



Broughton Neighbourhood Plan SEA

shaping our future together
2016 through to 2031

Strategic Environmental Assessment Report for Broughton Neighbourhood Plan

When creating a Neighbourhood Plan it is a requirement under European Directive 2001/42/EC to undertake a screening process to decide whether a Strategic Environmental Assessment (SEA) is deemed necessary. The Environment Agency, Natural England, English Heritage and Kettering Borough Council were consulted in early 2016 on the likely impact of the Neighbourhood Plan on the Environment and whether there would be a need for an SEA.

As a result of these consultations it was decided that an SEA would be required because of the concerns expressed by Historic England about the likely impact that re-development of the proposed site in Church Street would have on the cultural and historical environment of the area.

Government guidance states that

“The strategic environmental assessment should only focus on what is needed to assess the likely significant effects of the neighbourhood plan proposal. It should focus on the environmental impacts which are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the neighbourhood plan.”

This report presents information on the likely significant effects of implementing the Neighbourhood Plan and any reasonable alternatives.

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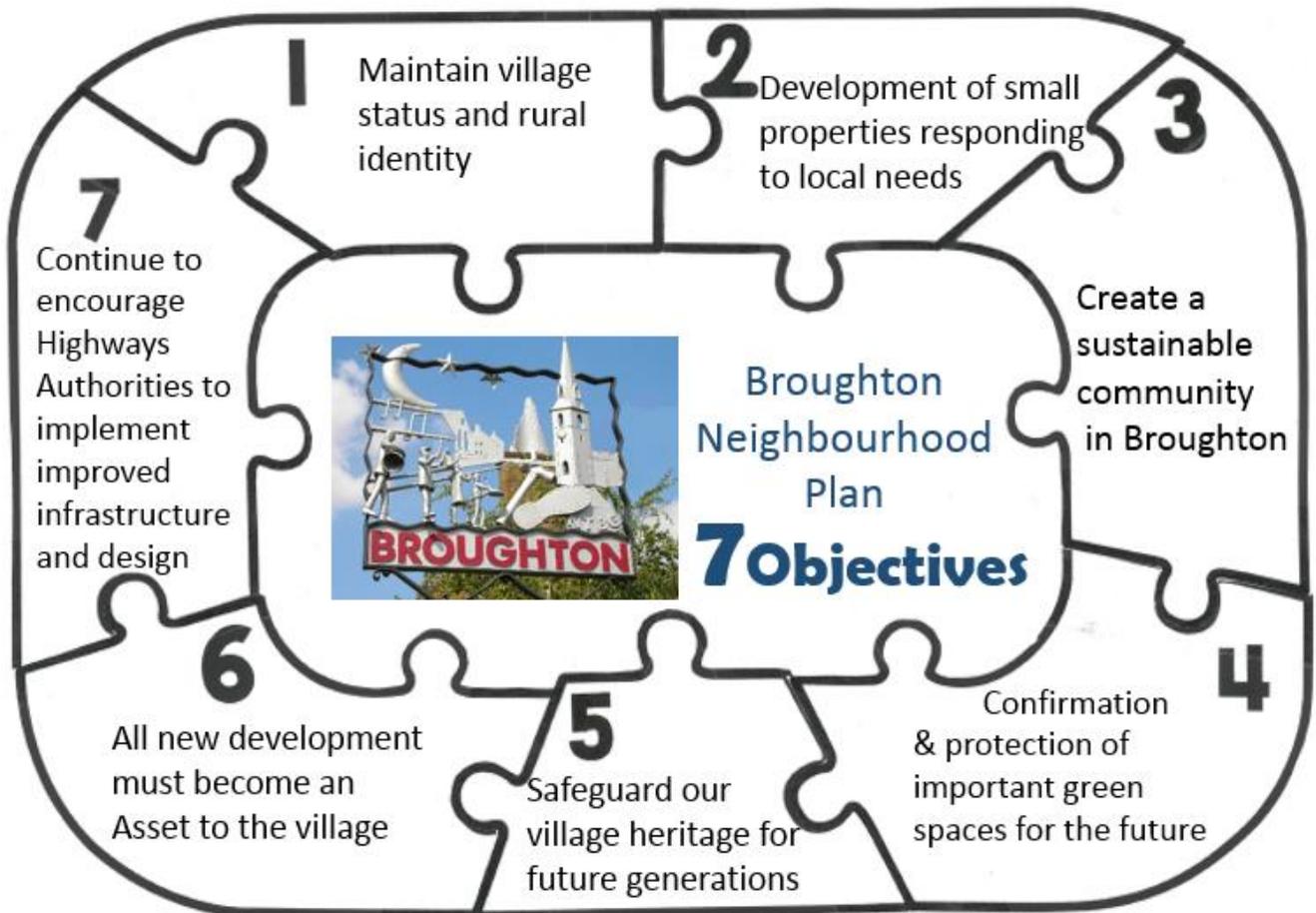
Introduction

