

Burton Overy Neighbourhood Plan Review Submission June 2025

Consideration by Harborough District Council of Minor (non-material)/Major (material) updates to the 'Made' Burton Overy Neighbourhood Plan (made 15 January 2019)

1 Planning process

Burton Overy Neighbourhood Plan passed Referendum with 73 yes votes out of 77 persons that voted on a turnout of 34.5% on 10 January 2019. However, since submitting the Neighbourhood Plan a number of changes have taken place to national policy with the new National Planning Policy Framework (Dec 2024) and the Harborough Local Plan has commenced review (Regulation 19 stage in May 2025).

These changes resulted in the Parish Council taking the decision to formally review the Neighbourhood Plan to ensure that it remains relevant and shapes development within the Parish up to 2041, which is also the timescale for the new Harborough Local Plan.

The opportunity has been taken to review all the current Plan policies and consider whether they now meet the needs of the community. The revised Neighbourhood Plan has been submitted with the following documents.

- An updated Statement of Basic Conditions;
- Housing Needs Assessment
- Design Guide and Codes
- Local Heritage list
- Environmental Inventory
- Updated Local Green Space assessment
- Updated SEA determination/screening
- Updated Regulation 14 Consultation feedback and responses
- Responses to request for confirmation amongst Regulation 14 Consultees as to whether the amendments are considered material or non-material.
- Statement from the Qualifying Body about whether the amendments are considered material or non-material.

The process for reviewing the Neighbourhood Plan is set out in the Consultation Statement which is included within the Submission material.

2 Planning Strategy

The timescale for the 'made' Burton Overy Neighbourhood Plan was already aligned to the adopted Local Plan in reflecting a time period of 2018-2031. The reviewed neighbourhood plan amends the plan period to extend to 2041, which will be the timeframe for the new Local Plan

The adopted Harborough Local Plan removed the Limits to Development which were a part of the Core Strategy 2006-2028. The Burton Overy Review Neighbourhood Plan continues to identify a settlement boundary and reinforces that policy.

The currently adopted Local Plan does not set a minimum requirement for Burton Overy in the Plan period as it falls below the category of Selected Rural Village in the settlement hierarchy.

The housing requirement for Burton Overy is not proposed to change in the new Local Plan 2020 to 2041. The policies in the review Burton Overy plan do not seek to allocate housing.

Since the Burton Overy Neighbourhood Plan was 'made', further revisions have been made to the National Planning Policy. The new Harborough Local Plan was adopted in April 2019 and the UK has left the EU. Meanwhile, Planning Practice Guidance in relation to neighbourhood planning was updated in the summer of 2021 and updates to the National Planning Policy Framework (NPPF) have taken place in 2018, 2019, 2021, 2023 and 2024. These changes to the NPPF have reinforced the range of powers that Neighbourhood Plans have where they undertake residential site allocations.

Par 14 of the NPPF 2024 states:

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70)*

3 Neighbourhood Plan Policies

The Review Neighbourhood Plan has introduced the following changes to the Neighbourhood Plan which was Made in 2019. The Local Planning Authorities consideration of the changes is provided in the table at appendix 1 (note that the supporting text changes in the submission plan have not been considered here, as they do not form part of the policy. Supporting text reflects changes in Burton Overy up to 2024 and are factually based)

POLICY S1: SETTLEMENT BOUNDARY – the Settlement Boundary remains the same as in the Made NP (although previously referred to as the Limits to Development). This NP Review policy consolidates policies S1, S2 and H3 from the Made NP. The provisions contained in the new policy are largely the same as in the Made NP.

POLICY S2: SUPPORT FOR DEVELOPMENT ON BROWNFIELD SITES – this replaces Policy H2 from the Made NP and is the same except for the policy now applying to the whole of the Neighbourhood Area rather than within the Settlement Boundary only, and five criteria being added to the policy to ensure that any development proposal is of an appropriate scale and safeguards are in place.

POLICY HD1: HOUSING MIX – this new policy replaces Policy H1 from the Made NP and draws on evidence gathered through the Housing Needs Assessment (HNA). The policy continues to support

dwelling of 3 bedrooms or fewer and single storey accommodation suitable for older people, whilst strengthening the presumption against larger homes and supporting the provision of dwellings which meet Category M4(2) standards for accessibility and adaptability, in line with the recommendations of the HNA.

POLICY HD2: AFFORDABLE HOUSING EXCEPTION SITE – this new policy provides Burton Overly-specific criteria for the support of an Affordable Housing Exception site, including the First Homes discount recommended through the HNA.

POLICY HD3: DESIGN – this replaces Policy DBE1 from the Made NP and draws on the Design Codes and Guidance Report commissioned as part of the NP Review.

