

Harborough District Local Plan – Inspection Matters, Issues and Questions

The following challenge and proposed improvement/mitigation to the plan are primarily with regard to the impact on Broughton Astley,

Matters 5

Matter 5: Climate and Environment

Issue 2: Heritage and Rural Character

Policy DS04 Development Strategy: Preserving and Enhancing our Heritage and Rural Character

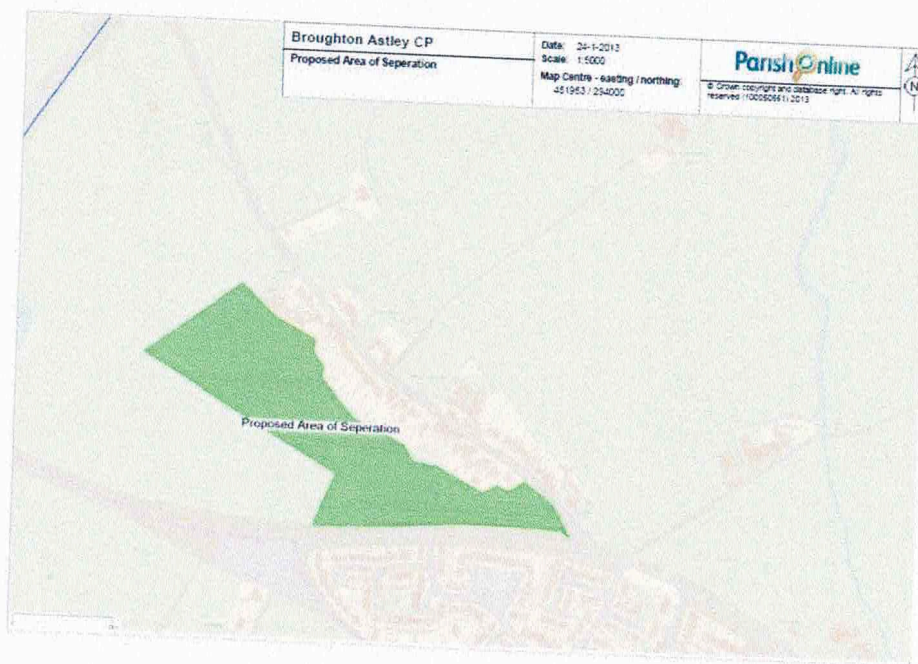
Is the requirement in criterion 2 of Policy DS04 for development in Areas of Separation to avoid coalescence and preserve the existing visual and physical separation between settlements compatible with the extent and delivery of the following site allocations, which partly overlap Areas of Separation in the Plan:

Protecting the rural character of Sutton-In-The-Elms is an important requirement for the new Local Plan. It was highlighted in the existing made Broughton Astley Neighbourhood plan and is in the revised NP going to referendum in November 2026. The residents have repeatedly made clear that they wish to retain the area of separation between the main part of Broughton Astley and Sutton-In-The-Elms to protect the rural nature of the area.

The current draft of the Local Plan does not identify this area specifically and any protection relies on the general policy wording.

BAPC repeatedly asked for the area of separation between Broughton Astley and Sutton-In-The-Elms to be added to the table or for an appendix to be added to the Local Plan giving a more exhaustive list of AoS across the District. HDCs response has been that the generic wording would suffice however experience shows that developers will continue to attack the existing protection for this valued area of separation.

There have already been multiple applications to build on the AoS which have be turned done but with the revisions of the NPPF there is real fear this land could be lost.



It is therefore considered vital that this Area of Separation is clearly identified and protected to the maximum possible.

Proposed Improvement to the Local Plan

The proposal to improve the Local Plan is to add this piece of land to the list (see map above and reference the Broughton Astley Neighbourhood Plan).

Looking further forward, there will be a requirement to designate more AoS, between BA and Leire, BA and Cosby and BA & Dunton Bassett although these require some further delineation, this should be brought forward at the earliest review of the LP.