This report will describe the strategic objectives of the Neighbourhood Plan and the way it fits within the wider philosophy of the existing overarching policies and will outline the areas where the Plan will impact upon environmental issues and concerns. The Neighbourhood Plan takes a holistic approach to the sustainability of the village and wider parish taking into account the overall quality of life, preservation of cultural heritage, protection of open green spaces and provision of the appropriate mix of housing to suit all generations thereby creating a “whole life” community.

Natural England, Environment Agency and Historic England were consulted on the scope of the plan. Historic England were generally satisfied but suggested a slight change the in wording of the SEA objective concerning Cultural Heritage.

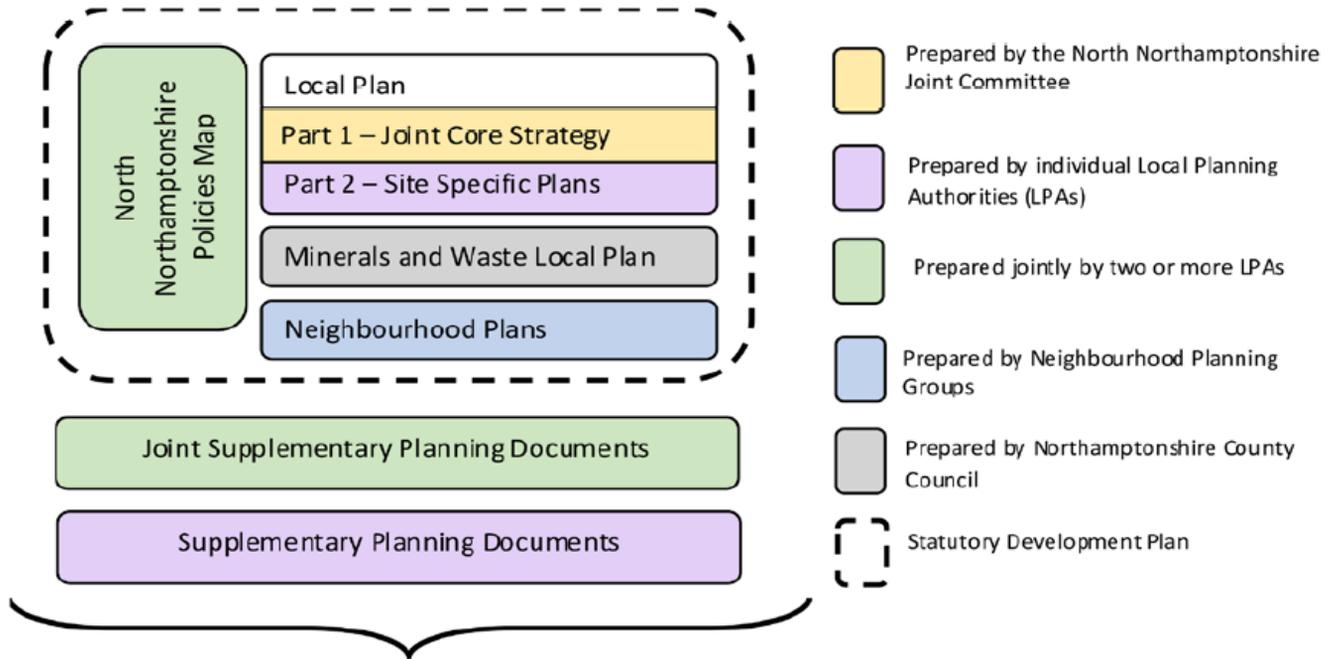
“We therefore advise that the wording is changed to read, “The significance of heritage assets are conserved in accordance with the NPPF” “

The Main Objectives of the Neighbourhood Plan



The Relationship with other relevant Plans and Programmes

Statutory Development Plans must comply with relevant European Directives, and national policies. The diagram below indicates the structure of the Statutory Development Plan for North Northamptonshire. Local plans made by individual local authorities at both borough/district level and county level and Neighbourhood Plans combine to form the Statutory Development Plan.