POLICY ENV1: LOCAL GREEN SPACES – this policy refers to the same set of six Local Green Spaces (LGS) as in the Made NP. The policy is basically unchanged apart from minor edits to the wording. Supporting details are now contained in an Appendix to the main report (see below)

POLICY ENV2 IMPORTANT OPEN SPACES (OPEN SPACE, SPORT & RECREATION SITES) – This new policy builds on the COMMUNITY ACTION 2 in the Made Plan. Added to make a clear distinction between Local Green Spaces and Open Space, Sport & Recreation sites, having regard for National Planning Policy Framework (NPPF) December 2023 paragraph 103.

POLICY ENV 3 SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE and POLICY ENV 5 SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE – these two policies replace Policy ENV2 OTHER SITES OF ENVIRONMENTAL SIGNIFICANCE in the Made Plan, for clarity and to reflect the different approaches appropriate for their protection.

POLICY ENV4 BIODIVERSITY AND HABITAT CONNECTIVITY – this policy replaces policy ENV3 BIODIVERSITY GENERAL in the Made Plan. It has been updated to have regard for Biodiversity Net Gain and other new measures in NPPF December 2023 paras 180, 181, 185, 186. POLICY ENV4 also now incorporates policy ENV4 BIODIVERSITY, WOODLAND, TREES AND HEDGES in the Made Plan, for clarity and simplicity.

POLICY ENV 6 RIDGE AND FURROW – this policy replaces and updates POLICY ENV5 RIDGE AND FURROW in the Made Plan; updated and re-surveyed for 2024.

POLICY ENV 7 NON-DESIGNATED HERITAGE ASSETS – this is a new policy. A set of potential candidate assets has been identified and evidence gathered, having regard for NPPF December 2023 paras 192, 203, 205 and local practice (Leicestershire and Rutland Historic Environment Record). The evidence base is presented in an Appendix (see below).

POLICY ENV 8 IMPORTANT VIEWS – this policy is essentially the same as POLICY ENV6 PROTECTION OF IMPORTANT VIEWS in the Made Plan with very minor updates following community consultation and fieldwork, and the map has been redrawn for clarity about view directions and extents.

POLICY ENV 9 – FOOTPATHS, BRIDLEWAYS AND OTHER WALKING ROUTES – this is a new policy which seeks to protect existing networks whilst promoting the extension of the footpath network.

POLICY ENV 10 AREA OF SEPARATION – this is a new policy which has been included to take account of the recent expansion of the neighbouring village of Great Glen towards the western boundary of the Burton Overly Neighbourhood Area. This new policy identifies a narrow but crucial "area of separation" between the two settlements. A much larger "area of separation" proposed in the

original NP was not accepted by the examiner, but since that time the eastward expansion of Great Glen has gathered pace.

POLICY ENV 11 FLOOD RISK RESILIENCE – this policy replaces POLICY ENV8 FLOODING in the Made Plan. The policy has been updated and expanded using new Environment Agency mapping and having regard for NPPF December 2023 paras 157, 165, 166-173 and HDC Local Plan policy CC1.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES – this policy replaces Policy CF1 in the Made NP. It remains the same as the old policy, except for the addition of two new facilities (the Dairy and the Egg shop) that have been added to the list of facilities to which the policy applies.

POLICY E1: FARM DIVERSIFICATION – this policy is the same as Policy E1 in the Made NP except for an amendment to criteria a) which previously said, 'The use proposed is appropriate to the rural location' and now says 'The use proposed, and the scale of development is appropriate to the rural location'.

POLICY E2: BROADBAND INFRASTRUCTURE – The only change to the policy E2 from the Made NP is that the sentence 'Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband operation at speeds of 30 megabytes per second (as at the date of publication) or better to reflect higher minimum speeds that may be recommended through the lifetime of the Plan' has been changed to 'Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband operation of at least a minimum speed of 30 Mbps or any higher figure commensurate with the minimum industry standard pertaining at the time'.

POLICY E3: WORKING FROM HOME – this policy is the same as Policy E3 from the Made NP except for the addition of a criterion against which support for the proposal will be considered and which says 'Such development will not result in unacceptable traffic movements and that appropriate parking provision is made'.

APPENDICES:

- 1. Housing Needs Assessment** - Newly commissioned report
- 2. Design Codes and Guidance Report** - Newly commissioned report
- 3. Environmental Inventory** - Comprehensively updated with latest "Existing Designations" and a full review of local detail.
- 4. Local Green Spaces** - Full supporting details of the six identified sites
- 5. Statutorily Protected Heritage Assets** - Full list of Grade-II Listed Buildings and Scheduled Monuments in Burton Overy (included for completeness)
- 6. Non-Designated Heritage Assets (NDHAs)** - the evidence base for the proposed set of NDHAs in Burton Overy.

