table 8.1 List of policies in the draft Clipston Neighbourhood Plan*

Policy theme	Policy
Climate change	CC1: Mitigation of climate change-driven flooding
	CC2: Flooding
	CC3: Renewable energy generation infrastructure
	CC4: Energy efficient buildings
	CC5: Electric vehicles
	CC6: Home working
	CC7: Pedestrian paths/pavements
Housing and the built environment	HBE1: Village confines
	HBE2: Residential site allocation
	HBE3: Windfall sites
	HBE4: Design standards
The environment	ENV1: Protection of Local Green Space
	ENV2: Protection of sites of environmental significance
	ENV3: Important open spaces

<sup>18</sup> Environmental Assessment of Plans and Programmes Regulations 2004

Policy theme	Policy
	ENV4: Non-designated heritage assets
	ENV5: Ridge and furrow
	ENV6: Notable trees
	ENV7: Biodiversity, woodland, hedges and habitat connectivity
	ENV8: Protection of important views
<i>Place (incorporating community facilities and traffic management / road safety)</i>	CF1: Retention of community facilities and assets
	CF2: New or improved community facilities and assets
	TRS: Traffic management
Business and employment	BE1: Support for existing businesses & employment opportunities
	BE2: Support for new businesses and employment
	BE3: Farm diversification
	BE4: Tourism
	BE5: Broadband and mobile infrastructure

8.6 The draft Neighbourhood Plan policies are assessed below under eight headings, one for each of the SEA themes identified through the scoping process.

## 9. Appraisal of the draft Clipston Neighbourhood Plan

### Biodiversity

- 9.1 The biodiversity SEA objective seeks the protection and enhancement of all biodiversity and geological features, including achieving a net gain in biodiversity through the development process and supporting ecological networks in the Neighbourhood Plan area where possible.
- 9.2 Policy **ENV7** (Biodiversity, woodland, hedges and habitat connectivity) is the key policy in relation to establishing the principle of seeking protection and enhancement of the plan area's biodiversity assets. Notably, the policy requires that development should, in addition to safeguarding identified habitats and species, seek to *"create new habitats for wildlife"*. This is considered to be a pro-active step to encourage a net gain in biodiversity through the development process. The policy also establishes a presumption against development proposals which *"damage or result in the loss of"* features of biodiversity significance, which are then mapped. The supporting text notes the importance of safeguarding and improving habitat connectivity, and Policy ENV7 identifies a wildlife corridor within the plan area, running broadly in alignment with the River Isle, for the specific purpose of ensuring that development proposals do not *"damage or adversely affect the habitat connectivity provided by the River Isle wildlife corridor"*.
- 9.3 There are no nationally or internationally designated sites within the plan area, though Policy **ENV2** (Protection of sites of environmental significance) identifies and maps several locations at which there is some degree of local biodiversity interest. These include a total of eight sites which are either already designated Local Wildlife Sites (LWS) or have been found to have 'potential' for future designation by Northamptonshire County Council (NCC). Of these, three are adjacent or in close proximity to the defined village confines, whilst the remainder are more distant. Also mapped are areas of priority habitat as well as areas identified locally as *"being of high biodiversity significance in the context of the Plan Area"*. Details about this final category of identified site are provided more expansively in Appendix 7 (Environmental Inventory key map) and Appendix 8 (Environmental Inventory in score order) of the plan.
- 9.4 Policy **CC2** (Flooding) identifies potential synergies between implementing Sustainable Drainage Systems (SuDS) and biodiversity net gain, seeking, where practicable, *"habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting"*.
- 9.5 It is also apparent that policies whose primary focus is on other matters remain cognisant of their potential effects in relation to biodiversity. Policy **HBE4** (Design standards) is a good example of this, recognising the potential for new development to be designed to *"protect existing flora where possible ... and enhance biodiversity, including design to preserve habitats for wildlife and protected species"*. Similarly, Policy **CC3** (Renewable energy generation infrastructure) includes a requirement for any new such infrastructure to avoid *"an adverse effect on protected species, including migration routes or sites of biodiversity value"*.
- 9.6 Overall, it is anticipated that the Neighbourhood Plan will lead to **minor positive effects** in relation to the biodiversity SEA objectives.

### Climate change (mitigation and adaptation)

- 9.7 The climate change SEA objectives have a dual focus of reducing the contribution of the Neighbourhood Plan area to climate change and also supporting resilience to the potential effects of climate change, particularly flooding. In practice, development plans can contribute to mitigating the effects of climate change by minimising greenhouse gas emissions from the built environment, whilst adapting to the effects of climate change means ensuring development is directed away from areas at greatest risk of flooding.

- 9.8 The draft Neighbourhood Plan is proactive in identifying the local, or bottom-up, role that Neighbourhood Planning can play in addressing the macro issue of climate change. Policy **CC3** (Renewable energy generation infrastructure) and Policy **CC4** (Energy efficient buildings) are the key policies in relation to minimising emissions from the built environment within the plan area. The supporting text of Policy CC3 notes that “*the community are keen to explore opportunities for renewable energy development*”, while the policy text itself offers support in principle to “*proposals that promote and encourage the development of renewable and low carbon energy resources*”. Policy CC4 seeks a broad range of measures to help achieve “*sustainable design and construction ... optimised for energy efficiency, targeting zero carbon emissions*”. Although these are aspirational and the need to ensure viability is acknowledged, the list is broad and seeks to encourage:
- Optimising passive solar gain;
  - Thermally efficient building materials;
  - Reduced water consumption;
  - Incorporating on-site renewable energy generation;
  - Retrofitting measures in older properties;
- 9.9 The above policy approach, whilst recognising potential practical constraints, is considered ambitious in scope and likely to achieve positive effects in relation to climate change mitigation in principle.
- 9.10 Several other policies could have potential for indirect effects in relation to climate change mitigation, particularly those which seek to reduce the need to travel or encourage modal shift away from emissions-generating transport modes. These include Policy **CC5** (Electric Vehicles), Policy **CC6** (Home working), Policy **CC7** (Pedestrian paths/pavements) and Policy **BE5** (Broadband and mobile infrastructure). These are discussed in detail under the Transport SEA theme below.
- 9.11 The key policies in relation to climate change adaptation are Policy **CC1** (Mitigation of climate change-driven flooding) and Policy **CC2** (Flooding). Based on the Environment Agency’s flood maps for fluvial and surface water flooding, Policy CC1 identifies on a map areas where development proposals must “*demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets*”. The policy also provides support in principle to proposals for the construction of “*floodwater management infrastructure*” within the built area of the village.
- 9.12 Policy CC2 establishes a list of criteria which must be demonstrated in order for development adjacent to watercourses to receive support in principle. These effectively include meeting the sequential test where applicable, preparing a surface water drainage strategy where necessary, incorporating SuDS, avoiding increasing the risk of flooding off site and demonstrating the effects of climate change have been taken into account.
- 9.13 Overall, it is anticipated that the Neighbourhood Plan will lead to **minor positive effects** in relation to the climate change SEA objectives through supporting national and Local Plan policy provisions with regard to climate change adaptation.

