



**Great Bowden's
Neighbourhood Plan
Our Neighbourhood
Our Future**



**GREAT BOWDEN NEIGHBOURHOOD PLAN
CONFORMITY REVIEW – MARCH 2020**

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INTRODUCTION

Background

Great Bowden's Neighbourhood Plan (GBNP) was made on the 26th June 2018. Since then, Harborough District Council (HDC) adopted the Local Plan 2011-2031 (HLP) on the 30th April 2019 which concurs with the National Planning Policy Framework (NPPF), a new version of which, was published in February 2019.

It is obvious that GBNP predates both of these important documents. As a consequence of this, it could be that GBNP does not conform to certain policies in the HLP which would then mean that the policies in the HLP would take precedence over GBNP thereby reducing its effectiveness.

Great Bowden's Parish Council Neighbourhood Plan Monitoring & Review Committee (M&RC) has an overriding objective of ensuring that Great Bowden's Neighbourhood Plan remains relevant throughout its life of 15 years. This will include ensuring that GBNP policies are in general conformity with HDC's local plan and other relevant local and national planning policies.

Priority has been given to the task of ensuring that GBNP does generally conform to the HLP.

The Neighbourhood Planning Act 2017 identifies the circumstances that might arise as qualifying bodies seek to review made neighbourhood plans. It introduces a proportionate process for the modification of neighbourhood areas where a neighbourhood development order or plan has already been made in relation to that area.

There are 3 types of modification which can be made to a neighbourhood plan and the process involved will depend on the degree of change which the modification involves:

- The first type involves non material changes to a neighbourhood plan that do not materially affect the policies in the plan. In this case, a local planning authority (HDC) may make such updates but only with the consent of the qualifying body (GBPC). Consultation, examination and a referendum are not required in this situation.
- The second type of modification would involve material modifications that do not change the nature of the plan. For example, this could involve the addition of development sites. In this case, the local authority would require the decision of an independent examiner to confirm that the nature of the plan hasn't been changed and if so, no referendum or consultation would be required.
- The third type of modification that does materially affect policies in the plan must follow the process that involves consultation, examination and a referendum.

It should be noted that an independent examiner will only examine new policies that have been added or existing policies that have been materially changed in a neighbourhood plan.

Conformity

Great Bowden's Neighbourhood Plan should be in general conformity with the strategic policies in the HLP.

National Planning Practice Guidance states that, when reaching a view on whether a policy is a strategic policy, the following are useful considerations:

- whether the policy sets out an overarching direction or objective;
- whether the policy seeks to shape the broad characteristics of development;
- the scale at which the policy is intended to operate;
- whether the policy sets a framework for decisions on how competing priorities should be balanced;
- whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan;
- in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan;
- whether the Local Plan identifies the policy as being strategic.

The policies in the HLP meet some or all of these criteria and are therefore strategic. The exceptions to this are:

- GD6: Areas of Separation
- GD9: Minerals Safeguarding Areas
- H3: Rural exception sites
- RT3: Shopfronts and advertisements
- HC2: Community facilities
- HC3: Public houses, post offices and village shops
- GI3: Cemeteries
- GI4: Local Green Space
- CC4: Sustainable drainage.

With the exception of the above nine policy areas, GBNP should be in general conformity with all policies in the HLP.

A Great Bowden Neighbourhood Plan Monitoring & Review Committee (M&RC) has been formed and its terms of reference ratified by GBPC on Tuesday 19th November 2019 (see Appendix B). It is this committee that has reviewed the plan and recommended the modifications to the plan as detailed in this report to the PC for approval.

The Committee's objectives are to ensure that Great Bowden's Neighbourhood Plan (GBNP) remains relevant throughout its life which will include ensuring that the GBNP policies are in general conformity with HDC's local plan and other relevant local and national planning policies.

At the time of the preparation of the GBNP, there were two important planning documents in place; the NPPF 2012 and the Harborough Core Strategy (HCS). These have since been superseded by the NPPF (2019) and the HLP. The GBNP was made on the 26th June 2018 and predates both of these important documents. As mentioned in the Introduction, it could be that the GBNP does not conform to certain policies in the HLP which then would mean that the policies in the HLP would take precedence over GBNP thereby reducing its effectiveness.

Great Bowden's Neighbourhood plan should be in general conformity with the strategic policies in HLP.

This Conformity Review Report was submitted to the GBPC and was approved at the PC meeting on 17th March 2020. GBPC also confirmed that it believes the suggested modifications are non material and do not require independent examination.

POLICY CONFORMITY

Environment

Great Bowden Neighbourhood Plan

Natural and Historical Environment – Policies

ENV1: Areas of Separation – maps to HLP Policy GD6 – a policy identified in para 1.6.6 of HLP 2011-2031 as Non Strategic, therefore Great Bowden Monitoring and Review Committee (M&RC) considers that no issues of general conformity arise.

ENV2: Protection of Local Green Space – maps to HLP Policy GI4 – a policy identified in para 1.6.6 of HLP 2011-2031 as Non Strategic; note also that 'Cemetery' (a specific item under GBNP ENV2) is also listed in para 1.6.6 as Non Strategic; therefore Great Bowden M&RC considers that no issues of general conformity arise.