The Qualifying Body take the view that the changes were generally material modifications that did not affect the nature of the Plan and an Examination only is required.

Planning Practice Guidance, reviewed in May 2019, introduces the following categories:

1. Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
2. Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
3. Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

The Review Neighbourhood Plan continues to direct growth through the defined limits to development, windfall and Local Green Space, Heritage and other protection policies.

5 How are these changes regarded by the Qualifying Body?

The Qualifying Body are fully supportive of the changes to the Neighbourhood Plan as described above and take the view that the changes to the Plan are material but do not affect the nature of the Plan.

Consultation on the Pre-Submission Draft version of the revised Burton Overy Neighbourhood Development Plan ran from 22 January 2025 to 5 March 2025. A copy of the Pre-Submission Draft version of the revised Neighbourhood Development Plan was made available to download, along with supporting documentation, on the Parish Council website. A number of drop in consultation events were held to promote the Neighbourhood plan Review

All comments received have been considered by the Qualifying Body and used to amend the Pre-Submission Draft version of the revised Neighbourhood Plan, which was submitted by Burton Overy Parish Council on 23 May 2025.

6 Conclusion

It is the view of the Council that the changes are material but do not affect the nature of the Plan. In the view of the Council, Burton Overy Review Neighbourhood Plan requires examination but not referendum.

Each of the policies has been compared in Appendix 1 below, with commentary on the incorporated amendments

Appendix 1

Policy ref	Burton Overy Plan Policy 2019	Policy ref	Burton Overy Review Plan Policy 2025	LPA consideration of policy changes
S1	POLICY S1: LIMITS TO DEVELOPMENT – Development proposals on sites within the Limits to Development, or (in terms of new sporting facilities) close or adjacent to the Limits to Development as identified in Figure 3, will be supported where it complies with the policies of this Neighbourhood Plan	S1	<p>POLICY S1: SETTLEMENT BOUNDARY – Small scale development proposals within the identified Settlement Boundary in Figure 3 including infill and redevelopment sites will be supported where:</p> <ul style="list-style-type: none"> a) They retain existing important natural boundaries such as trees and hedges; and b) They provide for a safe vehicular and pedestrian access to the site; and c) Adequate off-road parking is provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more; and; d) They do not reduce garden space to an extent where it adversely impacts on the character of the area, the amenity of neighbours and the occupiers of the dwelling or has a significant detrimental environmental or heritage impact. <p>Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in accordance with the development plan and national planning policies.</p>	<p>The policy has been strengthened to provide additional clarity and consolidates a number of other policies (S1, S2 and H3)</p> <p>The new policy does not change the nature of the plan from the original policy.</p>
H2	POLICY H2: SUPPORT FOR DEVELOPMENT ON BROWNFIELD SITES – Development proposals for the redevelopment or change of use of redundant land or buildings within the village envelope will be supported,	S2	POLICY S2: SUPPORT FOR DEVELOPMENT ON BROWNFIELD SITES – Development proposals for the redevelopment or change of use of redundant land or buildings within the Neighbourhood Area (see Figure 1) will be supported, provided the site concerned has	<p>This policy replaces H2 from the ‘made’ plan.</p> <p>The policy provides additional clarity and detail and applies</p>

	provided the site concerned has limited environmental, landscape or ecological value.		<p>limited environmental, historical, landscape or ecological value, and where:</p> <p>a) The use proposed and the scale of development is appropriate to the rural location;</p> <p>b) Any conversion/adaptation works respect the local character of the surrounding area;</p> <p>c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;</p> <p>d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and</p> <p>e) There is no significant adverse impact on neighbours through noise, light pollution, increased traffic levels or increased flood risk.</p>	<p>to the entire neighbourhood area.</p> <p>The new policy does not change the nature of the plan from the original policy</p>
H1	<p>Policy H1: HOUSING MIX - New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Burton Overy as evidenced in the Parish Housing Needs Report (2016) and the 2017 HEDNA or more recent documents updating either of these reports. Dwellings of 3 bedrooms or fewer and single storey accommodation suitable for older people will be supported where in accordance with other policies. In any development proposal, dwellings of 4+ bedrooms should be in the minority.</p>	HD1	<p>Policy HD1: HOUSING MIX - Development proposals for new-build housing and extensions should provide a mixture of housing types specifically to meet identified local needs in Burton Overy as evidenced in the Housing Needs Assessment 2024 (Appendix 1) or more recent documents updating this report. Dwellings of 3 bedrooms or fewer and single storey accommodation suitable for older people will be supported where in accordance with other policies, as is the provision of dwellings which meet Category M4(2) standards for accessibility and adaptability. There will be a presumption against larger homes (4 or more bedrooms) unless justified by clear evidence of housing need.</p>	<p>This policy replaces policy H1 and is based on new evidence from the Housing Needs Assessment.</p> <p>The policy provides additional detail and clarity for decision makers</p> <p>The new policy does not change the nature of the plan from the original policy</p>