## Health and Wellbeing

- 9.14 The SEA health and wellbeing objective is to improve the health and wellbeing of residents within the Neighbourhood Plan area. In practice, Neighbourhood Plans can have a role to play in achieving this objective by seeking to protect and enhance opportunities for residents to make healthy behaviour choices, particularly in terms of walking and cycling.
- 9.15 As such, aspects of health and wellbeing are cross-cutting, and also merit discussion under other SEA themes. In this context, Policy **CC7** (Pedestrian paths/pavements) is of note, as it supports the “*upgrading and, where appropriate, extension of the pedestrian footpath network in the Parish*” through the development process. The policy is concise, but is broad in ambition, seeking to “*encourage walking over car use for making journeys within the Parish*” as well as



an *“improved and more extensive footpath network to support exercise and leisure activities”*. The policy therefore looks to promote walking as a viable option for both practical and recreational purposes and performs strongly in relation to the SEA health and wellbeing objective.

- 9.16 Similarly, as part of a broader policy approach which seeks to *“minimise additional traffic generation”*, Policy **TRS1** (Traffic management) says that development proposals should consider the *“improvement and where possible the creation of footpaths and cycle ways to key village services”*. In practice, it may be challenging to secure contributions towards off-site improvements to walking and cycling infrastructure given that very limited development is proposed by the plan, though the principle of the policy is considered positive.
- 9.17 Policy **HBE2** (Residential site allocation) looks to ensure future development at the proposed site allocation embeds pedestrian connectivity into the future scheme to *“link into the existing village pedestrian network”*.
- 9.18 Overall, it is anticipated that the Neighbourhood Plan will lead to **minor positive effects** in relation to the health and wellbeing SEA objectives.

## Historic Environment

- 9.19 The historic environment of Clipston makes a significant contribution to the identity of the village and the parish. Consequently, the historic environment SEA objectives look to protect and enhance the rich variety of cultural and built heritage within Neighbourhood Plan area.
- 9.20 Policy **HBE2** (Residential Site Allocation) proposes allocation of Site D2 for a total of ten new dwellings, including four affordable homes. The south western boundary of the site is adjacent to the Clipston Medieval Settlement Scheduled Monument and could therefore have potential for effects in relation to the monument and its setting. In recognition of this the policy includes a stipulation that any future development must be preceded by *“the implementation of a programme of archaeological work in accordance with a written scheme of investigation”* which must be *“approved in writing by the local planning authority”*. Additionally, the policy requires development to include *“a natural landscaping scheme”* along the south western boundary, i.e. the boundary with scheduled monument. Collectively, this will help to ensure that any archaeology associated with the medieval settlement at the site is identified and preserved appropriately, whilst also helping ensure that the visual effect of development upon the monument and its setting is minimised by screening.
- 9.21 Policy **ENV2** (Protection of sites of environmental significance) proposes the protection of sites including the Clipston Medieval Settlement Scheduled Monument, additional sites with *‘extant and visible’* archaeological features recorded in the Northamptonshire HER, and other sites identified in for their historic significance including 19 listed buildings and the Battle of Naseby Registered Battlefield. This is important given the extent of the Clipston Medieval Settlement Scheduled Monument around much of the village, and the built up area of the village’s contribution to its setting
- 9.22 With regards to non-designated assets, Policy **ENV4** (Non-designated heritage assets) outlines that proposals for development within the Plan area will be expected to demonstrate sensitive design and mitigation measures to prevent harm to 16 locally identified, though non-designated, structures of historic significance. Similarly, Policy **ENV5** (Ridge and furrow) specifies the protection of non-designated ridge and furrow features that require safeguarding from the potential adverse effects of development. Although comprehensive in scope in terms of assets considered, further detail as to how development will be expected to avoid harm to these features, perhaps such as suitable design, massing and layout, could be beneficial.
- 9.23 Additionally, a number of policies which focus chiefly on non-historic environment matters demonstrate cognition of potential for harm to Clipston’s historic assets and outline measures to mitigate or avoid such harm. This includes:
- 9.24 Policy **ENV6** (Notable trees), which identifies trees that have been shown to harbour *‘high historical, ecological and/or landscape significance’*. With regards to these trees contributing to

the historic setting of the settlement, as well as being historic assets in their own right, Policy ENV6 is consistent with the SEA objective to conserve local diversity and character.

- 9.25 Policy **CC3** (Renewable energy generation infrastructure) requires development of new infrastructure to not adversely affect any designated or non-designated heritage assets or their setting.
- 9.26 Policy **HBE3** (Windfall development) requires future non-allocated development within the village confines to *“respect and complements the form, character and setting of the village.. (and) protect relevant areas of historic and environmental importance”*.
- 9.27 Overall, the draft Neighbourhood Plan includes policies likely to mitigate potential effects on the scheduled monument whilst also preserving the settlement’s historic character. It is considered that the Neighbourhood Plan is likely to lead to **minor positive effects** in relation to the Historic Environment SEA theme.