ENV3: Other Important Open Spaces – maps to HLP Policy GI2 – which HLP 2011-2031 identifies as a Strategic policy.
ENV3 states: *The following areas are designated as Important Open Spaces and shown on the Policies Map. The [listed] areas shall be safeguarded as open spaces and enhanced to improve their quality and usage as open spaces.*

[HDC] GI2.1 states: *The District's open space, sport and recreation facilities (as shown on the Policies Map) and any future additional facilities provided as part of new development will be safeguarded and enhanced through improvements to their quality and use.*

Therefore Great Bowden M&RC considers that GBNP Policy ENV3 meets some or all of the criteria expressed in GI2 and is therefore in general conformity with HLP 2011-2031.

ENV4: Protection of Other Sites of Historical Environmental Significance – maps to HLP Policy HC1 – which HLP 2011-2031 identifies as a Strategic policy.

ENV4 states: *The following sites shown on the Policies Map [and listed] contain evidence of local historic assets or archaeological potential. Development proposals that affect them should be appraised in accordance with national guidance and local strategic policy. The demonstrable benefits of development proposals must be balanced against the significance of the local historic asset [Note, the sites listed are non-designated heritage assets.]*

[HDC] HC1.1 states: *Development affecting heritage assets and their settings will:*
a. be appraised in accordance with national policy; and
b. be permitted where it protects, conserves or enhances the significance, character, appearance and setting of the asset, including where possible better revealing the significance of the asset and enabling its interpretation.

[HDC] HC1.4 states: *Development affecting the significance of a non-designated*

heritage asset and/or its setting will have regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

For 'explanation' re non-designated heritage and archaeological assets see 8.1 HC1; paragraphs 8.1.1 to 8.1.3 which are set out in full under GBNP Policy ENV4 (above):

8.1.1 The character, quality and diversity of the District's extensive historic environment will be taken fully into account with a view to its conservation and enhancement in the context of the sustainable development of the District.

8.1.2 Heritage assets are parts of the environment that are valued for their architectural, historic, archaeological and artistic interest. The District has a significant number of heritage assets, both designated and non-designated, which are a key part of its character. They comprise both designated assets (such as Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens) and non-designated assets (including, for example, archaeological sites).

8.1.3 The setting of a designated heritage asset often makes an important contribution to its character. Proposals for development should be carefully assessed to ensure that important features and vistas that make a positive contribution to the significance of the asset are preserved. Lists of heritage assets and links to them can be found at Appendix H Heritage assets list.

Therefore Great Bowden M&RC considers that GBNP Policy ENV4 meets some or all of the criteria expressed in HC1 and is therefore in general conformity with HLP 2011-2031.

ENV5 Ridge and Furrow – maps to HLP Policy HC1 – which HLP 2011-2031 identifies as a Strategic policy.

ENV 5 states: *The areas of ridge and furrow earthworks, mapped on the Policies Map, are **non designated heritage** assets.*

Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the demonstrable benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

[HDC] HC1.4 states: *Development affecting the significance of a **non-designated heritage** asset and/or its setting will have regard to the scale of any harm or loss and the significance of the non-designated heritage asset.*

For 'explanation' re non-designated heritage and archaeological assets see 8.1 HC1; paragraphs 8.1.1 to 8.1.3 which are set out in full under GBNP Policy ENV 4 (above).

Therefore Great Bowden M&RC considers that GBNP Policy ENV5 meets some or all of the criteria expressed in HC1 and is therefore in general conformity with HLP 2011-2031.

ENV6 Non Designated Heritage Assets – maps to HLP Policy HC1 – which HLP 2011-2031 identifies as a Strategic policy.

ENV6 states: *The structures and buildings listed as shown on the Policies Map are **non-designated heritage assets** and their features and settings will be protected wherever possible.*

Any harm arising from a development proposal, or a change of land use requiring planning approval, will need to be balanced against their significance as heritage assets.

[HDC] HC 1.4 states: *Development affecting the significance of a **non-designated heritage** asset and/or its setting will have regard to the scale of any harm or loss and the significance of the non-designated heritage asset.*

For 'explanation' re non-designated heritage and archaeological assets see 8.1 HC1; paragraphs 8.1.1 to 8.1.3 which are set out in full under GBNP Policy ENV 4 (above).

Therefore Great Bowden M&RC considers that GBNP Policy ENV6 meets some or all of the criteria expressed in HC1 and is therefore in general conformity with HLP 2011-2031.

ENV7 Protection of Important Views – maps to HLP Policy GD5 – which HLP 2011-2031 identifies as a Strategic policy.

ENV 7 states: *Development should not have a significant adverse impact on the following views shown on the Policies Map [and Listed]*

[HDC] GD5.1. states: *Development should be located and designed in such a way that it is sensitive to its landscape setting and landscape character area and will be permitted where it: ...*

c. safeguards important public views, skylines and landmarks; and...

