

SEA Scoping 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.

The following report outlines the key objectives of the Broughton Neighbourhood Plan and the proposed scope of the SEA.

Maps showing the Neighbourhood Plan Designated Area, the Conservation Area and the location of the proposed development sites are attached

Please send your comments to:-

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Broughton Neighbourhood Plan Group

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Introduction

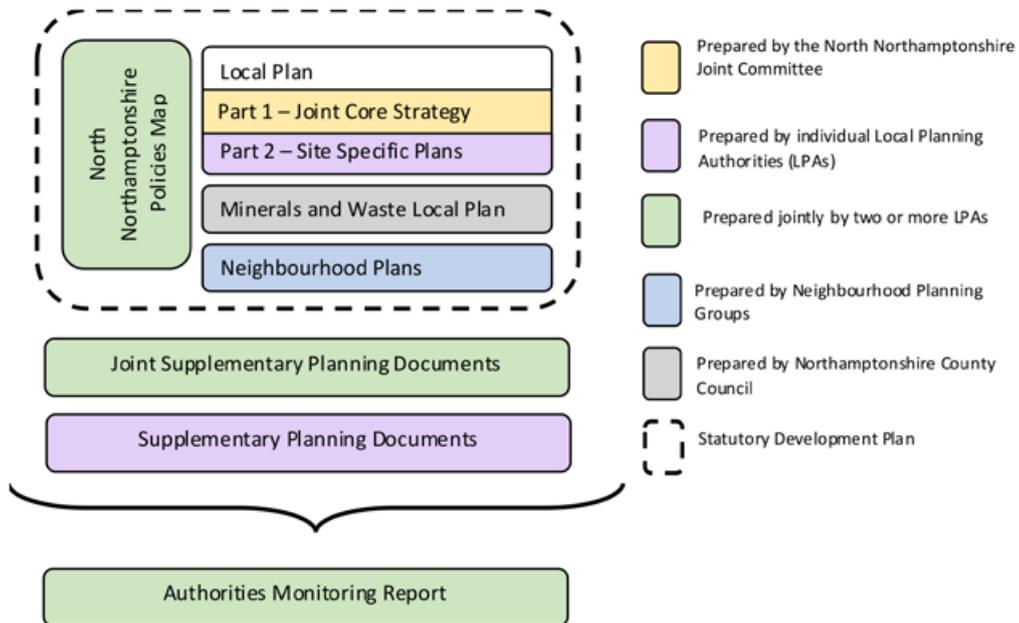
This scoping report will describe the strategic objectives of the Neighbourhood Plan and the way it fits within the wider philosophy of the existing overarching policies and will outline the areas where the Plan will impact upon environmental issues and concerns. The Neighbourhood Plan takes a holistic 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. If consultees are content that the scope of the SEA is satisfactory a report will be produced which will detail the ways in which the Neighbourhood Plan will address the indicated environmental issues.

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:	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.	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.
UK Sustainable Development Strategy (UK SDS)	The UK SDS has five main principles: <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 	Ensuring that development is within environmental limits; promotes a strong, healthy and just society; helps to promote a sustainable economy
The National Planning Policy Framework (2012)	The NPPF states that plans should: <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; 	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 National Planning Policy Framework (2012)</p>	<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>
<p>The National Planning Policy Framework (2012)</p>	<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>
<p>The National Planning Policy Framework (2012)</p>	<p>Para 58: 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>
<p>Northamptonshire Joint Core Strategy to 2031</p>	<p>This was adopted in 2016. It sets out the over-arching vision and objectives for North Northants. 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>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>

	<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. 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>Northamptonshire Joint Core Strategy to 2031</p>	<p>Policy 2 Proposals should complement their surrounding historic environment through the form, scale, design and materials</p>	<p>Ensuring that Heritage Assets and the historic and cultural values of local neighbourhoods are protected</p>

<p>Biodiversity SPD for Northamptonshire</p>	<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>	<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.</p>
<p>Kettering Housing Strategy 2015 - 2020</p>	<p>Sets out the Borough Council's corporate approach to delivering new affordable housing. It identifies the increase in single occupancy households requiring affordable homes</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>
<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 	<p>Ensuring the plan conforms to these policies</p>

	<p>terms of the local community and its environment</p> <ul style="list-style-type: none"> • 2. RA5 Housing in Open Countryside <p>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>	
Broughton Conservation Area Appraisal	Identifies the historic and cultural value of significant areas of the village	Ensuring that development that has an impact on the Conservation Area does not detract from or damage the area.
Broughton Parish Plan 2009	Identifies the need for smaller dwellings and affordability	Ensuring that development provides the required size, type and tenure of housing as indentified by local demand based on current and future demographic trends

Baseline Data

Broughton is a village of just over 1000 dwellings and lies approximately 2 miles from Kettering. There is no employment in the village other than in the primary school and a small selection of shops so the majority of residents commute out of the village to work. The location of the village also sees it used as a “rat run” route from A43 and surrounding villages to the West to access A509 and A14 creating significantly more traffic than local residents would be responsible for. This causes significant congestion in the older historic areas of the village where roads are narrow and there is little or no off-street parking.

The village also has a greater proportion of large properties than the Borough average and a deficit of smaller open market properties as identified in a recent Housing Need Survey.

Broughton is fortunate to still have areas of open green space allowing access to open countryside and retaining its rural character and heritage but this situation is under constant threat from the pressure of developers seeking green-field sites.

The Neighbourhood Plan seeks to promote development targeted at first-time buyers and those wishing to downsize in order to balance the housing stock and create a more sustainable community for all generations. It also seeks to protect the historic and cultural heritage of the village by ensuring that new development is sensitive to its location in terms of design and materials and to protect important open spaces to preserve the rural character of the village and retain the same quality of life for future generations that we currently enjoy.

A Conservation Area covering the historic heart of the village was adopted in April 2014.

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)	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

		(2-bedroom Broughton 23%, 26.6% Kettering, 26.5% E. Mids)		
		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.	Broughton Housing Needs Survey 2013	As above although 18 affordable units were contributed as part of this development. No small open market properties were contributed.
		Average price paid over last 12 months £275,000	Zoopla	25% increase over last 5 years

SEA Topic	Indicator	Current status	Source	Trends
<p>Cultural Heritage</p>	<p>The significance of heritage assets are conserved in accordance with the NPPF</p>	<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</p>	<p>Broughton Conservation Area Appraisal</p>	<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.</p> <p>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>

		<p>one. Nevertheless, they still maintain their historic character and reinforce the area as a gateway to the more historic parts of Broughton.</p> <p>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.</p> <p>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</p> <p>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</p>		
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		<p>Ratcatcher, Church Street: (listed building) This dwelling was once a set of former stables dating from the 18th century.</p> <p>Rectory Farmhouse, Church Street: (listed building) This farmhouse was constructed in the 18th 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</p>		

SEA Topic	Indicator	Current status	Source	Trends
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.
SEA Topic	Indicator	Current status	Source	Trends
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 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 impact 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.

2. 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
- continual pressure from developers seeking Greenfield sites with the potential to diminish biodiversity from the area with the removal of hedgerows, loss of habitats and fragmentation of foraging_corridors.

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.

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	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

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.

This report examines the scope of the SEA and identifies where the Neighbourhood Plan interacts with other relevant plans and programmes. It describes the situation as it stands at the present time and lists the objectives of the SEA.