## Landscape

- 9.28 The landscape SEA objectives focus on the protection and potential enhancement of the character and quality of landscapes and townscape within and surrounding the Neighbourhood Plan area.
- 9.29 Policy **HBE4** (Design standards) establishes the key principles in relation to protecting Clipston’s landscape and villagescape character from adverse effects from poor quality design. The policy seeks to ensure that new development in the village will be designed in such a way as to *“enhance and reinforce the local distinctiveness and character of the area in which it is situated”*. Local character features are identified as including: *“visual amenities of the street scene”*; *“wider landscape views”*, and *“local green spaces”*, as well as *“building materials and design”*. The policy is detailed, though is considered to be positively prepared and not unreasonably prescriptive in what it requires of new development.
- 9.30 These detailed design and materials requirements are supplemented by Policy **ENV8** (Protection of important views) which recognises that *“views into and from the village are important to the setting and character of Clipston”*. Seven specific view corridors are identified and mapped in order to ensure that development proposals do not *“significantly harm these views or their viewpoints at publicly accessible locations”*.
- 9.31 In accordance with Policy RA3 of the adopted Daventry Part 2 Local Plan (2020), Policy **HBE1** (Village confines) defines the settlement boundary for Clipston and plots the boundary clearly on a map. The boundary mostly wraps tightly around the existing built area, including the extended curtilage of a number of properties at the village fringe. In this context, Policy HBE1 establishes a presumption against development outside the village confines, stating that *“land outside the defined Village Confines will be treated as open countryside, where development will be carefully controlled”*. The supporting text of the policy is clear that a key function of this approach is to *“control carefully where development occurs to protect its [Clipston’s] very open and rural setting”*. The principle of this policy approach is considered appropriate to Clipston and likely to be effective in supporting the SEA landscape objectives.
- 9.32 Policy **HBE2** (Residential site allocation) performs reasonably well in relation to the SEA landscape objectives. Although the site’s location at the edge of the built area of the village naturally gives it some exposure within the landscape, the policy seeks to soften the transition between the site and the countryside beyond through a requirement for *“a natural landscaping scheme shall be planted along the south western and north eastern boundaries of the development site to maintain a rural aspect”*. Once mature, planted screening will likely help minimise the perception of a hard edge between the site and the adjacent fields and mitigate any visual intrusion of the site into the rural setting of the village.
- 9.33 The policy seeks to mitigate the visual impact of development through limiting the massing of future dwellings to a maximum of 2.5 storeys in height and a maximum area of 150m<sup>2</sup> for three bedroom homes or 180m<sup>2</sup> for four bedroom homes. The policy also recognises that ensuring connectivity with the existing village could help integrate the site with Clipston’s townscape

character, establishing that a “*link into the existing village pedestrian network*” will be provided through the development process.

- 9.34 Policy **HBE3** (Windfall development) provides support in principle for development proposals which, among other considerations, are likely to have only a limited impact on the village’s landscape and townscape character. The policy text says that in practice this means support for development which is “*located within the Village Confines*”; retains “*existing important natural boundaries*”; and “*respects and complements the form, character and setting of the village*”.
- 9.35 The draft Neighbourhood Plan carefully considers and responds to a range of considerations in relation to landscape and villagescape character. These policy interventions are considered positive in relation to the SEA landscape objectives in the main. However, it is not possible to conclude overall positive effects as the plan proposes allocation of ten dwellings at a previously undeveloped location which could have potential to lead to effects on landscape character. The provisions of the NP will help limit these effects, though the specific details of any future scheme will be determined at the planning application stage.
- 9.36 Therefore, on balance it is considered that the Neighbourhood Plan will lead to **uncertain effects** in relation to the landscape SEA objectives as the nature and degree of potential effects will likely be determined by detailed matters of design, materials, massing and layout.

## Land, soil and water resources

- 9.37 SEA objectives for the land, soil and water resources theme focus on ensuring the effective and efficient use of land and using and managing water resources in a sustainable manner. In practice, a key focus is avoiding the unnecessary loss of best and most versatile agricultural land (i.e. Grades 1 to 3a).
- 9.38 Policy **HBE2** (Residential site allocation) allocates land off Naseby Road for ten dwellings, to the rear of existing development at Marecroft. However, development at the site would likely necessitate the limited loss of productive agricultural land, resulting in inevitable negative effects.
- 9.39 Policy **HBE3** (Windfall development) indicates that ‘small development proposals’ (i.e. small dwellings and/or single unit dwellings) will only be supported when development ‘*is located within the village confines*’ and ‘*will not result in the loss of existing services and facilities important to the sustainability of Clipston*’. This supports growth within the village confines and therefore avoids unnecessary land take of higher quality agricultural land outside the village confines.
- 9.40 Overall, the plan is likely to have **minor negative effects** in relation to the SEA objectives for land, soil and water resources theme, as Policy HBE2 will lead to the loss of productive agricultural land.

## Population and community

- 9.41 The population and community theme highlights the following objectives: cater for existing and future residents’ needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities, and provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.
- 9.42 Policy **HBE1** (Village confines) defines a boundary tightly around the edge of the built area where development will be focused, to help ensure that future growth will be delivered within close proximity of existing services and facilities in the village. Areas outside of the defined confines will be treated as open countryside where “*development will be carefully controlled in line with local and national strategic planning policies*”, helping avoid growth which is isolated from facilities and ensuring new homes have accessibility to village services.

- 9.43 Although Clipston does not have a set housing target from Daventry District Council Policy **HBE2** (Residential site allocation) seeks to deliver a total of ten homes in order to address locally identified housing needs. Specifically, delivery of ten homes will enable delivery of four affordable homes for people who meet the criteria of the local connection test. This is considered likely to result in significant positive effects.
- 9.44 Policy **ENV1** (Protection of Local Green Space) identifies and protects spaces of amenity value to local residents, to prevent the loss of, or adverse effect on the following Local Green Spaces: All Saint's Churchyard, Village Green and Haddon Fields. In a similar manner, Policy **ENV3** identifies spaces which offer sport and/or recreational functions, amenity value or a contribution to the character of Clipston, and restricts development where '*local benefit cannot be shown to outweigh the existing open space value*' of the site. Similarly, Policy **CF1** seeks to avoid the unnecessary loss of facilities which help sustain the vitality of the village for residents.
- 9.45 Policy **CF2** (New or improved community facilities and assets) seeks to secure new facilities through the development process where possible, with particular emphasis on those serving youth engagements and encouraging healthy lifestyles, which is likely to encourage and promote active involvement within the community.
- 9.46 Both Policy **BE1** (Support for existing businesses & employment opportunities) and Policy **BE2** (Support for new businesses and employment) seek to establish a presumption against the loss of commercial premises and employment floorspace, which will help cater to existing and future needs of residents.
- 9.47 Policy **BE5** (Broadband and mobile infrastructure) supports proposals to provide improved access to broadband for businesses and households within the Parish, which in turn will improve the connectedness of communities. This dovetails well with Policy **CC6** (Home working) which supports the principle of development proposals which could support home working, including potential extensions to dwellings or conversion of outbuildings.
- 9.48 Overall, it is anticipated that development will lead to **significant positive effects** in relation to the population and community SEA objectives, driven by meeting locally identified affordable housing needs in full.