For 'explanation' re GD5 Landscape Character (generally strategic policies that involve 'place' and 'setting') see 4.9 GD5:

4.9.1 Harborough is essentially rural in character and the quality of the landscape has a key role to play in maintaining the District's identity. The Local Plan provides a framework for conserving, enhancing and managing the character, distinctiveness and appearance of landscape alongside providing for development which meets needs and delivers a thriving rural economy. Policy GD5 ensures that development proposals do not result in unacceptable harm to the landscape.

4.9.2 The National Planning Policy Framework (NPPF, paragraph 170) encourages planning policies which contribute to and enhance the natural and local environment through protecting and enhancing valued landscapes and recognise the intrinsic character and beauty of the countryside. Landscape is an integral and vital part of the countryside. Local plans are encouraged to include strategic policies to deliver the conservation and enhancement of the natural and historic environment, including landscape (NPPF paragraph 20). The preparation of landscape character assessments is also endorsed by Planning Practice Guidance.

Therefore Great Bowden M&RC considers that GBNP Policy ENV7 meets some or all of the criteria expressed in GD5 and is therefore in general conformity with HLP 2011-2031.

ENV8 Protection of Other Sites and Features of Natural Environmental Significance - maps primarily to HLP Policy GI5 (Biodiversity and geodiversity) but also to GI1 (Green infrastructure networks) and, to a lesser extent, to GD8 (Good design in development) – all of which HLP 2011-2031 identifies as Strategic policies.

ENV 8 states: *Twenty-eight sites, listed below, as shown on the Policies Map have been identified as being of at least local significance for wildlife. Development proposals affecting site 1 [an SSSI, i.e., a nationally designated site] will be considered against national and strategic local policies. Development proposals affecting the other sites should demonstrate that the need for, and benefits of, the development in that location clearly outweigh the impact on the site and the identified features.*

[HDC] GI5.1 states: *Nationally and locally designated biodiversity and geodiversity sites, as shown on the Policies Map, will be safeguarded.*

[HDC] GI 5.2 states: *Development will be permitted where:*

a. there is no adverse impact on:

i. the conservation of priority species;

ii. irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;

iii. nationally designated sites;

iv. locally designated sites; unless, in all cases, the need for, and benefits of, the development in that location clearly outweigh the impact.

Additionally,

[HDC] GI1.1 states: *Development which supports the potential of the following strategic green infrastructure assets to contribute to the wider green infrastructure network will be permitted:*

a. Welland, Sence, Soar, Swift and Avon river corridors;

b. Grand Union Canal;

c. dismantled railway lines;

d. Saddington, Stanford and Eyebrook reservoirs; and

e. traffic free cycle routes, and long-distance recreational paths and bridleways.

[HDC] GI 1.2. states: *The green infrastructure assets listed above will be safeguarded and, where possible, enhanced by ensuring that:*

a. development does not compromise their integrity or value;

b. development contributes wherever appropriate to improvements in their quality, use and multi-functionality; and

c. opportunities to add to or improve their contribution to the green infrastructure network are maximised through partnership working;

Further,

[HDC] GD8.1.

i. states: protecting and enhancing existing landscape features, wildlife habitats and natural assets (including trees, hedges and watercourses) as an integral part of the development;

Therefore Great Bowden M&RC considers that GBNP Policy ENV8 meets some or all of the criteria expressed in GI5 and G11 (supported by policy GD8.1.i) and is therefore in general conformity with HLP 2011-2031.

ENV9 BIODIVERSITY - maps primarily to HLP Policy GI5 (Biodiversity and geodiversity) and, to a lesser extent, GD8 (Good design in development) – both of which HLP 2011-2031 identifies as Strategic policies.

ENV 9 states:

a. Development proposals will be expected to protect local habitats and species and where possible and viable, to create new habitats for wildlife and promote and increase biodiversity;

b. The wildlife corridors shown on the Policies Map and listed in the supporting information will be maintained, promoted and supported as a biodiversity resource. Development proposals which impact on the corridors will be resisted.

A recital of [HDC] Policy GI5.1.1 and 2 is given above under ENV 8.

[HDC] Policy GI5.1 3 states:

Development should contribute towards protecting and improving biodiversity and geodiversity through, as relevant:

a. protecting and enhancing habitats and populations of priority species;

b. protecting and enhancing the strategic biodiversity network and wildlife corridors, particularly river and canal corridors, disused railways and all watercourses;

c. maintaining biodiversity during construction;

d. providing contributions to wider biodiversity improvements in the vicinity of the development;

e. including measures aimed at allowing the District's flora and fauna to adapt to climate change;

f. including measures to improve the water quality of any water body as required by the Water Framework Directive; and

g. protecting features and areas of geodiversity value and enhancing them to improve connectivity of habitats, amenity use, education and interpretation.

A recital of [HDC] Policy G8.1.1 is given above under ENV 8.

Therefore Great Bowden M&RC considers that GBNP Policy ENV9 meets some or all of the criteria expressed in GI5 (supported by policy GD8.1.i) and is therefore in general conformity with HLP 2011-2031.

ENV10 Footpaths and cycleways – maps to HLP Policy GI1 (Green infrastructure networks) and GI2 (Open space, sport and recreation) – both of which HLP 2011-2031 identifies as Strategic policies.