	N/A	HD2	<p>POLICY HD2: Affordable Housing Exception Site - To meet identified needs within the community, the provision of high-quality affordable housing through an exception site will be supported where the following criteria are met:</p> <ul style="list-style-type: none"> a) The site adjoins the Settlement Boundary; b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey; c) Planning obligations will be used to ensure that the market and affordable housing is available in perpetuity for people with a local connection to the Neighbourhood Area; and d) The development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of market housing is essential to the delivery of the affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified housing need for low-cost market housing. <p>First Homes, at a discount of 40% subject to viability, and self-build proposals are welcomed.</p>	<p>This policy is new and provides for an affordable housing exception site.</p> <p>The policy, although new, does not change the nature of the plan.</p> <p>The 'made' plan provided policies for housing and windfall sites.</p> <p>It is the view of the Council that the policy does not change the nature of the plan. The policy does not allocate a housing site, but is an enabling policy to allow affordable housing to come forward.</p>
DBE 1	<p>POLICY DBE1: DESIGN - All new development proposals of one or more houses, replacement dwellings and extensions will be supported where they have regard for the following building design principles to a degree that is proportionate to the development:</p> <ul style="list-style-type: none"> a) New development should enhance and reinforce the local distinctiveness 	HDE3	<p>POLICY HD3: DESIGN - Development proposals encompassing both new builds and extensions should demonstrate a high quality of design, layout and use of materials which, taken as a whole, result in a positive contribution to the special character of the part of the Neighbourhood Area in which the development is located.</p>	<p>This policy has been considerably changed to reflect the inclusion of the Design Guidance and Design Codes.</p> <p>The change can be considered a material change which does not affect the nature of the plan.</p>

	<p>and character of the area in which it is situated, and proposals should clearly show within a Design and Access Statement how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;</p> <p>b) Adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more;</p> <p>c) All new housing should reflect the character and historic context of existing developments within the Parish and incorporate a diversity of materials. Contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;</p> <p>d) Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;</p> <p>e) Development should be enhanced by biodiversity and landscaping with existing trees and hedges preserved whenever possible. Where this is</p>		<p>As appropriate to their scale, nature and location, development proposals should respond positively to the Design Codes and Guidance Report (Appendix 2) and demonstrate, within a Design and Access Statement, how the underlying principles have been incorporated. Where appropriate, consideration should be given to the use of contemporary and innovative materials that do not detract from the historic context and the adoption of sustainable design and construction techniques, including the use of low carbon and renewable energy technology. Consideration should also be given to the limiting of light pollution due to street and/or security lighting /or design lighting unless this cannot be avoided for reasons of safety.</p>	
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	<p>demonstrably not practicable, they should be replaced with new 28 plantings on a two-for-one basis, using native species, either on site or elsewhere in the parish;</p> <p>f) Within new residential layouts provision should be made for wildlife, including roof design and construction meeting RSPB guidelines for internal bird nest boxes, and use of hedges (or fences with ground level gaps) to maintain connectivity of habitat for hedgehogs;</p> <p>g) Where possible, enclosure of plots should be of native hedging, rural wooden open fencing, or brick/stone wall of rural design;</p> <p>h) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate, and incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change; ensuring appropriate provision for the storage of waste and recyclable materials;</p> <p>i) Having regard to climate change, development should incorporate sustainable drainage systems with viable long-term maintenance regimes to minimise vulnerability to flooding from streams, dykes and surface water</p>			
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	<p>run-off, by ensuring appropriate provision for the storage of waste and recyclable materials; all developments must consider impacts both within the site and in the surrounding area of the development within the development period;</p> <p>j) Avoid the use of street lighting unless it is deemed necessary for reasons of safety, in which case it should be sympathetic in design and luminosity to the surrounding area. Development must limit the impact on light pollution of artificial externally visible light sources, including security lights.</p>			
	NEW POLICY	HBE4	<p>Policy HBE4: AFFORDABLE HOUSING EXCEPTION SITE – To meet identified needs within the community, the provision of high-quality affordable housing through an exception site will be supported where the following criteria are met:</p> <p>a) The site adjoins the Settlement Boundary;</p> <p>b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey;</p> <p>c) Planning obligations will be used to ensure that the market and affordable housing is available in perpetuity for people with a local connection to the Plan area; and</p> <p>d) The development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of market housing is essential to the delivery of affordable housing. The market housing must be the minimum necessary to make the scheme</p>	<p>This is a new policy which has been included to ensure that local circumstances are taken into account should an exception site be proposed.</p> <p>The amendment can be considered a material change, but does not affect the nature of the plan.</p> <p>The requirements of the policy are reflected in other policies of the original plan and appear to be included for clarity in special circumstances. Thus the nature of the plan remains unchanged</p>