## Transportation

- 9.49 The transportation objectives for the SEA theme seek to promote sustainable transport use and reduce the need to travel, whilst maintaining and improving the transport infrastructure within the Neighbourhood plan area.
- 9.50 Policy **TRS1** (Traffic management) requires development proposals to '*consider the improvement...and where possible the creation of footpaths and cycle ways to key village services*' through housing and commercial development within the Plan area, addressing the SEA objective to improve and promote sustainable transport use. Further, the policy and supporting text address the development of suitable off-road parking and improved site access.
- 9.51 Policy **CC5** (Electric Vehicles), indicates that charging cabling for electric vehicles (7kW) could aid the promotion sustainable transport (specifically, the uptake up of electric cars) within the Plan area. Similarly, Policy **CC7** (Pedestrian paths/pavements) promotes sustainable transportation (i.e. walking) for local residents through the improvement and extension of the existing pedestrian footpath network within the Parish.
- 9.52 Policy **CC6** (Home working) could help reduce the need for residents to travel using unsustainable means (i.e by private vehicles). Additionally, Policy **BE5** (Broadband and mobile infrastructure) seeks to support proposals that could help reduce the need to travel by promoting home working; specifically, improvements to the 'mobile telecommunication network' which currently serves businesses and households in the Plan area. Both policies directly address the SEA objective for travel reduction.
- 9.53 Overall, **minor positive effects** are anticipated in relation to the transportation SEA theme.

## 10. Conclusions and recommendations

10.1 Overall the appraisal of the CNP has not identified the potential for significant negative effects. The SEA themes which are most sensitive to development in the CNP area are historic environment and landscape.

10.2 Key findings are:

- In relation to the historic environment, a key concern is avoiding harm to the Clipston Medieval Settlement Scheduled Monument. However, overall the policies as applied to the proposed site allocation proposed are likely to be effective in mitigating and avoiding specific harm, whilst the policies of the Neighbourhood Plan as a whole are considered likely to avoid harm to the historic environment more broadly.
- In terms of landscape, a key concern is avoiding harm to the rural setting and context of the village and Clipston's villagescape character. Again, the policies of Neighbourhood Plan are considered likely to deliver growth which does not result in adverse effects to how the village is perceived within the landscape or to the character of its built area.
- The potential for significant positive effects is identified in relation to the population and communities SEA objective on the basis that the plan will deliver new housing to meet local needs, including four affordable homes to meet the specifically identified needs of local residents. Whilst four homes is not a substantial quantum in absolute terms, it is considered significant in the context of the village, particularly as it will meet identified affordable housing needs in full.
- Minor positive effects are anticipated in relation to the biodiversity, climate change, health and wellbeing, historic environment, and transportation SEA themes.
- Neutral effects are anticipated in relation to the landscape SEA theme.
- Minor negative effects are anticipated in relation to the land, soil and water resources SEA theme on the basis that the proposed allocation of Site D2 will result in the loss of productive agricultural land with potential to be 'best and most versatile'.

10.3 Overall it is considered that the CNP takes a proactive approach to delivering new development whilst protecting key aspects of the natural, built and historic environment that contribute to the overall sense of place and quality of life in the Clipston.

## **Part 3: What are the next steps?**



## 11. Next steps (Part 3)

11.1 This part of the report explains next steps that will be taken as part of plan-making and SEA

### Plan finalisation

11.2 This Environmental Report accompanies the Clipston Neighbourhood Plan for Regulation 14 consultation.

11.3 Following consultation, any representations made will be considered by the Neighbourhood Plan Group, and the Environmental Report will be updated as necessary. The updated Environmental Report will then accompany the Neighbourhood Plan for submission to the Local Planning Authority, Daventry District Council, for subsequent Independent Examination..

11.4 At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the adopted West Northamptonshire Joint Core Strategy and the adopted Daventry Settlements and Countryside Local Plan.

11.5 If Independent Examination is favourable, the Clipston Neighbourhood Plan will be subject to a referendum, organised by Daventry District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Clipston Neighbourhood Plan will become part of the Development Plan for Daventry, covering the defined Neighbourhood Plan area.

11.6 It is noted that on 1<sup>st</sup> April 2021 Daventry District Council, along with Northampton Borough Council and South Northamptonshire Borough Council, will be replaced by the new West Northamptonshire Unitary Authority. When this happens, the made Neighbourhood Plan will become part of the Development Plan for the new Unitary Authority, again in relation to Clipston only.

### Monitoring

11.7 The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. This refers to the monitoring of likely significant effects of the CNP to identify any unforeseen effects early and take remedial action as appropriate.

11.8 It is anticipated that monitoring of effects of the Neighbourhood Plan will be undertaken by Daventry District Council as part of the process of preparing its Annual Monitoring Report (AMR).

11.9 The SEA has not identified any potential for significant negative effects that would require closer monitoring.

## Appendices

# Appendix I Regulation requirements

As discussed in Chapter 1 above, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 (the Regulations) explains the information that must be contained in the Environmental Report; however, interpretation of Schedule 2 is not straightforward. Table AI.1 links the structure of this report to an interpretation of Schedule 2 requirements, whilst Table AI.2 explains this interpretation. Table AI.3 identifies how and where within the Environmental Report the regulatory requirements have/ will be met.

*Table AI.1: Questions answered by this Environmental Report, in-line with an interpretation of regulatory requirements*

	Questions answered		As per regulations... the Environmental Report must include...
Introduction	What's the plan seeking to achieve?		<ul style="list-style-type: none"> <li>An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes</li> </ul>
	What's the SEA scope?	What's the sustainability 'context'?	<ul style="list-style-type: none"> <li>Relevant environmental protection objectives, established at international or national level</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance</li> </ul>
		What's the sustainability 'baseline'?	<ul style="list-style-type: none"> <li>Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan</li> <li>The environmental characteristics of areas likely to be significantly affected</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance</li> </ul>
		What are the key issues and objectives that should be a focus?	<ul style="list-style-type: none"> <li>Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment</li> </ul>
Part 1	What has plan-making / SEA involved up to this point?		<ul style="list-style-type: none"> <li>Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach)</li> <li>The likely significant effects associated with alternatives</li> <li>Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the draft plan</li> </ul>
Part 2	What are the SEA findings at this current stage?		<ul style="list-style-type: none"> <li>The likely significant effects associated with the draft plan</li> <li>The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the draft plan</li> </ul>
Part 3	What happens next?		<ul style="list-style-type: none"> <li>A description of the monitoring measures envisaged</li> </ul>