ENV10 states: *Development proposals should include measures to facilitate and*

encourage safe access by cycle and on foot; and the protection of, connection to, and extension where practicable of existing pedestrian and cycle routes.

Where the diversion of a footpath or cycleway is necessary, or where a route is absorbed into a development proposal, the route should be designed and bounded to retain its character.

The creation of new footpaths, or the enhancement of existing footpaths, to encourage walking from the new developments to the village amenities for leisure and wellbeing, is supported.

[HDC] G11 states:

1. Development which supports the potential of the following strategic green infrastructure assets to contribute to the wider green infrastructure network will be permitted:

[...]

e. traffic free cycle routes, and long-distance recreational paths and bridleways.

For 'explanation' re green infrastructure networks see G11, section 9.1:

9.1.1 Green Infrastructure (GI) as defined by the National Planning Policy Framework (NPPF) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure promotes recreation, tourism, biodiversity, geodiversity and water management. Promoting new green space and protecting existing green assets also helps mitigate against climate change.

[...]

9.1.4 The NPPF states that planning policies should protect and enhance public rights of way and access. Councils should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.

9.1.5 The Harborough Open Spaces Strategy, 2016 supports Policy G11 and aims to provide a network of greenways which will improve links between settlements, and other green assets. The Council will work with partners and developers in seeking new/enhanced access in the form of multi-use greenways enabling improved access to the countryside for more people. This network of corridors will utilise existing bridleways, restricted byways, permissive routes and former railway lines. Greenways will improve access to the countryside and offer quiet through routes which can be used for walking, cycling, horse riding and other activities, potentially replacing car journeys. Opportunities will be sought to incorporate them into new development or provide links to them. Potential routes such as former railway lines will be protected from inappropriate development so that their potential contribution to the GI network is not jeopardised.

Additionally,

[HDC] G12 states:

1. The District's open space, sport and recreation facilities (as shown on the Policies Map) and any future additional facilities provided as part of new development will be safeguarded and enhanced through improvements to their quality and use.

[...]

4. New open space, sport and recreation facilities should be provided within residential development sites (unless otherwise agreed by the Council) and

should:

b. enable links to be created between new development and surrounding recreational networks and facilities (including Public Rights of Way);

Therefore Great Bowden M&RC considers that GBNP Policy ENV10 meets some or all of the criteria expressed in GI1 and GI2 and is therefore in general conformity with HLP 2011-2031.

Housing and the Built Environment

Policy H1 (Housing Provision)

Under Policy H1 in the HLP (the provision of new housing), Great Bowden has been set a zero settlement requirement as during and immediately preceding the period that the GBNP was developed, 203 dwellings were granted planning permission. This far exceeds its original allocation of 29 dwellings and so according to HLP policies H1, GD1 & GD2, Clause 2a only minor additional residential development will be supported.

A: Settlement	B: Settlement Hierarchy	C: commitments & completions to 31st March 2018	D: H1 Adjustment settlement requirements	E: Total settlement level housing delivery 2011 - 31
Great Bowden	Selected Rural Village	203	0	203

For this reason, no additional residential allocation is proposed in the GBNP.

Accordingly, the thrust of GBNP Policy H1 is in general conformity with HLP H1. It needs small non material alterations in that the phrase 'Limits to Development' has a negative connotation and has been replaced by the phrase 'Settlement Boundary'.

This non material change which is compatible with HDC'S current thinking requires a change of phrase in GBNP Policies H1, H2 and H3. M&RC considers GBNP Policies H1, H2 and H3 will be in general conformity to HLP Housing and General Development Policies and in accordance with HLP's Spatial Strategy.

Additionally, the preamble to the GBNP section Housing Provision will be updated.

Policy H2 (Limits to Development)

This policy is being modified so that the phrase 'Limits to Development' is replaced by the term 'Settlement Boundary' This modification is being made as HDC has decided not to continue with its former 'Limits to Development' approach in its recently-adopted Local Plan.

No other change to this policy has been made.

Policy H3 (Windfall Sites)

This policy is in general conformity with the HLP. The phrase 'Limits to Development' is to be replaced by 'Settlement Boundary'.

Policy H4 (Housing Mix)

This policy is in general conformity with the HLP. The reference to Policy 'CS1' needs to be replaced by Policy 'SS1' in the preamble.

Policy H5 (Affordable Housing)

This policy is in general conformity with the HLP. The reference to the emerging local plan needs to be updated.

Policy H6 (Housing Design)

This policy is in general conformity with the HLP.

Some of the references in the preamble need to be updated including replacing GD8.1 in the HLP with 4.15.6 under GD8 and NPPF paragraph 125 with paragraph 180c.

Community Facilities

POLICY CAF1: Protection of Existing Community Amenities & Facilities – HLP policies HC2: Community facilities and HC3: Public houses, post offices and village shops are identified in para. 1.6.6 of HLP 2011-2031 as Non Strategic, therefore the Great Bowden M&RC considers that no issues of general conformity arise.

POLICY CAF2: Provision of New or the extension of Existing Community Amenities & Facilities - HLP policies HC2: Community facilities and HC3: Public houses, post offices and village shops are identified in para 1.6.6 of HLP 2011-2031 as Non Strategic, therefore the Great Bowden M&RC considers that no issues of general conformity arise.