			<p>viable and be of a type and size that will meet a specific locally identified housing need for low-cost market housing.</p> <p>First Homes and self-build proposals will be welcomed. Where First Homes are provided, they should be at a discount of 50% (as per the evidence provided in Appendix 1, Housing Needs Assessment (2023) subject to viability.</p>	
ENV 1	<p>POLICY ENV 1: LOCAL GREEN SPACES – The following areas as shown on Figure 4 are designated as Local Green Spaces:</p> <ul style="list-style-type: none"> • Fish Ponds Field (045) • Springs Field (143) • Banks Field (144) • Main Street Spinney (Perry’s) (147) • Strip of Land along the front of the Old Heather Garden (165) • Traffic island bearing the village sign (999) <p>New development will not be supported on land designated as local green space except in very special circumstances.</p>	ENV1	<p>POLICY ENV 1: LOCAL GREEN SPACES - Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (locations, Figure 4; evidence, Appendix 4) will not be permitted, other than in very special circumstances.</p> <p>‘Fish ponds field’ (inventory reference number 045) Spring Field (pastureland east of Scotland Lane) (143) (also as HDC LGS BO2) Banks Field (‘Main Street Pasture’) and verges (144) (includes HDC LGS BO1) Main Street Spinney (Perry’s) (147) (as HDC LGS BO/3) Strip of Land along the front of the Old Heather Garden (165) (as HDC LGS BO7) Traffic Island bearing the village sign (999) (as HDC LGS BO/6)</p>	<p>the existing policy has been updated to include minor text changes only</p> <p>Minor change to the Plan</p>
		ENV2	<p>POLICY ENV 2: IMPORTANT OPEN SPACES - The following open spaces [Figure 5, details Appendix 3] are of high local value for sport, recreation, function and/or amenity. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open</p>	<p>The policy has been updated to give more clarity and detail about the intention of the policy.</p> <p>The amended policy also reflects changes in national</p>

			space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community. St Andrews churchyard (Inventory ref 174) (HDC Open Space #3456 in typology Burial Ground) Traffic island, Bell Lane (Local Green Space #LGS/BO/4 in 2015 Open Spaces audit) Scotland Thicket (146) Millennium Wood (160) Commemorative oak and roadside verge, Washbrook Lane	policy and requirement for Biodiversity Net Gain. Material amendment not affecting the nature of the Plan
ENV2	<p>POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE – The sites indicated on Figures 5a and 5b and in the Environmental Inventory (see Appendix 5)) have been identified as being of local significance for wildlife (biodiversity) and/or history. They are important in their own right and are locally valued.</p> <p>Development proposals that affect them should:</p> <ul style="list-style-type: none"> • protect and enhance habitats and populations of priority species where appropriate; • protect and enhance river and waterway corridors; • provide contributions to wider biodiversity improvements in the vicinity of the development concerned; and • protecting features of geodiversity interest and enhancing them to improve connectivity of habitats, 	ENV3	<p>POLICY ENV 3: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped here (Figure 6; details in Appendix 3) have been identified as being of at least local significance for the natural environment. They are ecologically important in their own right, and are locally valued. Development proposals affecting them will only be supported if the value of the development can be shown to outweigh the biodiversity significance of the site, and they will be required to include evidence-based, measurable proposals for delivering biodiversity net gain at a minimum of 10% using the appropriate metric for the scale of the development.</p> <p>If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated by net gain as above, or compensated for, planning permission should be refused, having regard for paragraph 193a of the National Planning Policy Framework, December 2024.</p>	<p>Policy ENV2 from the ‘made’ plan has been split to reflect the different approaches and protections required for environmental assets and historical assets.</p> <p>This gives greater detail and clarity to the decision maker.</p> <p>The change is a material change that does not affect the nature of the plan</p>