Objectives of other plans and programmes

Other plan/programme	Objectives or requirements of the other plan or programme	How objectives and requirements might be taken on board
Habitats Regulations Assessment/ Appropriate Assessment	<p>The Habitats Directive (Directive 92/43/EEC) on the conservation of Natural Habitats and of Wild Fauna and Flora requires that any plan or project that is likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is to be subject to an Appropriate Assessment (AA) of its implications for the site in view of the sites conservation objectives.</p>	<p>In North Northamptonshire, there is only one European Designated habitat site, the Upper Nene Valley Gravel Pits Special Protection Area (SPA) and Ramsar site. See Natura 2000 site definition. This site is not within 4km of the Neighbourhood Plan designated area.</p>
UK Sustainable Development Strategy (UK SDS)	<p>The UK SDS has five main principles:</p> <ul style="list-style-type: none"> • Living within environmental limits • Ensuring a strong, healthy and just society • Achieving a sustainable economy • Promoting good governance • Using sound science responsibly 	<p>Ensuring that development is within environmental limits; promotes a strong, healthy and just society; helps to promote a sustainable economy</p>
The National Planning Policy Framework (2012)	<p>The NPPF states that plans should:</p> <ul style="list-style-type: none"> • provide for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes). • identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. 	<p>Ensuring that development provides the required size, type and tenure of housing as identified by local demand based on current and future demographic trends</p>

Objectives of other plans and programmes

Other plan/programme	Objectives or requirements of the other plan or programme	How objectives and requirements might be taken on board
The National Planning Policy Framework (2012)	<p>Two of the Core Principles are to</p> <ul style="list-style-type: none"> •support the transition to a low carbon future in a changing climate •encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value 	<p>Ensuring that brownfield sites are used in preference to greenfield sites. Encouraging the use of renewable energy and sustainable materials</p>
The National Planning Policy Framework (2012)	<p>A Core Principle is to:</p> <ul style="list-style-type: none"> •conserve heritage assets in a manner appropriate to their significance so, that they can be enjoyed for their contribution to the quality of life of this and future generations 	<p>Ensuring that development that has an impact on the Conservation Area does not detract from or damage the area.</p>
The National Planning Policy Framework (2012)	<p>Para 58:</p> <p>Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.</p>	<p>Ensuring that development that has an impact on the Conservation Area does not detract from or damage the area. Encouraging the use of renewable energy and sustainable materials. Ensuring high quality design.</p>

Objectives of other plans and programmes

Other plan/programme	Objectives or requirements of the other plan or programme	How objectives and requirements might be taken on board
Northamptonshire Joint Core Strategy to 2031	<p>This was adopted in 2016. It sets out the overarching vision and objectives for North Northants.</p> <p>Para 1.8 Providing a framework for locally-driven plans in the rural areas, through a simplified settlement hierarchy (Policy 11) which provides more flexibility for local and neighbourhood plans to determine how much development is needed in local areas within the context of objectively assessed needs of the Housing Market Area.</p> <p>Para 5.13 'Local needs' in the rural areas both for affordable and market housing will generally relate to a village/parish or a group of villages/parishes where there is a strong functional relationship such as smaller villages relying on the school and shops in a larger village, and in turn helping to support those rural services. The need for rural development will be appraised with reference to Neighbourhood Plans, surveys and other community initiatives.</p> <p>These should distinguish the need for development to sustain thriving and sustainable rural communities from the more general demand for development in the rural area.</p>	<p>Ensuring that development provides the required size, type and tenure of housing as identified by local demand based on current and future demographic trends. Protecting rural communities from inappropriate development.</p>