POLICY CAF3: Expansion of Great Bowden Academy – HLP policy HC2: Community facilities is identified in para 1.6.6 of HLP 2011-2031 as Non Strategic, therefore the Great Bowden M&RC considers that no issues of general conformity arise.

Employment

EMP1: Support for Existing Employment Opportunities – ***EMP1 states:*** *Planning applications for the change of use of or for the redevelopment of land or buildings of commercial or retail use (Use Classes A and B and sui generis) to a use that does not provide employment opportunities should demonstrate that:*

a. The commercial premises or land in question has not been in active use for at least 12 months; and

b. The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

HLP Policy BE3 Existing employment areas (page 81), paragraph 3 states: Development of starter homes on industrial and commercial land that is considered under-used or unviable for future commercial uses and suitable for housing will be permitted providing that:

- a. Any such provision does not prejudice the use of other well-used or viable employment land or premises; and*
- b. The development would not result in unsatisfactory residential amenity for future residents.*

Policy EMP1 is specifically about change of use and redevelopment and there are a number of references to both of these in other parts of the HLP which are shown below.

Page 27 Policy GD2 Settlement development

2. In addition to sites allocated in this Local Plan and neighbourhood plans, development adjoining the existing or committed built up area of Market Harborough, Key Centres, the Leicester Principal Urban area (PUA), Rural Centres and Selected Rural Villages will be permitted where:

- c. it comprises the redevelopment or conversion of redundant or disused buildings, or the development of previously developed land of low environmental value, and enhances its immediate setting.*

Page 56 Affordable housing

5.3.11 The Planning Practice Guidance enables the provision of starter homes on industrial and commercial land which is considered under-used or unviable. Applications for starter homes on such sites will be considered in the context of the need to retain key employment land for use by local businesses, as set out in Policy BE3 *Existing employment areas*. In addition, there will be consideration of whether the site is suitable for housing use, taking account of such considerations as its location in relation to retail and community services, and any impacts upon the amenity of the site in question arising from adjoining uses.

Page 82 Policy BE3 Explanation

6.5.3 Protecting employment areas that are both suitable and viable for continued employment use is also important to help prevent the incremental loss of land to other more valuable or profitable land uses and to support economic growth. It also helps to promote a sustainable pattern of employment across the District and maintain the vitality of Rural Centres, particularly where an existing employment area is the last or only one in a settlement.

Page 111 Policy HC2 Community Facilities

8.3.3 Existing community facilities require protection from change of use or redevelopment. In addition to protection through this policy, communities have powers through the Community Right to Bid to protect assets that are important to them.

Page 113 Policy HC3 Public houses, post offices and village shops

Policy HC3 states:

1. *Development involving the loss of an existing public house, post office or village shop selling primarily convenience goods will be permitted where: a reasonable efforts have been made to preserve the facility (including exploring diversification options) but it would not be economically viable to retain the building or site for its existing use; and*
 - b. the public house, post office or village shop has been proactively marketed at a reasonable price for a minimum of 12 months for its current use, free of tie and restrictive covenant and there has been no definite interest in either the freehold or leasehold.*

8.5.2 The Council supports the retention of public houses, post offices and village shops and will not approve proposals involving their loss other than in the circumstances set out in the policy criteria. Applications for change of use or redevelopment will therefore be resisted unless evidence to the satisfaction of the Council is provided to show that the premises have been marketed at a reasonable price for a minimum of 12 months. The marketing strategy, along with the price at which the property will be marketed, should be agreed with the Council prior to commencement of the marketing exercise. In relation to public houses, the Campaign for Real Ale (CAMRA) Public House Viability Test, 2015 provides a useful tool to assess the viability of the business.

Great Bowden M&RC considers that GB Policy EMP1 meets some or all of the criteria in HLP Policies BE3, GD2, HC2 and HC3 and is therefore in general conformity with HLP 2011-2031.

EMP2: *New Employment Opportunities* – HLP policy BE1 Provision of new business development is identified in HLP 2011-2031 as a Strategic policy.

POLICY EMP2 states: *In supporting additional employment opportunities, new development will be required to:*

- a. Be sited in existing buildings, on areas of previously developed land or within the boundary of the Limits to Development for Great Bowden;*
- b. Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the wider Plan area, including the countryside;*
- c. Not involve the loss of dwellings;*
- d. Not increase noise levels, fumes, odour or other nuisance to an extent that they would unacceptably disturb occupants of near-by residential property;*

- e. *Not generate severe levels of traffic movement and provides on-site car parking for all employees and visitors;*
- f. *Contribute to the character and vitality of the local area;*
- g. *Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the main building by reason of height, scale, massing, location or the facing materials used in their construction; and*
- h. *Be well integrated into and complement existing businesses.*

BE1 Provision of new business development section 2 states: *Rural Economic Development*

On sites within or well related to Rural Centres or Selected Rural Villages, sustainable development which delivers local employment opportunities, supports and diversifies the rural economy or enables the expansion of business and enterprise will be permitted where it;

- a. *Re-uses existing buildings; or*
- b. *Re-develops existing and former employment sites and commercial premises: or comprises well designed new buildings of a size and quality to cater for identified local needs; and*
- c. *Is equipped to meet modern business needs.*

Great Bowden M&RC considers that GBNP Policy EMP2 meets some or all of the criteria in HLP Policy BE1 and is therefore in general conformity with HLP 2011-2031.