**Table AI.2: Questions answered by this Environmental Report, in-line with regulatory requirements**

Schedule 2	Interpretation of Schedule 2		
The report must include...	The report must include...		
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the plan seeking to achieve?</i>	
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What's the 'context'?</i>	i.e. answer – <i>What's the scope of the SA?</i>
(c) the environmental characteristics of areas likely to be significantly affected;	The relevant environmental protection objectives, established at international or national level		
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'	i.e. answer - <i>What's the 'baseline'?</i>	
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The environmental characteristics of areas likely to be significantly affected		
(f) the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What are the key issues &amp; objectives?</i>	
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Key environmental problems / issues and objectives that should be a focus of appraisal		
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach')	i.e. answer - <i>What has Plan-making / SA involved up to this point?</i> [Part 1 of the Report]	
(i) a description of the measures envisaged concerning monitoring.	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.		
	The likely significant effects associated with the draft plan	i.e. answer - <i>What are the assessment findings at this current stage?</i> [Part 2 of the Report]	
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan		
	A description of the measures envisaged concerning monitoring	i.e. answer - <i>What happens next?</i> [Part 3 of the Report]	

**Table AI.3: 'Checklist' of how (throughout the SEA process) and where (within this report) regulatory requirements have been, are and will be met.**

Regulatory requirement	Discussion of how requirement is met
<b>Schedule 2 of the regulations lists the information to be provided within the SA Report</b>	
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 2 ('What is the plan seeking to achieve') presents this information.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters have been considered in detail through scoping work, which has involved dedicated consultation on a Scoping Report. The 'SEA framework' – the outcome of scoping – is presented within Chapter 3 ('What is the scope of the SEA?'). More detailed messages, established through a context and baseline review are also presented in Appendix II of this Environmental Report.
3. The environmental characteristics of areas likely to be significantly affected;	
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	
5. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The SA framework is presented within Chapter 3 ('What is the scope of the SEA'). Also, Appendix II presents key messages from the context review. With regards to explaining " <i>how...considerations have been taken into account</i> ", Chapter 7 explains the Steering Group's 'reasons for supporting the preferred approach', i.e. explains how/ why the preferred approach is justified in light of alternatives appraisal.
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Chapter 6 presents alternatives appraisal findings (in relation to housing growth, which is a 'stand-out' plan policy area). Chapters 9 presents an appraisal of the draft plan. With regards to assessment methodology, Chapter 8 explains the role of the SEA framework/scope, and the need to consider the potential for various effect characteristics/ dimensions, e.g. timescale.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The assessment highlights certain tensions between competing objectives, which might potentially be actioned by the Examiner, when finalising the plan. Also, specific recommendations are made in Chapter 10.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapters 4 and 5 deal with 'Reasons for selecting the alternatives dealt with', in that there is an explanation of the reasons for focusing on particular issues and options.  Also, Chapter 7 explains the Parish Council's 'reasons for selecting the preferred option' (in-light of alternatives assessment).
9. Description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 11 presents measures envisaged concerning monitoring.
10. A non-technical summary of the information provided under the above headings	The NTS is provided at the beginning of this Environmental Report.
<b>The SA Report must be published alongside the Draft Plan, in accordance with the following regulations</b>	
authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express	At the current time, this Environmental Report is published alongside the 'submission' version of the

## Regulatory requirement

## Discussion of how requirement is met

their opinion on the Draft Plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)

Neighbourhood Plan, with a view to informing Regulation 16 consultation.

### **The SA Report must be taken into account, alongside consultation responses, when finalising the plan.**

The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.

Assessment findings presented within this Environmental Report, and consultation responses received, have been fed back to the Steering Group and have informed plan finalisation.



# Appendix II The scope of the SEA

## Introduction

This appendix provides an overview of the responses to the scoping consultation, summarises the baseline and context review and presents the full SEA framework.

## Scoping consultation responses

The draft SEA scoping report was shared with the Environment Agency, Historic England and Natural England for formal consultation between the period 3<sup>rd</sup> April and 8<sup>th</sup> May 2020.

The responses received and how they have been considered and addressed are presented in Table All.1 below.

*Table All.1: SEA scoping consultation responses*

Consultee	Consultation response summary	How the response was considered and addressed
<b>Environment Agency</b>	The SEA should make reference to Sidom's Ford which is a Water Framework Directive (WFD) waterbody. Reference should be made to the "River Ise Wildlife Corridor" identified in the draft Neighbourhood Plan. The opportunity to improve or protect water quality should be mentioned. Greater recognition of the health benefits of access to outdoor recreation should be made.	These suggestions have specifically been considered through the appraisal process in the SEA Environmental Report.
<b>Historic England</b>	The SEA framework omits to mention setting of historic assets. The proposed Naseby Road site allocation is bounded on two sides by the Clipston Medieval Settlement Scheduled Monument, and would quite possibly affect its setting. We advise that the omission of the consideration of the setting of designated heritage assets from the SEA framework puts the neighbourhood plan at risk of being found unsound, and should therefore be included.	Direct reference to the setting of heritage assets added to the SEA framework.
<b>Natural England</b>	Natural England has no specific comments to make on this neighbourhood plan SEA scoping.	N/A

## Context and baseline review

Drawing on the review of the sustainability context and baseline, the scoping report process identified a range of sustainability issues that should be focus of SEA. These issues are presented below under eight environmental themes.

### Biodiversity

- Whilst no internationally and nationally designated biodiversity sites are present in the Neighbourhood Plan Area, a number of locally important sites are present.
- A number of BAP priority habitats are present in the Neighbourhood Plan Area.
- There is a need to protect and enhance existing habitats in the Neighbourhood Plan Area.
- There are significant opportunities for delivering biodiversity net gain and enhancing ecological networks in the Neighbourhood Plan Area.

### Climate change (mitigation and adaptation)

- Transport emissions are the biggest contributor to greenhouse gas (GhG) emissions in Daventry District, potentially reflecting the rural nature of much of the District and associated car dependency.
- There are very few areas at risk of fluvial flooding within the Neighbourhood Plan area, though surface water flood risk is much more extensive.
- There could be potential to increase the Plan area's resilience to the effects of climate change by supporting and encouraging adaptation strategies such as SuDS, particularly in light of the surface water flood risk.

### Health and Wellbeing

- Census data indicates that health outcomes are generally good in the Neighbourhood Plan area.
- Improving accessibility to open spaces and additional supportive networks could be possible through the development process.
- There are no medical facilities within Clipston, though healthcare is available a short car journey in Market Harborough.

### Historic Environment

- The Clipston medieval settlement is a major feature of the Neighbourhood Plan area, covering much of the hinterland of Clipston village. Its status as a Scheduled Monument requires the continued protection and preservation of earthworks and buried archaeological remains of the medieval village.
- The Clipston Medieval Settlement Scheduled Monument is divided into two principal areas, with a large western area accompanied by a separate and smaller eastern area.
- There are 19 listed buildings within the plan area, of which one is deemed to be 'at risk' by Heritage England: the Church of All Saints.
- The plan area intersects the boundary of the Battle of Naseby (1645), designated as a Registered Battlefield.
- Non-designated assets in Clipston also require suitable protection from potential adverse effects.