Objectives of other plans and programmes

Other plan/programme	Objectives or requirements of the other plan or programme	How objectives and requirements might be taken on board
Northamptonshire Joint Core Strategy to 2031	<p>Policy 2 Proposals should complement their surrounding historic environment through the form, scale, design and materials</p>	Ensuring that Heritage Assets and the historic and cultural values of local neighbourhoods are protected
Biodiversity SPD for Northamptonshire	<p>The Biodiversity SPD is a statutory Local Development Document (LDD). It will cover the whole of Northamptonshire, but will be adopted by each Local Planning Authority as a statutory SPD. This SPD explains how biodiversity shall be integrated into the development process to ensure that legislation and policy requirements are met and best practice standards are achieved. It offers a standardised approach which all applicants should follow. The SPD expands on the main principles set out in the National Planning Policy Framework and relevant local planning policies, and should be used together with expert ecological assessment of the details of each specific case.</p>	Consult with agencies to ascertain whether there is any evidence of populations of protected species of flora or fauna likely to be affected by development proposed in the Plan.
Kettering Housing Strategy 2015 - 2020	Sets out the Borough Council's corporate approach to delivering new affordable housing. It identifies the increase in single occupancy households requiring affordable homes	Ensuring that development provides the required size, type and tenure of housing as identified by local demand based on current and future demographic trends.

Objectives of other plans and programmes

Other plan/programme	Objectives or requirements of the other plan or programme	How objectives and requirements might be taken on board
<p>Kettering Borough Local Plan (1995)</p>	<p>In the absence of a revised plan, Saved Policies of the Local Plan(1995) remain in force.</p> <ul style="list-style-type: none"> ●RA3 Housing in Restricted Infill Villages The majority of villages in the Borough including Broughton fall within the Restricted Infill category reflecting the emphasis to protect their environment and their limited ability to absorb much more new development. Planning permission will only be granted where it complies with strict criteria and where the proposal is appropriate in terms of size, form, character and setting of the village and in terms of the local community and its environment ●2. RA5 Housing in Open Countryside In order to protect the natural environment development in the open countryside (defined as land beyond the defined village limits) will not be granted. 	<p>Ensuring the plan conforms to these policies</p>
<p>Broughton Conservation Area Appraisal</p>	<p>Identifies the historic and cultural value of significant areas of the village</p>	<p>Ensuring that development that has an impact on the Conservation Area does not detract from or damage the area.</p>
<p>Broughton Parish Plan 2009</p>	<p>Identifies the need for smaller dwellings and affordability</p>	<p>Ensuring that development provides the required size, type and tenure of housing as identified by local demand based on current and future demographic trends</p>

The Scope of the Strategic Environmental Assessment

This report will address five topics which the Neighbourhood Plan seeks to address, Population & Housing, Cultural Heritage, Traffic Management, Design Standards and Biodiversity. It will examine whether implementing the plan would have any adverse environmental impact and whether there were any reasonable alternatives. The following Baseline Data describes the situation at the current time.

Baseline Data

- Broughton is approximately 3km from Kettering and comprises 1000 approx dwellings.
- There is very limited employment in the village resulting in out commuting.
- The location as a link route between major roads causes increase in traffic congestion.
- The village also has a deficit of smaller open market properties as identified in a recent Housing Need Survey.
- A Conservation Area covering the historic heart of the village was adopted in April 2014.
- Historically, environmentally and socially important open spaces have no protected status.

SEA Topics

The following chart refers to the current situation in respect of the areas being addressed by the Neighbourhood Plan.

SEA Topic	Indicator	Current status	Source	Trends
Population & Housing	Number of open market 1 or 2 bedroom properties available	Proportionately less 1 and 2 bedroom properties compared to the rest of the Borough and the East Midland region . Proportionately more 4 and 5 bedroom properties compared to rest of the Borough, and the East Midland region . (1-bedroom Broughton 4.9% , 7.8% Kettering, 8.1% E. Mids) (2-bedroom Broughton 23%, 26.6% Kettering, 26.5% E. Mids)	2011 Census	Recent significant development since the 2011 census has exacerbated this situation with the addition of a further 42 properties of 3 bedrooms or greater
		Smaller homes are in short supply which is an issue when this is what is mainly needed as a result of the survey, as well as there being availability and affordability issues for first time buyers and those wishing to down-size. 65% of households in Broughton are one or two person households. Average price paid over last 12 months £275,000	Broughton Housing Needs Survey 2013 Zoopla 2017	As above although 18 affordable units were contributed as part of this development. No small open market properties were contributed. 25% increase over last 5 years