EMP3: Broadband Infrastructure – HLP Policies IN1 Infrastructure provision and IN3 Electronic connectivity are identified in HLP 2011-2031 as Strategic policies.

EMP 3 states: *Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses, the school and other properties within the Parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape.*

Every individual dwelling in new housing developments should have access to superfast broadband of at least 30Mbps, or faster to reflect higher minimum speeds that may be prevalent through the lifetime of The Plan. Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as the development has been completed.

IN1 Infrastructure Provision, section 1 states: *Major development will be permitted where there is, or will be when needed, sufficient infrastructure capacity to support and meet all the requirements arising from it, including those away from the site and its immediate vicinity, whether within Harborough District or outside.*

IN3 Electronic connectivity states:

1. *Major development will only be permitted where adequate broadband infrastructure is to be made available to all residents and/or users of the development.*
2. *Major developments should incorporate a bespoke duct network, designed and implemented in cooperation with a recognized network provider, and where viable, a fibre to the premises (FTTP) solution.*
3. *Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included in major development and designed in a sympathetic and appropriate way in order to reflect the character of the surrounding area.*

Great Bowden M&RC considers that GBNP Policy EMP3 meets some or all of the criteria in HLP Policies IN1 and IN3 and is therefore in general conformity with HLP 2011-2031.

Infrastructure

INF1: Developer Contributions – HLP Policy IN1 Infrastructure provision is identified in HLP 2011-2031 as a strategic policy.

INF1 states: *Where policies in this plan require contributions to community infrastructure, they will be made through contributions through Section 106 agreements or the Community Infrastructure Levy (CIL) where applicable in accordance with Core Strategy Policy CS12 or a successor policy in the emerging Harborough Local Plan in accordance with the Council's Planning Obligations Supplementary Planning Document.*

IN1 Infrastructure Provision, section 2 states: *Direct provision and/or financial contributions towards meeting all the eligible costs of infrastructure directly required by a major development (or cumulatively with other major developments within Harborough District or outside) will be sought from the scheme promoter whenever this is necessary. Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) will be required taking into account the viability of the development. This will be in addition to the affordable housing requirement as set out in Policy H2.*

Therefore Great Bowden M&RC is of the view that GB Policy INF1 meets some or all of the criteria expressed in HLP Policy IN1 and is therefore in general conformity with HLP 2011-2031.

Traffic

Policy T1 PARKING PROVISION AND NEW DWELLINGS

The provision of tandem parking in new developments is not supported
Local Plan refs:

GD8 Good design in development, item M ensuring the safe efficient and convenient movement of all highway users including bus passengers, cyclists pedestrians and horse riders.

Page 44 - 4.15.4 Impact on neighbouring amenity resulting from new development is an important consideration in determining planning applications. An impact on amenity through poor design may impact the quality of life of neighbouring occupiers or result in a disconnected development that fails to relate to its context. Applications that result in unacceptable harm to a neighbouring amenity through an overlooking or overbearing impact or resulting in noise, odour or light pollution or disturbance will be resisted unless the harm can be overcome through suitable planning conditions

Page 62 – 5.9.1 The density of a residential development is the amount of houses on a given area of land and is normally expressed as the number of dwellings per hectare. Housing density should make efficient use of land whilst reflecting local circumstances.

Therefore Great Bowden M&RC considers that GBNP Policy T1 meets some or all of the criteria expressed in GD8 and is therefore in general conformity with HLP 2011-2031

Policy T2 COMMUNITY CAR PARKS –

The provision of car parking in the village centre, with low visual impact, and improvements to the surface and capacity of the Community Pavilion car park for residents and visitors are supported

Local plan ref:

HC2 Community Facilities

Page 111 item 3 – proposals for the provision of new community facilities and the flexible use of existing space for community uses will be permitted where they are within easy and safe walking distance of the majority of the community they will serve.

8.3 HC2 explanation 8.3.4 existing community facilities may also need upgrading over time as the needs of the community change. The flexible use of existing and proposed facilities is supported, including for use by religious communities. This is important to ensure the long term sustainability of the facilities.

Therefore Great Bowden M&RC considers that GBNP Policy T2 meets some or all of the criteria expressed in HC2 and is therefore in general conformity with HLP 2011-2031

Policy T3 CYCLE ROUTES AND BRIDLEWAYS

The provision of cycle routes and bridleways north to Welham Lane and west to Leicester lane and the canal will be supported as will any measures which

facilitate bicycle access to the centre of the village and village amenities.