### Landscape

- The Neighbourhood Plan area is set within an attractive arable landscape, with views into the open countryside from several locations within the village. There could be opportunities

to preserve and enhance these views through sensitive development which responds positively to characteristic features that inform the villagescape of Clipston.

- Landform and natural landscape features have informed Clipston's development and will continue to influence its identity and character.

## Land, soil and water resources

- All of the Neighbourhood Plan Area is underlain by land classified as the best and most versatile (BMV) agricultural land.
- The entire Neighbourhood Plan Area is designated as a Nitrate Vulnerable Zone for both ground water and surface water, though this is within the context of similar designation for much of the East Midlands.

## Population and communities

- The rural nature of Clipston means access to many key services and facilities, such as supermarkets and a post office are not available in the village, necessitating travel to larger settlements nearby.
- A greater than average proportion of Clipston residents own their own homes
- There is evidence that Clipston has an ageing population.

## Transport

- Census data indicates that car dependence is high for access to services, facilities and employment, consistent with many rural communities.
- The village is served by local buses, though these are of limited frequency.
- A network of public rights of way (PRoW) is evident around the village though these do not offer direct access to higher tier services.

## SEA framework

The full scope of the SEA, taking account of the responses to the scoping consultation, presented in Table AII.3 below:

Table AII.3: Full SEA framework

SEA theme	SEA objective	Assessment Questions: Will the option or policy....:
<b>Biodiversity</b>	Protect and enhance all biodiversity, including seeking a net gain where possible.	<ul style="list-style-type: none"> <li>• Protect and enhance natural and semi-natural habitats?</li> <li>• Protect and enhance locally designated sites?</li> <li>• Achieve a net gain in biodiversity?</li> <li>• Support enhancements to ecological networks, including through improvements to multifunctional green infrastructure networks?</li> <li>• Support access to, interpretation and understanding of biodiversity?</li> </ul>
<b>Climate change</b>	Reduce the level of contribution to climate change made by activities within the Neighbourhood Plan Area	<ul style="list-style-type: none"> <li>• Increase the number of new developments meeting or exceeding sustainable design criteria?</li> <li>• Reduce energy consumption from non-renewable sources?</li> <li>• Generate energy from low or zero carbon sources?</li> <li>• Reduce the need to travel or the number of journeys made?</li> <li>• Promote the use of sustainable modes of transport, including walking, cycling and public transport?</li> </ul>
	Support the resilience of the Neighbourhood Plan Area to the potential effects of climate change, including flooding	<ul style="list-style-type: none"> <li>• Avoid development in areas at risk of flooding, taking into account the likely future effects of climate change?</li> <li>• Increase resilience of the built and natural environment to the effects of climate change?</li> <li>• Ensure that the potential risks associated with climate change are considered in new development in the plan area?</li> <li>• Improve and extend green infrastructure networks in the plan area to support climate change adaptation?</li> <li>• Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)?</li> <li>• Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?</li> </ul>
<b>Landscape</b>	Protect and enhance the character and quality of landscapes and townscapes within and surrounding the Neighbourhood Plan Area	<ul style="list-style-type: none"> <li>• Conserve and enhance landscape character?</li> <li>• Conserve and enhance townscape character?</li> </ul>

SEA theme	SEA objective	Assessment Questions: Will the option or policy...:
		<ul style="list-style-type: none"> <li>Protect and enhance key landscape features?</li> </ul>
<b>Historic environment</b>	Protect, maintain and enhance the rich variety of cultural and built heritage within the Neighbourhood Plan Area	<ul style="list-style-type: none"> <li>Conserve, enhance and support the integrity and significance of designated and non-designated buildings and structures of architectural or historic interest?</li> </ul>
	Conserve, enhance and support the integrity of designated and non-designated buildings and structures of architectural or historic interest, as well as their settings.	<ul style="list-style-type: none"> <li>Conserve and enhance the archaeology of Clipston, particularly in relation to the Clipston medieval settlement and associated scheduled monument?</li> <li>Preserve the significance and integrity of the Battle of Naseby Designated Battlefield?</li> <li>Conserve and enhance the diversity and character of local built and cultural heritage?</li> <li>Support access to, interpretation and understanding of the historic environment?</li> </ul>
<b>Land, soil and water resources</b>	Ensure the efficient and effective use of land	<ul style="list-style-type: none"> <li>Promote the use of previously developed land where possible?</li> <li>Avoid development of the best and most versatile agricultural land in the Neighbourhood Plan Area (i.e. Grades 1 to 3a)?</li> </ul>
	Use and manage water resources in a sustainable manner	<ul style="list-style-type: none"> <li>Support improvements to water quality?</li> <li>Minimise water consumption?</li> <li>Ensure the timely provision of wastewater infrastructure?</li> </ul>
<b>Population and community</b>	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	<ul style="list-style-type: none"> <li>Promote the development of a range of high quality, accessible community facilities?</li> <li>Encourage and promote social cohesion and encourage active involvement of local people in community activities?</li> <li>Minimise fuel poverty?</li> <li>Maintain or enhance the quality of life of existing local residents?</li> <li>Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people?</li> </ul>
	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate	<ul style="list-style-type: none"> <li>Support the provision of a range of house types and sizes, including specialist needs?</li> </ul>

SEA theme	SEA objective	Assessment Questions: Will the option or policy...:
	mix of dwelling sizes, types and tenures.	<ul style="list-style-type: none"> <li>• Support the provision of affordable housing?</li> <li>• Support enhancements to the current housing stock?</li> <li>• Meet the needs of all sectors of the community?</li> <li>• Provide quality and flexible homes that meet people's needs?</li> <li>• Promote the use of sustainable building techniques, including use of sustainable building materials in construction?</li> <li>• Provide housing in sustainable locations that allow easy access to a range of local services and facilities?</li> </ul>
<b>Health and wellbeing</b>	Improve the health and wellbeing residents within the Neighbourhood Plan Area.	<ul style="list-style-type: none"> <li>• Promote accessibility to a range of leisure, health and community facilities, for all age groups?</li> <li>• Address the key challenges identified in the JSNA?</li> <li>• Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards?</li> <li>• Promote the use of healthier modes of travel?</li> <li>• Improve access to the countryside for recreational use?</li> <li>• Avoiding any negative impacts to the quality and extent of existing recreational assets, such as formal or informal footpaths?</li> </ul>
<b>Transportation</b>	<p>Promote sustainable transport use and reduce the need to travel</p> <p>Maintain and improve the transport infrastructure within the Neighbourhood Plan Area.</p>	<ul style="list-style-type: none"> <li>• Maintain and enhance existing footpaths?</li> <li>• Encourage modal shift to more sustainable forms of travel?</li> <li>• Facilitate working from home and remote working?</li> <li>• Improve road safety?</li> <li>• Reduce the impact on residents from the road network?</li> </ul>



## Appendix III: Reasonable alternatives assessment

This appendix presents the detailed findings of the assessment of alternative locations for growth within the Clipston Neighbourhood Plan area, as established within **Chapter 5** of the main report.