SEA Topics

SEA Topic	Indicator	Current status	Source	Trends
Cultural Heritage	The significance of heritage assets are conserved in accordance with the NPPF	<p>Many of the properties along Church Street and the High Street abut the highway. Indeed along the High Street and the western part of Church Street there is a sense that the development is of a higher density, but possibly lower status than elsewhere in the village. The smaller properties along the High Street and the western part of Church Street reinforce the character of what was once a busy High Street and key transport node in the village.</p> <p>9-11 Church Street: Two attractive Edwardian red brick semi-detached properties with bay windows to the front.</p> <p>2-24 Church Street: A collection of small ironstone workers cottages on the south side of Church Street which have been altered and some have been turned from two or three dwellings into one. Nevertheless, they still maintain their historic character and reinforce the area as a gateway to the more historic parts of Broughton.</p>	Broughton Conservation Area Appraisal	<p>Limited opportunity for development. One significant dwelling of a very contemporary design was granted permission in 2013 which has largely obscured the view of the 16th century church which is a listed building. The proposed development site which lies inside the Conservation Area is a brownfield site which currently has a telephone exchange of a design which is at odds with the surrounding street scene.</p>

SEA Topics

SEA Topic	Indicator	Current status	Source	Trends
Cultural Heritage	The significance of heritage assets are conserved in accordance with the NPPF	13-29 Church Street: Two rows of modest ironstone terraces which are again attractive and typical of Broughton as a result of the ironstone walls and red brick quoins.	Broughton Conservation Area Appraisal	Limited opportunity for development. One significant dwelling of a very contemporary design was granted permission in 2013 which has largely obscured the view of the 16 th century church which is a listed building. The proposed development site which lies inside the Conservation Area is a brownfield site which currently has a telephone exchange of a design which is at odds with the surrounding street scene.
		37 building Church Street, Holly House(listed building) A former farmhouse which was constructed circa 1680 and features some 19th century alterations. The property is built of ironstone with limestone dressings and a Welsh slate roof. It is four bays wide and has three large limestone chimneys, which are prominent within the Conservation Area		
		54 Church Street, The Gables: (listed building)An impressive former farmhouse which incorporates a 16th century open hall house. It was substantially altered and extended in the 17th and 19th centuries		
		Ratcatcher, Church Street: (listed building) This dwelling was once a set of former stables dating from the 18th century.		
		Rectory Farmhouse, Church Street: (listed building)This farmhouse was constructed in the cont.....		

SEA Topics

SEA Topic	Indicator	Current status	Source	Trends
Cultural Heritage		18 th century, although it has several 19th century alterations and additions. Several years ago it was sympathetically restored to its former glory and as a result it makes a positive impact to the corner of Church Street and Gate Lane		
Traffic	Number of properties with off street parking in Church St	Total of 3139 vehicles over a 7 day period through Church St which is narrow with considerable on street parking at the West end near High St as most properties there have no driveways.	Highways Traffic Survey	Any further on street parking may prove problematic and add to the already congested street.
Design standards	Use sustainably sourced and energy efficient materials and techniques in new development	Development subject only to statutory building regulations		Limited use of efficient materials and techniques

SEA Topics

SEA Topic	Indicator	Current status	Source	Trends
Biodiversity	Enhance protection for existing open spaces and wildlife areas.	No recorded evidence of protected species on proposed development sites not previously screened.	KBC Site Specific Assessments, Natural England, Wildlife Trust	Greenfield sites under development pressure

Potential Environmental Issues

In order to address the issues identified in the SEA topics it is necessary to assess any potential environmental impact. The overarching philosophy of the Neighbourhood Plan is to protect the village's heritage and natural environment whilst accepting that sustainable development is necessary to maintain the village as a thriving community. Some environmental impacts were identified during consultations for the Neighbourhood Plan and the earlier Conservation area Appraisal carried out by Kettering Borough Council.

1. Public consultation both for the Parish Plan and Neighbourhood Plan demonstrated
 - concern of village identity and heritage
 - concern over traffic congestion
 - concern over lack of small, modestly priced property

2. Conservation Area Appraisal acknowledges:

7.5 Modern Materials: Some, although not all, modern infill development has been built using poor quality materials which do not respect the surrounding character. Although this has been less of a problem in Broughton than in other settlements, the concern is that future development may ignore existing materials used throughout the village.

Sites not currently within the Conservation Area would be vulnerable to inappropriate development which may cause harm to Heritage assets and general heritage street scene.

Analysis of the SEA topics show that there is the risk of :

- Imbalance of housing stock where development is market led
- Inappropriate development in terms of design and materials in the historic heart of the village if adequate protection is not in place.
- additional traffic pressure in the historic heart of the village if development is not controlled
- diminished biodiversity resulting from development on greenfield sites, removal of hedgerows, loss of habitats and fragmentation of foraging corridors.
- Road safety becoming an increasing concern if traffic speed and congestion are not controlled.