Local plan ref

IN1 Infrastructure Provision

Page 141 - 11.1.1 explanation – Infrastructure includes physical assets such as:

- roads and footpaths;
- cycleways;
- public transport facilities;
- electronic communication including broadband
- gas and electricity supplies
- water supply
- foul drainage and sewage treatment facilities
- flood defence infrastructure and
- surface water management and power stations

Therefore Great Bowden M&RC considers that GBNP Policy T3 meets some or all of the criteria expressed in IN1 and is therefore in general conformity with HLP 2011-2031

Policy T4 SUPPORTING PUBLIC TRANSPORT

The provision of travel pack to new residents to include information on cycling and walking routes, public transport timetables and a 6 months free bus pass per adult should be provided on developments of more than 5 dwellings in accordance with LCC policy on Developer Contributions.

The provision of bus shelters and benches in keeping with the village and sited close to developments will be supported.

Local Plan ref:

IN2 Sustainable transport – Residential and commercial development proposals will be permitted, subject to provision of:

Item 2. d. provision for public transport enhancement where justified, including information and waiting facilities and measures to encourage public transport use.

Therefore Great Bowden M&RC considers that GBNP Policy T4 meets some or all of the criteria expressed in IN2 and is therefore in general conformity with HLP 2011-2031.

OTHER CHANGES

New Planning Documents

During the development of the GBNP there were two important planning documents in use:

- a) Harborough Core Strategy 2006 - 2028 (HCS)
- b) National Planning Policy Framework March 2012 (NPPF 2012)

Since the GBNP was made, both of these documents have been superseded. HCS and Saved Policies from the previous 2001 Local Plan have been superseded by the Harborough Local Plan 2011-2031 (HLP) and the NPPF (2012) has been superseded by the NPPF February 2019 (NPPF 2019).

Wherever practical, references and text relating to the superseded documents will be amended.

Limits to Development

As explained in the Housing section of this report, the term Limits to Development (LtD) is no longer in use in the HLP and following discussions within the committee, with consultants and HDC, the term Settlement Boundary (SB) is to be adopted.

Throughout the GBNP, references to LtD in policies will be changed to SB along with editing any related text to conform to the current documents.

SUMMARY

This review concludes the following:

- a. The policies in the GBNP 2016 to 2031 are in general conformity with the strategic policies in the HLP 2011-2031. No changes will be made to our policies apart from those related to the items below.
- b. The term “Limits to Development” has been removed from the HLP 2011-2031. M&RC agreed that we would adopt the terminology “Settlement Boundary” throughout the GBNP.
- c. The NPPF was modified in 2019 and as a result some of the references and text in our NP are no longer correct. These will be updated wherever appropriate..
- d. The Harborough Core Strategy (HCS) document has now been replaced by the Harborough Local Plan 2011-2031 (HLP). Where appropriate, references to the HCS will be amended to refer to the HLP2011-2031.
- e. An additional paragraph will be added to the GBNP Foreword to cover the Conformity Review process.

No other changes are proposed to the GBNP at this time.

As these modifications are non material, as defined in the Introduction, HDC should be able to make these updates to the GBNP without the need for an independent examiner.

APPENDIX A – The Monitoring and Review Committee

The Monitoring and Review Committee

The Great Bowden Neighbourhood Plan (GBNP) was prepared on behalf of the Parish Council (PC) by the Neighbourhood Plan Advisory Committee (GBNPAC). The GBNP is required to be monitored and reviewed on a regular basis in accordance with the National Planning Policy Framework (NPPF). A Monitoring and Review Committee (M&RC) was set up to carry out these tasks. Most members of the GBNPAC joined the new committee and two new members were added.

The Committee members are:

Peter Mitchell (Chair) - resident

Carolyn Ford (Vice Chair) - resident

Paul Claxton – parish councillor

Bob Hooper – parish councillor

Jim Culkin – resident

John Coombs – resident

Tony Hipgrave – resident (resigned in November 2019 as he will be leaving the parish in the near future).

Theme Groups were set up to carry out the first Compliance Review in February and March 2020 and they were as follows:

Environment: Paul Atkinson, Jim and Rosemary Culkin and Carolyn Ford

Housing: Peter Mitchell and Paul Claxton

Traffic: Bob Hooper

Community Facilities, Employment and Infrastructure: John Coombs

APPENDIX B – Terms of Reference

TERMS OF REFERENCE AND GOVERNANCE FOR GREAT BOWDEN'S PARISH COUNCIL NEIGHBOURHOOD PLAN MONITORING & REVIEW COMMITTEE

1. Name

The name of the Committee shall be the Great Bowden Neighbourhood Plan (GBNP) Monitoring & Review Committee.

2. Background

Great Bowden's Neighbourhood Plan referendum took place on 21st June 2018 and more than 50% of those who voted were in favour of the Plan being used to help decide planning applications in the plan area.

In accordance with the Regulations and HDC's scheme of delegation the Great Bowden Neighbourhood Plan is 'made' and planning applications in the Parish must be considered against the Great Bowden Neighbourhood Plan, as well as existing planning policies, such as the Harborough District Local Plan and the National Planning Policy Framework and Planning Practice Guidance.

The Neighbourhood Plan was driven forward by a Neighbourhood Plan Advisory Committee. When it was set up in 2016, The Advisory Committee's prime objective was to drive forward the development of a Neighbourhood Plan for Great Bowden on behalf of Great Bowden Parish Council which it has obviously succeeded in doing. The objectives of The Monitoring & Review Committee need to be different to reflect the fact that there is an operational NP for Great Bowden.