### Methodology

To reiterate, for each of the options, the appraisal of reasonable alternatives examines likely significant effects on the baseline, drawing on the SEA objectives identified through scoping as a methodological framework. The intention is to distinguish between each of the alternative options in relative terms, i.e. test their performance under each SEA theme in relation to one another. Judgement must then be applied as to which options performs strongest overall.

Under each SEA theme (e.g. 'Biodiversity'), the appraisal looks to differentiate between the performance of the options in relation to the relevant SEA objectives. Where there is a distinction between the options, their relative performance is ranked in order of preference with '1' indicating strongest performance.

Where it is not possible to meaningfully differentiate between the options, their broadly equal performance is indicated with a '=' symbol.

Potential significant effects are indicated with highlighted text. **Green** is used to indicate significant positive effects, whilst **Red** is used to indicate significant negative effects.

Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the options under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make certain assumptions regarding how options will be implemented 'on the ground' and what the effect on particular receptors would be. Where there is a need to rely on assumptions in order to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text.

Finally, it is important to note that effects are predicted taking into account the criteria presented within the SEA Regulations.<sup>19</sup> For example, account is taken of the duration, frequency and reversibility of effects.

### Assessment findings

Table AIII.1 presents the findings for the SEA of the potential site options for the delivery of housing need within the CNP area.

It is important to note that the assessment **does not assume** that each of the SEA themes are of equal weight. Therefore, establishing which Option is strongest performing overall is not simply a question of tallying the individual scores achieved under each SEA theme. Judgement must be applied as to which SEA themes attract greatest weight in the context of Clipston.

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<sup>19</sup> Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

*Table AIII.1: SEA of reasonable alternatives for the location of growth*

SEA Theme	Option 1 Site A - Land to the south east side of Church Lane	Option 2 Site D2 - Part of land to the rear of Marecroft	Option 3 Site F2 - Part of land behind Chestnut Grove and Clipston School	Option 4 Site H1+H2 - Land at junction of Pegs Lane and Chapel Lane
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## Biodiversity

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### Commentary:

There are no designated sites within the plan area and there does not appear to be any notable sensitivity in relation to biodiversity. Consequently there is little potential for significant effects in relation the biodiversity SEA objectives from any of the options. All four of the options would direct development to sites which are currently in agricultural use and have little apparent potential for sensitive habitats. It is noted that Option 1 would direct development to Site A, which is adjacent to the River Ise. There may be some potential to explore whether the boundary of the site has any associated function as part of a wildlife corridor for marine and terrestrial wildlife. However, it is considered unlikely that there would be any meaningful opportunity to deliver significant habitat enhancements through the development process. Overall, it is considered that it is not possible to meaningfully differentiate between the options in relation to biodiversity and that they all perform broadly on a par. No significant effects are anticipated.

## Climate change

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### Commentary:

In terms of climate change adaptation, it is notable that the plan area as a whole has very limited areas of fluvial flood risk and none of the options would direct growth to areas which are affected by fluvial flood risk. However, surface water flood risk within the plan area is much more extensive. Site A stands out as being almost entirely within an area of surface water risk, with a band of high risk (i.e. greater than 3.3% annual chance of flooding) running along the alignment of Sidom's Ford, a broader area of medium risk beyond that (i.e. between 1% and 3.3% annual chance of flooding) and the majority of the rest of the site falling within an area of low risk (i.e. 0.1% to 1% annual chance of flooding). The other options all perform broadly on par with each other in relation to surface water flooding, as they all have very small channels of low risk which could be mitigated through the design and layout of any future scheme on site.

In terms of climate change mitigation, it is considered that there is no potential to meaningfully differentiate between the sites in relation to reducing contributions to climate change. Each site is within walking distance of Clipston's limited range of services and in the context of Clipston's rural location each is considered to have equal car dependency for accessing services at higher tier settlements. The small number of new homes proposed for delivery through the plan means there is no realistic potential through any of the options to seek delivery of, or connectivity with, district heating networks.

Overall, it is considered that in many respects the options perform broadly on a par in relation to the SEA climate change objectives. However, Option 1 stands out as performing least strongly overall as it is notably more constrained by surface water flood risk. Significant effects are not anticipated.

SEA Theme	Option 1 Site A - Land to the south east side of Church Lane	Option 2 Site D2 - Part of land to the rear of Marecroft	Option 3 Site F2 - Part of land behind Chestnut Grove and Clipston School	Option 4 Site H1+H2 - Land at junction of Pegs Lane and Chapel Lane
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## Health and wellbeing

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### Commentary:

All options are considered to present similar opportunities for enabling recreational walking and cycling locally, though Clipston's rural location means all options have a similar level of constraint in respect of promoting walking and cycling for longer distances. Equally, all options have similar levels of accessibility to the nearest healthcare facilities in Market Harborough. Nevertheless, access to the network of public rights of way (PRoW) around Clipston will have health and wellbeing benefits for residents of development at any of the options, and all are considered likely to result in minor positive effects. In light of the above, it is not possible to meaningfully differentiate between any of the options and all are considered to perform on a par with each other in relation to health and wellbeing. Significant effects are not anticipated.

## Historic environment

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### Commentary:

As discussed elsewhere in this report, Clipston has notable sensitivity in relation to the historic environment. Principally, this is due to the presence of the Clipston Medieval Settlement scheduled monument which is a key historic feature of the Neighbourhood Plan area. The scheduled monument wraps around the north, east and west of the modern day village and is extensive in size given the extent to which the form and plan of the medieval settlement and its associated agricultural practices are still evident today.

Clipston also has a number of listed buildings, including the Grade I-listed Church of All Saints and Grade II\*-listed residence at The Chestnuts. The Neighbourhood Plan identifies an additional 16 buildings or structures of 'local interest' within the village. Additionally, the Neighbourhood Plan Area as a whole partially intersects with the Battle of Naseby Registered Battlefield, though this is confined to the far south west of the parish and is unlikely to be directly affected by development within or adjacent to the existing built area of the village.