SEA Objectives

The objectives of the SEA Directive include the promotion of sustainable development. This section seeks to identify these objectives in the context of the Broughton Neighbourhood Plan. Will the Neighbourhood Plan achieve the objective?

SEA Topic	SEA Objective	SEA Indicators
1. Population & Housing	To increase the number of smaller properties to increase the opportunities for first time buyers and those wishing to down size. To provide both open market and affordable housing	The increase in the number of new 1 or 2 bedroom dwellings
2. Cultural Heritage	The significance of heritage assets are conserved in accordance with the NPPF Landscape heritage is protected.	The number of historic buildings and culturally important features at risk from development
3. Traffic	Reduce traffic congestion in the narrow streets in the heart of the village. Improve road safety around the village.	Reduction of vehicle speed in Northampton Rd & Kettering Rd. Reduction in congestion in village centre and surrounding narrow streets
4. Design standards	To encourage high level use of sustainable and energy efficient materials and techniques	The number of new build properties making use of high efficiency materials as stated during the planning process
5. Biodiversity	Enhance protection for existing open spaces and wildlife areas. Promote brownfield sites to avoid loss of green field areas.	The condition of existing habitat and the introduction of new habitat

Testing the Compatibility of the SEA Objectives

Objective 1	<p>Increase the number of smaller properties to give greater opportunity for first time buyers and those wishing to down-size.</p> <ul style="list-style-type: none">•By putting measures in place through the Neighbourhood Plan to restrict the design standards of new development thereby insuring that it is in keeping with the immediate surroundings and requiring sufficient off-street parking Objectives 2 and 3 can be satisfied. <p>Modern energy efficient materials can be sympathetic to an historic environment and not create any visual conflict but some techniques may not be appropriate in the Conservation Area setting and would be controlled by planning regulations.</p>
Objective 2	<p>The significance of heritage assets are conserved in accordance with the NPPF</p> <ul style="list-style-type: none">•A great many properties within the Conservation Area are the small cottage design and even where two original cottages have been combine to make one dwelling the outward appearance retains the effect of a row of cottages. The addition of new cottage or mews style properties as proposed in the neighbourhood Development Order would not be in conflict with the adjacent street scene and would be a significant improvement over the current inappropriate industrial building.
Objective 3	<p>Reduce traffic congestion and improve road safety</p> <ul style="list-style-type: none">•Roads in the historic area are narrow and were not intended to cope with high levels of car ownership. Imaginative design approaches can provide off-street parking for new developments thus reducing the congestion and poor visibility caused by on-street parking. This would improve road safety and enhance the historic street scene by reducing the number of cars parked in the street.
Objective 4	<p>Energy efficiency and sustainable materials</p> <ul style="list-style-type: none">•Sustainability is at the heart of planning policy and every effort should be made to make best use of sustainable materials and techniques. Although not all materials and techniques would be appropriate in the Conservation Area best use should be made of what can be accommodated without prejudicing the integrity of the historic environment.

Testing the Compatibility of the SEA Objectives

Objective 5

Enhance protection for existing open spaces and wildlife areas.

- The proposed development sites are both brownfield sites and would cause no loss of open green space. Specific assessments would be made at the time of any development to ensure no populations of protected species were present. Initial assessments did not indicate any presence of protected species

Assessing the Alternatives

It is a requirement that reasonable alternatives to the Neighbourhood Plan policies are considered and their environmental impact assessed.

Population & Housing

The Neighbourhood Plan is required to provide a level of development which will satisfy an assessed level of need for Broughton.

NP Policy 1, NP Policy 4B

North Northants Joint Core Strategy Policy 13 requires that development to be within the defined settlement boundary unless there is an identified local need.

These policies limit new development to sites within the defined settlement boundary with the exception of Rural Exception sites as defined by North Northants Joint Core Strategy Policy 13 or the re-use of agricultural buildings.

<u>Alternative</u>	<u>Environmental Impact</u>
Not have a settlement boundary and use a criteria based policy for determining where development can be allowed.	This approach would risk unnecessary loss greenfield sites resulting in loss of habitat. It would give less certainty of landowners and developers over where development was possible which could result in giving land "hope value" and lead to lack of investment in habitat conservation .

Assessing the Alternatives

Population & Housing

NP Sustainability Policy 2, NP Policy 4 C

These policies require development to reflect the assessed needs of the village and promotes housing of 1 or 2 bedrooms on strategic sites.