	<p>amenity use, education and interpretation.</p> <p>The protection to be given to each individual site shown on Figure 5a and 5b will be commensurate with its status within the hierarchy of international, national and local listings. Appropriate weight will be given to their importance and the contribution that they make to wider ecological network</p>	ENV5	<p>POLICY ENV 5: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE - The sites mapped in Figures 8.1 and 8.2 (details in Appendix 3, including Leicestershire Historic Environment Record numbers as mapped) are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. Development proposals adversely affecting them will only be supported if the benefits of the development can be shown to outweigh the value of the heritage assets.</p>	
ENV3	<p>POLICY ENV 3: BIODIVERSITY GENERAL</p> <p>– Development proposals that cannot avoid (through, for example, locating to an alternative site with less harmful impacts), adequately mitigate, or, as a last resort, compensate for, the loss of a nationally or locally identified site of biodiversity value will not be supported. Development proposals that conserve or enhance biodiversity, and incorporate biodiversity in and around them, will be supported. In addition, the Plan designates three wildlife corridors as follows (map Fig. 6).</p> <p>a) Riparian corridor along Burton Brook, following the entire eastern and southern Burton Overly parish boundary to its southern most tip.</p> <p>b) Riparian corridor along the Washbrook, from the parish boundary at the Gartree Road, downstream to the western edge of the parish where it</p>	ENV4	<p>POLICY ENV 4: BIODIVERSITY AND HABITAT CONNECTIVITY– All new development proposals will be expected to safeguard habitats and species across the Neighbourhood Area, including those of local significance, and to deliver biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement (via biodiversity net gain at 10%) or compensation, planning permission should be refused, in conformity with paragraph 193(a) of the NPPF, December 2024. Development proposals that adversely affect trees, woodland and hedges (Figures 6 and 7.1) of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. New development should be designed to retain such trees and hedges wherever possible. Where destruction cannot be</p>	<p>The new policy has combined two existing policies for simplicity and clarity, but does not change the nature of the plan.</p> <p>The revised policy reflects changes in NPPF and does not change the nature of the plan.</p>

ENV4	<p>borders with Great Glen. c) Woodland and hedgerow habitat corridor, running from where the Washbrook meets the parish boundary with Great Glen, north along the ancient boundary hedge line to the Gartree Road.</p> <p>POLICY ENV 4: BIODIVERSITY, WOODLAND, TREES AND HEDGES – Development proposals that will adversely affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will not be supported. Proposals for new build housing should be designed to retain such trees and hedges wherever possible. Where destruction cannot be avoided developers will be required to plant replacement native species trees (on a two-for-one basis) or hedges using native species either on the site or elsewhere in the parish. Mature farmland hedgerows of ecological, historical and/or landscape significance (map, Fig. 7) should be retained and protected wherever possible. Where loss is unavoidable, it must be minimised and mitigated by replacement planting of locally appropriate native species providing a net gain in length and quality.</p>	<p>avoided, developers will be required to deliver 10% biodiversity net gain by planting replacement trees and/or hedges on site or by providing compensatory planting elsewhere in the Neighbourhood Area. Compensatory plantings should be of native or suitable exotic/ornamental species and should take account of current best practice regarding plant disease control and aftercare. To comply with current legislation and guidance, all development proposals in the Neighbourhood Area should take account of the possibility of bats, their roosts and commuting and foraging habitats, in and adjacent to the development site.</p> <p>They should:</p> <ul style="list-style-type: none"> • in known bat habitat areas, not incorporate exterior artificial lighting (on buildings or open areas) unless demonstrably essential • in known or potential bat habitat areas, not remove trees unless demonstrably essential • in all locations, apply mitigation methods in the design and location of artificial lighting using current best practice in respect of dark buffers, illuminance levels, zonation, luminaire specifications, curfew times, site configuration and screening • in all locations, incorporate integral or external bat boxes in an agreed ratio of boxes to number of buildings or site size. <p>Development in the Neighbourhood Area will be expected to protect and enhance the identified wildlife corridors (Figure 7.3) and other potential habitat links. It should not create barriers to the permeability of the</p>	
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			landscape for wildlife in general, or result in the fragmentation of populations of species of conservation concern.	
ENV5	POLICY ENV 5: RIDGE AND FURROW - The surviving areas of Ridge and Furrow fields are non-designated heritage assets. Proposals for new development within the ridge and furrow fields shown on Figure 9 will not be supported unless the benefits arising from the development would outweigh the harm to the heritage asset of the field or fields concerned.	ENV6	POLICY ENV 6: RIDGE AND FURROW - The surviving areas of ridge and furrow shown in Figure 9.3 are non-designated heritage assets. Any development proposal that would result in loss or damage to the assets will only be supported if the local benefits and the need for the development can be shown to outweigh the historic significance of the ridge and furrow features.	This is an updated policy which does not change the nature of the plan
		ENV7	POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS - The structures and buildings listed here (mapped in Figure 11 and detailed in Appendix 6) are Non-Designated Heritage Assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The loss of, or substantial harm, to a NonDesignated Heritage Asset listed here will not be supported unless it is demonstrated that the loss or harm cannot be avoided or mitigated and would be clearly outweighed by the benefits of the development. Non-listed historic buildings in the Leicestershire and Rutland Historic Environment Record (HER): MLE22272 c.17th / c.18th bridge, Farm Bridge, Burton Overy MLE23488 The Old Coach House, Main Street, Burton Overy	<p>This is a new policy.</p> <p>The ‘made’ plan contained policies that sought to protect the historic environment (Policy ENV2). The ‘made’ plan also identified the statutorily protected heritage assets, but did not provide additional policy protection in addition to that included in Local Plan or NPPF.</p> <p>The new policy builds on the existing policy to identify sites that are important locally giving greater detail and clarity to the decision maker</p> <p>The policy does not change the nature of the plan</p>