3. Objectives

The Committee's objectives are to ensure that Great Bowden's Neighbourhood Plan (GBNP) remains relevant throughout its life which will include ensuring that the NP policies are in general conformity with HDC's local plan and other relevant local and national planning policies. It will also police the plan area to determine whether any NP policies are being contravened or whether there are any gaps in existing policies.

4. Tasks to achieve the objectives

The Monitoring & Review Committee will carry out the following NP tasks on behalf of the Parish Council:

- a. To consider adding or re-wording policies to meet development needs of the plan area and according to changed priorities of the local community.
- b. Secure external funding for the approval of the Parish Council when a full review of the NP is required. This will involve taking responsibility for planning, budgeting and monitoring expenditure,

- providing regular feedback to Parish Council meetings for scrutiny and ratification.
- c. Liaise with relevant authorities and organisations to seek advice relating to the relevance and enforcement of policies in the NP.
 - d. Identify and implement a wide variety of ways to engage the community with any proposed changes to the NP and to communicate the relevance of the plan to the community in that it helps HDC make planning decisions.
 - e. Appoint Theme Groups as necessary to undertake specific areas of work on behalf of the Monitoring & Review Committee, when the plan requires to be reviewed, involving additional persons with specific expertise as required.
 - f. To organise and progress the delivery of the community actions contained in the NP.
 - g. To provide advice to GBPC in responding to planning applications that are relevant to policies within the NP.
 - h. To regularly communicate with GBPC on progress being made with particular projects and the general status of the NP.

5. Membership

- a. The Monitoring & Review Committee shall have a minimum of 5 members, including at least two members from the Parish Council. The Monitoring & Review Committee shall have the following honorary officers:
 - A Chair.
 - A Vice-chair.
 - A Secretary.
- b. The Monitoring & Review Committee may co-opt additional members at its discretion
- c. The membership and appointments are to be approved by Great Bowden's Parish Council and membership information included on the Parish Council website.

6. Meetings

- a. The Monitoring & Review Committee shall hold meetings as and when required to progress matters in a timely manner.
- b. Meeting dates shall be confirmed at least ten days in advance, except in exceptional circumstances to be agreed by the Chair and Vice Chair if necessary.
- c. The meeting agenda shall be passed to all members, with the details of all supporting documentation, at least 3 clear days prior to each meeting.

- d. Declarations of Interest (either pecuniary or otherwise) for Agenda items shall be a standard agenda item at the beginning of each meeting (see 9c).
- e. The minutes of the meeting shall be produced and circulated to all members within 10 days following the meeting, for approval at the following meeting.
- f. Resolutions shall be decided by a majority of votes, with the Chairman having a casting vote if required.
- g. A minimum quorum of members for the transaction of business is three members, including the Chair or Vice-chair and one Parish Councillor.

7. Theme Groups

- a. The Monitoring & Review Committee may appoint specific Theme Groups to carry out agreed work on its behalf, with a nominated Leader for each Theme Group. Such groups may be required when a full review of the NP is required. More specific details of the working of such groups will be published at the appropriate time. The Theme Group meetings will not usually be open to the public.

8. Finance

- a. The Secretary shall maintain a record of all income and expenditure with decisions on financial matters to be taken by the Parish Council.
- b. A current financial statement will be available as necessary and a financial report will be available for each Parish Council meeting as required.

9. General Conduct of the Monitoring & Review Committee Members.

- a. Members are expected to conduct themselves, when working on the NP, in a manner consistent with the standards of conduct required for those in public life, i.e. selflessness, integrity, objectivity, accountability, openness, honesty and leadership.
- b. Members are requested to read and sign the Parish Council Register of Interests and Code of Conduct in a voluntary capacity. The Secretary will hold the signed forms in a central place.
- c. Members, including co-opted members, should declare an interest at the beginning of a meeting if the member has a disclosable pecuniary or non-pecuniary interest relating to an agenda item to be discussed. (See clause 6d)

10. Public Access to Information

- a. Members of the public, under the Freedom of Information Act 2000, have the right of access to all meetings of the Monitoring & Review Committee, unless specific reasons have been announced in advance when confidential/sensitive material may be discussed which might be prejudicial to the public interest. It is envisaged that this would rarely, if ever, be implemented.
- b. Members of the public should declare an interest, at the beginning of a meeting, if they are to speak, in respect of a particular agenda item(s) to be discussed at the meeting.
- c. The agendas, supporting papers and subsequent minutes of The Monitoring & Review Committee meetings will be published on the Parish Council website. The agendas and subsequent minutes will also be posted on the village notice board to ensure that they are available for all members of the public to access.

11. Great Bowden Monitoring & Review Committee

The members of the Great Bowden Neighbourhood Plan Monitoring & Review Committee, as at the 9th November 2019, are:

Paul Claxton	(Great Bowden Parish Councillor)
John Coombs	(Resident)
Jim Culkin	(Resident)
Carolyn Ford	(Resident)
Tony Hipgrave	(Resident)
Bob Hooper	(Great Bowden Parish Councillor)
Peter Mitchell	(Resident)

Ratified by GBPC on Tuesday 19th November 2019