<u>Alternative</u>	<u>Environmental Impact</u>
Allow market forces to dictate the level of development	Village locations close to larger settlements traditionally see higher levels of demand as they are seen as desirable locations. Market pressure would result in over development which would harm the character of the village and result in a loss of countryside with greenfield sites being increasingly developed.
Have no policy for size of dwelling.	The preference for developers to build larger properties in village locations may result in fewer larger properties being built. This outcome may offer additional habitat opportunities if the dwellings had larger gardens but would have a negative social impact in terms of affordability.

Assessing the Alternatives

Population & Housing

Development Design Policy 3

This policy requires development to

- reflect the character of the immediate vicinity,
- use energy efficient methods and materials and
- provide parking solutions to minimise street congestion

<u>Alternative</u>	<u>Environmental Impact</u>
Have no policy to require development to be sympathetic to its surroundings	Broughton has a wide range of building styles brought about by decades of expansion. To have no policy requiring design to respect the immediate environment risks modern and possibly inappropriate styles being transferred from the newer developments into the historic heart of the village thereby adversely impacting on the cultural heritage.
Have no policy for energy efficiency	Paragraph 95 of NPPF requires Planning Authorities to support the move towards a low-carbon future and to plan development in ways which reduce greenhouse gas emissions.
Have no policy for parking solutions	Street congestion is a significant problem in much of the historic heart of the village where streets are narrow. Inadequate parking provision leads to congestion which has an impact on air quality and road safety

Assessing the Alternatives

Population & Housing

NP Policy 5, Policy 6

This policy determines the size of sites regarded as strategic as being 4 dwellings or greater, anything less being regarded as windfall

<u>Alternative</u>	<u>Environmental Impact</u>
Have no distinction between a strategic site and a windfall site	Potential development sites within the village boundary capable of delivering more than single dwellings are now very scarce. To have no control over the future of these sites would risk losing the opportunity to provide the type of housing required to meet the assessed need of the village. This would have a negative impact on affordability and demographic balance of the population.
Have a higher threshold for strategic sites	High density housing would result in over intensification of sites and introduce an urban environment which would harm the rural character
Have a lower threshold for strategic sites	Would result in larger properties on potentially extensive sites which may provide habitat opportunities but the inefficient use of land would have a negative social impact.

Assessing the Alternatives

Cultural Heritage

NP Policy 7

This policy describes the Neighbourhood Development Order

<u>Alternative</u>	<u>Environmental Impact</u>
Have no Neighbourhood Development Order	The site of the NDO is a brownfield site in the centre of the historic heart of the village. It is currently an industrial building of modern design and as such is starkly out of keeping with its environment. To have no control over the future of this site would risk further harm to the cultural heritage of the area if inappropriate redevelopment took place.
Have an NDO to allow a single dwelling	Properties in the immediate vicinity tend to be smaller in style so one individual property may seem out of place and be detrimental to the overall street scene A larger property on this extensive site may provide additional habitat opportunities but the inefficient use of land would have a negative social impact.
Have an NDO with fewer dwellings	The site is a critical opportunity to provide small properties in the centre of the village which will have an enhancing effect on the setting of the nearby listed buildings by being of a style and character in keeping with the immediate heritage street scene.

Assessing the Alternatives

Cultural Heritage

NP High Street Objectives

Village Centre Zone

This objective seeks to

- create a distinctive zone which would highlight the heritage value of the heart of the village in conjunction with the Conservation Area status.
- Implement a 20mph speed limit in this zone

<u>Alternative</u>	<u>Environmental Impact</u>
Have no policy	Historic heart of the village would not be recognised as having any heritage status. This would risk any future highway decisions overlooking the historic importance of the area and any redevelopment of property in this area being unsympathetic to the environment.
Have no reduction in the speed limit in this area	<p>Pedestrian activity and traffic congestion are at their highest in this area which has the majority of shops and the park.</p> <p>A reduction in traffic speed would result in greater road safety for pedestrians and other road users. This improvement would not occur without a speed reduction.</p>

Assessing the Alternatives

Cultural Heritage

NP Policy 9 & NP Policy 10

These policies designate certain open spaces of particular importance as Local Green Space or Existing Open Space. These designations protect these areas from development. There would be no alternative to this other than to have no policy.