In this context, Option 3 stands out as being the strongest performing option in relation to the historic environment. It is the only option that does not lie adjacent to the boundaries of the scheduled monument and is also relatively unconstrained by proximity to listed buildings or buildings of local interest. Option 3 directs growth to Site F2 which is accessed via Chestnut Grove, a modern residential development of no notable historic character, whilst the placement of existing buildings and of established trees screen the site from buildings within Clipston's historic core along High Street. It is therefore considered that Option 3 would direct growth to a location which would have low potential for adverse effects on heritage assets or their settings.

Of the other three options, both Option 1 and Option 2 would direct growth to sites which lie outside the setting of any listed buildings or any notable non-designated heritage asset. Development under Option 1 would see growth at the east of the village outside the historic core, where the townscape character is influenced by mid- to late- 20<sup>th</sup> century development of no historic sensitivity. Option 2 would direct growth to the southern periphery of the village, where the character is more strongly

SEA Theme	Option 1 Site A - Land to the south east side of Church Lane	Option 2 Site D2 - Part of land to the rear of Marecroft	Option 3 Site F2 - Part of land behind Chestnut Grove and Clipston School	Option 4 Site H1+H2 - Land at junction of Pegs Lane and Chapel Lane
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influenced by the open countryside beyond and the adjacent modern residential development at Marecroft than by the village's historic assets which are perceptually distant. However, both Option 1 and Option 2 would direct growth to locations adjacent to the boundaries of the scheduled monument and could have potential to adversely affect the setting of the monument, including how it is perceived within the landscape. In light of this, both Options 1 and 2 are considered to perform broadly on a par with each other.

Option 4 is considered to perform least strongly in relation to the historic environment SEA objectives by virtue of its potential to adversely affect the setting of the scheduled monument and also the setting of the Grade II-listed Baptist Chapel, a building of significant presence and distinctiveness within the village street scene and an important contributor to the village's identity. Option 4 would direct growth to Site H1+H2 which is linear in form, its long northern boundary lying adjacent to the scheduled monument. The form and shape of the site is considered to mean there could be only limited potential to mitigate effects through design and layout, whilst development anywhere on the site would directly affect the setting of the Baptist Chapel. There is potential for development under Option 4 to give rise to significant negative effects in relation to the historic environment SEA objectives.

## Landscape



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### Commentary:

There are key differences between the landscape contexts at each of the locations that the four options direct growth to. Option 1 would see development at Site A which is well screened and is a natural extension of the existing form of the settlement, though has some sensitivity within the landscape by virtue of being within the view corridor of 'Important View 1'. Option 2 would direct growth to Site D2, which is a peripheral site outside the village core whose openness and location make a contribution to the setting of the village. Option 3 would direct growth to a partially screened site near the village core with little inter-visibility with the street scene of the rest of the village or the wider landscape. Option 4 would direct growth to Site H1+H2 which is in a prominent position within the village street scene.

Despite these localised differences, it is considered that Option 1 and Option 3 perform most strongly and are broadly on a par with each other. This is because development under either option is considered to have low potential to alter the character of the settlement as a whole or how the settlement is perceived and understood within the landscape. The form and locations of the development sites under each option are considered likely to support growth which does not adversely affect the historic townscape character of the settlement core or the rural landscape character of the settlement fringe.

Option 2 and Option 4 are considered to perform broadly similarly to each other, though less strongly than Options 1 and 3. This is because development under Option 2 is considered to have potential to alter the landscape setting of Clipston, including by extending the village's built form into an area of greenfield land. Option 4 is considered to have potential to alter the historic townscape character of the settlement by intensifying development at a key location in the village adjacent to the characterful and distinctive Baptist Chapel, making an important contribution to the street scene through its openness.

Significant effects in relation to the landscape SEA objectives are not anticipated from any of the options.

SEA Theme	Option 1 Site A - Land to the south east side of Church Lane	Option 2 Site D2 - Part of land to the rear of Marecroft	Option 3 Site F2 - Part of land behind Chestnut Grove and Clipston School	Option 4 Site H1+H2 - Land at junction of Pegs Lane and Chapel Lane
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## Land, soil and water resources



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### Commentary:

Although all four options would direct growth to greenfield land underlain by Grade 3 quality soils, it is possible to draw distinctions between the current function of these locations. Option 1 and Option 3 would direct growth to sites which, although open and undeveloped, do not appear to have any notable potential to function as productive agricultural land. This assumption is based on the small size and apparent containment of each site in terms of their relative severance from the wider network of fields in the wider countryside beyond the village. Therefore, in terms of making best use of available land it is considered that development under Options 1 and 3 would not represent an avoidable loss of productive, high quality land.

Option 4 would direct growth to Site H1+H2 which appears to have a mixture of existing uses. The eastern half of the site appears to function as a storage or laydown area for farm equipment, whilst the western half is open and forms part of a much larger open field to the north. It is considered that development at the eastern half would represent good use of available land as it does not appear to have potential to be rehabilitated into productive use, while the western half does not appear to have any arable function in practice.

Options 2 and 3 would each direct growth to parts of fields which could have potential to support arable uses. Of the four options, these two appear to have the greatest potential for development to lead to potential loss of high quality, productive agricultural land.

On balance, it is considered that Options 1 and 4 perform broadly on a par with each other, whilst Options 2 and 3 perform less strongly overall. Significant effects are not anticipated.

## Population and communities

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### Commentary:

All options are considered to perform on a par in relation to the populations and communities SEA objectives. All options would direct growth to sites with the indicative capacity to deliver the ten dwellings necessary to secure four affordable homes. Equally, all options could support development which provides similar levels of access to community facilities.

It is therefore considered that it is not possible to meaningfully differentiate between the options in relation to population and communities and that they all perform broadly on a par with each other. Significant positive effects are anticipated under all options.

SEA Theme	Option 1 Site A - Land to the south east side of Church Lane	Option 2 Site D2 - Part of land to the rear of Marecroft	Option 3 Site F2 - Part of land behind Chestnut Grove and Clipston School	Option 4 Site H1+H2 - Land at junction of Pegs Lane and Chapel Lane
Transport	1	1	2	1

**Commentary:**

All options are considered to perform on a par in terms of the potential to support sustainable access to services and facilities. This is because growth under any of the options would offer broadly similar potential to walk to the limited range of services in the village, whilst also necessitating car dependency for access to higher tier services outside the village.

However, Option 3 is considered to marginally stand out as weakest overall on the basis that it directs growth to Site F2, at which there is no clear potential for establishing safe vehicular access. It is considered that the remaining sites all perform on a par with each other in relation to the transport SEA objectives.