			<p>MLE23948 Congregational Chapel, Main Street, Burton Overy</p> <p>MLE29213 The Springs, Carlton Lane, Burton Overy</p> <p>Non-designated Heritage Assets identified by this Plan:</p> <p>BOHA01 Brick and stone wall bounding the farmyard on Main Street up to the junction with Elms Lane</p> <p>BOHA02 The Paddocks, Main Street</p> <p>BOHA03 The Old School House, corner of Elms Lane and Main Street</p> <p>BOHA04 The Old School, Elms Lane</p> <p>BOHA05 Terrace of Cottages, Bell Lane</p> <p>BOHA06 The Stable House, Rectory End</p> <p>BOHA07 The Village Hall, Rectory End</p> <p>BOHA08 The Coach House, Rectory End</p>	
ENV6	<p>POLICY ENV 6: PROTECTION OF IMPORTANT VIEWS - Development proposals should respect the open views and vistas as shown in Figure 10 above. Proposals which would have an unacceptable detrimental impact on these views and vistas will not be supported.</p> <p>1. From the Great Glen/Kings Norton Road extensive views in all directions including South East towards the Washbrook and Burton Overy village and north towards Kings Norton.</p> <p>2. From the public footpath alongside the Washbrook leading from Burton Overy to Great Glen looking north towards Burton Overy village, west over the Washbrook and east over the fields</p>		<p>POLICY ENV 8: IMPORTANT VIEWS – The following views (mapped in Figure 12) are important to the setting and character of Burton Overy. Development proposals should respect and whenever possible protect them. Development which would have an adverse impact on the identified views will not be supported.</p> <p>1. From the Great Glen/Kings Norton Road extensive views in all directions including southeast towards the Washbrook and Burton Overy village and north towards Kings Norton.</p> <p>2. From the public footpath alongside the Washbrook leading from Burton Overy to Great Glen looking northeast towards Burton Overy village, northwest over the Washbrook into the hay meadow and sheep fields and southeast over the fields to Mayns Lane.</p>	<p>This policy has been reproduced for the review plan with clarified text.</p> <p>The policy does not change the nature of the plan</p>

	<p>to Maynes Lane.</p> <p>3. From the top of Carlton Lane with far reaching views in all directions including west towards the village, east to Carlton Curlieu and north towards Kings Norton.</p> <p>4. From the public footpath between Burton Overy and Kibworth at the top of the ridgeline looking east to Burton Brook and with extensive views north south and east over the valley towards Carlton Curlieu and Kibworth.</p> <p>5. From the public footpath close to the village hall leading from Rectory End looking north and west over the Glebe land and beyond towards the Great Glen/Kings Norton road.</p> <p>6. From the public footpath leading from Carlton Lane to Main Street looking north, northeast and northwest along the fields bounding the eastern edge of the village.</p> <p>7. Looking north and east from Scotland Lane over the pasture land east of Scotland Lane known as Spring Field towards Elms Lane.</p> <p>8. North and south along Main Street, taking in three Important Open Spaces with trees of landscape value and a vista that characterises the rural appearance of the village.</p>		<p>3. From the top of Carlton Lane with far reaching views in all directions including west towards the village, east to Carlton Curlieu and north towards Kings Norton.</p> <p>4. From the public footpath between Burton Overy and Kibworth at the top of the ridgeline looking east to Burton Brook and with extensive views north, south and east over the valley towards Carlton Curlieu and Kibworth.</p> <p>5. From the public footpath close to the village hall leading from Rectory End looking northwest and west over the Glebe land and beyond towards the Great Glen/Kings Norton Road.</p> <p>6. From the public footpath leading from Carlton Lane to Main Street looking north and northeast along the fields bounding the eastern edge of the village.</p> <p>7. From Scotland Lane, looking north down the lane and eastwards over the pastureland known as Spring Field.</p> <p>8. North and south along Main Street, taking in three Important Open Spaces with trees of landscape value and a vista that characterises the rural appearance of the village.</p>	
ENV8	<p>POLICY ENV 8: FLOODING – Development proposals of appropriate scale and where relevant should demonstrate that: 1. Its location takes geology, flood risk and natural drainage</p>	ENV11	<p>POLICY ENV 11: FLOOD RISK RESILIENCE – Development proposals within the areas indicated (Zones 3 and 2 and surface water) in Figure 15 will be required, where appropriate, to demonstrate that the benefit of</p>	<p>This policy replaces the existing flooding policy and uses updated information to support a more detailed and clarified policy approach.</p>