<u>Alternative</u>	<u>Environmental Impact</u>
Have no policy protecting areas of cultural or historic importance	<p>This would leave areas of open space which have cultural and historic significance vulnerable to development.</p> <p>The loss of these areas would have a negative impact on the cultural heritage of the village which could not be mitigated against.</p>

Assessing the Alternatives

Traffic

Traffic management, the reduction of speed and mitigation of congestion are key themes in the Broughton Neighbourhood Plan.

The volume of traffic is increased by having only one Northbound exit from the village resulting in disproportionate volume of traffic passing through the centre of the village. The remedy would require a major Highway improvement programme to change the layout of the Southern junction with A43 to accommodate Northbound traffic. This was deemed neither realistic nor deliverable during this plan period.

Traffic Aspirations

These measures seek to

- Introduce traffic calming measures in Northampton Rd and Kettering Rd with the objective to reduce speed and improve road safety
- Provide improved pedestrian safety features

<u>Alternative</u>	<u>Environmental Impact</u>
To have no policy on traffic calming	There would be no improvement in road safety.
Rely on temporary measures such as police checks and Speed Watch initiative	Some short term reduction of speed which are unlikely be sustained when these checks were not in operation.
Community education programme	May have limited impact but much of the traffic originates from outside the village.
Additional speed signage	Speed limit signs are in place but are likely to be disregarded without enforcement.

Assessing the Alternatives

Traffic

NP Policy 8

This policy seeks to limit traffic congestion in the High St area and establish additional parking provision in this area.

Traffic congestion in the High St area is exacerbated by the lack of adequate parking for the shops. This often results in illegal parking blocking the area around the zebra crossing which is a safety hazard for pedestrians..

Other than the small parcel of land in Darlow Close which is a proposed parking zone there is no other vacant land currently available to use for parking and alternatives need to be realistic and deliverable.

<u>Alternative</u>	<u>Environmental Impact</u>
Have no policy to limit development which has egress directly onto the High St area	The difficulties would remain the same and be exacerbated over time by increased development in and around the village
Make the centre of the village a No Parking zone	This would risk bringing about the closure of the local businesses which would be detrimental to the community. The probability is that without effective enforcement it would be ignored and result in no appreciable improvement

Assessing the Alternatives

Biodiversity

NP Policy 4B

This policy limits development to within the village boundary which prevents encroachment into the open countryside and thereby protects the greenfield habitat surrounding the village.

<u>Alternative</u>	<u>Environmental Impact</u>
Have a criteria based policy for determining development applications	This may give less clarity on where development is acceptable and put pressure on greenfield sites

NP Policy 9 & NP Policy 10

Policy 9 designates certain areas of particular importance which would be vulnerable to development as Local Green Space which affords them protection from development. Policy 10 designates certain areas as Existing Open Space which will protect the rural identity of the village and encourage community activity.

<u>Alternative</u>	<u>Environmental Impact</u>
To leave Highcroft Farm Meadow, Kettering Road Allotments and Mile End Lane Allotments with no designation and therefore unprotected.	These sites, most notably Highcroft Farm Meadow have significant biodiversity value which would be destroyed if they were to be developed. The loss of habitat and flora / fauna species could not be mitigated against.
To leave playing fields, paddocks, parks and other open spaces with no designation.	These sites have a range of habitat including open grassland, mature trees, woodland flora and a large pond. The loss of these areas would see a reduction of habitat and foraging opportunity for birds, insects, amphibians and other small mammals.

Conclusion

The Neighbourhood Plan whilst recognising the need for sustainable development in order to maintain a functioning and thriving community also recognises the vital importance of preserving and where possible enhancing the historic, cultural and environmental aspects of the village and its surroundings.

The report concludes that the implementation of the Neighbourhood Plan would not have any significant impact on the environment. It would introduce measures that would protect the cultural heritage of the village by controlling the scale and design of development in the Conservation Area by means of a Development Order on the allocated site in Church St and limiting the development of windfall sites to no greater than three dwellings.

It would require off-street parking to be provided with any new development in order not to exacerbate already congested streets and introduce traffic calming measures to reduce speed and improve road safety. It would encourage the use of the best in design and materials to provide high quality, energy efficient development to suit smaller households in order to balance the choice of available housing stock.

The promotion of brownfield sites is in compliance with NNJCS Policy 11 and NPPF and would preserve greenfield areas which are valuable both in terms of biodiversity and the health and well-being of the village residents.