	<p>into account, including undertaking a hydrogeological study whose findings must be complied with in respect of design, groundworks and construction;</p> <p>2. Its design includes, as appropriate, sustainable drainage systems (SuDS), other surface water management measures and permeable surfaces; and</p> <p>3. It does not increase the risk of flooding elsewhere</p>	<p>development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure. Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up area, will be supported, provided they do not adversely affect important open spaces, or sites and features of natural or historical environment significance. Development proposals of one or more dwellings and/or for employment or agricultural development should demonstrate that:</p> <p>a) if in a location susceptible to flooding from rivers or surface water (Figure 15), no alternative site is available;</p> <p>b) its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;</p> <p>c) it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and that the development will not threaten other natural habitats and water systems;</p>	<p>The policy does not change the nature of the plan</p>
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			<p>d) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;</p> <p>e) proposed SuDs infrastructure includes, where practicable, habitat creation comprising e.g., landscaping, access and egress for aquatic and terrestrial animals, and native species planting;</p> <p>f) it does not increase the risk of flooding to third parties, taking into account the effects of climate change.</p>	
CF1	<p>POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - The following are identified as community facilities in the neighbourhood area:</p> <ul style="list-style-type: none"> • Village Hall • St Andrews Church • The Book Exchange • The Bell Pub <p>Development leading to the loss of an existing community facility or which detrimentally impacts on an existing community facility in such a way that it loses amenity value will not be supported unless it can be demonstrated that:</p> <ol style="list-style-type: none"> a. There is no longer any need or demand for the existing community facility; or b. The existing community facility is no longer economically viable; or c. The proposal makes alternative 	CF1	<p>POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - The following are identified as community facilities in the Neighbourhood Area:</p> <ul style="list-style-type: none"> • Village Hall • St Andrews Church • The Book Exchange • The Bell Pub • Dairy • Egg shop <p>Development leading to the loss of an existing community facility, or which detrimentally impacts on an existing community facility in such a way that it loses amenity value will not be supported unless it can be demonstrated that:</p> <ol style="list-style-type: none"> a) There is no longer any need or demand for the existing community facility; or b) The existing community facility is no longer economically viable; or c) The proposal makes alternative provision for the relocation of the existing community 	<p>The policy has been amended slightly to reflect new facilities</p> <p>The amended policy does not change the nature of the plan</p>

	provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan		facility to an equally or more appropriate and accessible location within the parish which complies with the other general policies of the NP Review	
E1	<p>POLICY E1: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS - The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:</p> <p>a) The use proposed is appropriate to the rural location;</p> <p>b) The conversion/adaptation works respect the local character of the surrounding area;</p> <p>c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;</p> <p>d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and</p> <p>e) There is no significant adverse impact on neighbours through noise, light pollution, increased traffic levels or increased flood risk.</p>	E1	<p>POLICY E1: FARM DIVERSIFICATION – The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:</p> <p>a) The use proposed and the scale of development is appropriate to the rural location;</p> <p>b) The conversion/adaptation works respect the local character of the surrounding area; c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;</p> <p>d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and</p> <p>e) There is no significant adverse impact on neighbours through noise, light pollution, increased traffic levels or increased flood risk.</p>	<p>The policy text has been amended in a minor way to provide additional clarity.</p> <p>The policy does not change the nature of the plan</p>
E2	<p>POLICY E2: BROADBAND INFRASTRUCTURE - Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband</p>	E2	<p>POLICY E2: BROADBAND INFRASTRUCTURE - Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband operation of at least a minimum speed of 30</p>	<p>The amended policy incorporates minor text changes only to improve clarity.</p> <p>The policy does not change the</p>

	<p>operation at speeds of 30 megabytes per second (as at the date of publication) or better to reflect higher minimum speeds that may be recommended through the lifetime of the Plan.</p> <p>Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require aboveground network installations, which must be sympathetically located and designed to integrate into the landscape.</p>		<p>Mbps or any higher figure commensurate with the minimum industry standard pertaining at the time.</p> <p>Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses 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.</p>	nature of the plan
E3	<p>POLICY E3: WORKING FROM HOME - Insofar as planning permission is required, proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:</p> <p>a) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance 62 associated with the work activity; and</p> <p>b) 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 building to which it is subservient</p>	E3	<p>POLICY E3: WORKING FROM HOME - Insofar as planning permission is required, proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:</p> <p>a. Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;</p> <p>b. No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and</p> <p>c. Any extension or free-standing building shall be designed having regard to policies in this NP Review and should not detract from the quality and character of the building to which</p>	<p>The amended policy contains a new criteria for additional clarity.</p> <p>The policy does not change the nature of the plan</p>

	by reason of height, scale, massing, location or the facing materials used in their construction.		it is subservient by reason of height, scale, massing, location or the facing materials used in their construction.	