



Broughton Astley Neighbourhood Plan Review November 2025

Consideration of Minor (non-material)/Major (material) updates to the Made Broughton Astley Neighbourhood Plan (January 2014)

1. Planning process

The Broughton Astley Neighbourhood Plan was formally 'Made' by Harborough District Council in January 2014. However, since this time, the Harborough Local Plan (April 2019) has been adopted, a new Local Plan is in preparation and there is a new National Planning Policy Framework (December 2024) in force and updates have been made to the Planning Practice Guidance.

These significant developments 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, the timescale for the emerging Harborough Local Plan.

The opportunity has been taken to refresh and update the approach taken in relation to residential allocations. The revised Neighbourhood Plan allocates a site for residential development in order to help meet its agreed minimum housing requirement for the Plan period and has revisited the settlement boundary. Some policies are new whilst others have a strengthened evidence base.

Most other provisions within the Neighbourhood Plan remain as they were in the version which passed referendum in 2014. We have sought to change only those policies that require updating in line with changed circumstances.

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

In addition to the Consultation Statement, on submission, the Neighbourhood Plan will be

accompanied by:

- An updated Statement of Basic Conditions;
- Housing Needs Assessment
- Design Guide and Codes
- Site Options Appraisal
- Environmental Inventory
- Local Green Space Evidence List
- 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.

2. Planning Strategy

The timescale for the Made Broughton Astley Neighbourhood Plan was aligned to the then emerging, and since Adopted Harborough Local Plan (Adopted in April 2019) in reflecting a time period to 2031. The Review Neighbourhood Plan reflects the timescale for the emerging Local Plan (up to 2041).

The first Neighbourhood Plan took the opportunity to include a settlement boundary in order to control development over the Plan period and to reinforce the different approach to development within and outside of the redline boundary. This redline boundary is reinforced in this Review and updated.

3. Status of changes

Planning Practice Guidance, reviewed in 2024, 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 changes made in the review of the Made Neighbourhood Plan are considered against these categories of modifications.

4. Neighbourhood Plan Policies

The following changes (other than planning policy updates and formatting amendments) have been made to the Neighbourhood Plan which was Made by Harborough District Council in January 2014. They are listed by reference to the Made 2014 Neighbourhood Plan policy numbers, except for new policies (not covered in the 2014 Made Plan), as indicated.

H1 - ALLOCATIONS POLICY is now Policy 1 Residential Site Allocation with a new allocation to meet the housing requirement set by the District Council as part of the Local plan Review.

H2 - AFFORDABLE HOUSING is now Policy 5 Affordable Housing which has been updated to reflect the recommendations of the Housing Needs Assessment (Appendix A).

H3 - WINDFALL AND BACKLAND DEVELOPMENTS is now Policy 3 Windfall Housing and has been updated to reflect current circumstances.

S1 - SHOPPING is now Policy 7 Broughton Astley Village Centre and has been updated to reflect current circumstances.

E1 - EMPLOYMENT is now Policy 9 Employment and Business development and has been updated based on recently gathered evidence.

T1 - TRANSPORT AND TRAFFIC MANAGEMENT is now Policy 13 Traffic Management and has been updated to reflect current circumstances.

L1 – IMPROVED LEISURE FACILITIES has been replaced by Policy 19 Infrastructure which identifies the priorities for future infrastructure requirements.

W1 – IMPROVED HEALTHCARE FACILITIES is now Policy 18 Community Hub.

EH1 - ENVIRONMENT – HERITAGE AND OPEN SPACE FOR PROTECTION is replaced by policies 20 and 21 and has been updated to reflect further evidence of locally important sites.

EH2 - AREA OF SEPARATION is now policy 24 and includes an increased boundary for the AoS at Sutton in the Elms and an additional AoS between Broughton Astley and Dunton Bassett in line with the Areas of Separation Study (2024) prepared as part of the evidence base for the Regulation 19 Local Plan.

SD1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT has been deleted as it offers only a general statement of intent.

CI1 COMMUNITY INFRASTRUCTURE has been replaced by Policy 19 Infrastructure which provides an updated list of priorities.

P1 - PHASING OF DEVELOPMENT POLICY related to the site allocations in the Made Neighbourhood Plan and has been deleted along with the policies detailing specific allocation requirements.

In addition, some new policies have been introduced to the Neighbourhood Plan review as follows:

Policy 2 LIMITS TO DEVELOPMENT establishes the development boundary for Broughton Astley.

Policy 4 HOUSING MIX reflects the findings from the Housing Needs Assessment (Appendix A)

Policy 8 VILLAGE CENTRE PARKING establishes the parking standards for new residential development in the Village Centre. The parking standards themselves are the same as for the Made Neighbourhood Plan.

Policy 10: COTTAGE LANE INDUSTRIAL ESTATE AND ESTLEY GREEN BUSINESS PARK establishes the development requirements for this business park.

Policy 11: COVENTRY ROAD BUSINESS PARK establishes the development requirements for this business park.

Policy 12: RURAL BUSINESS sets the development requirements for rural businesses.

Policy 14: BROUGHTON WAY supports the creation of a new footpath.

Policy 15: ELECTRIC CAR CHARGING supports communal electric car charging facilities in the Neighbourhood Area.

Policy 16: SCHOOLS EXPANSION sets the criteria that needs to be in place for School expansion locally.

Policy 17: BROADBAND INFRASTRUCTURE establishes support for superfast broadband.

POLICY 22: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE identifies locally important environment sites locally

Policy 23: COUNTRYSIDE identifies the landscape character of the Neighbourhood Area.

Policy 25: Public Rights of Way network supports the protection and expansion of the footpath network.

POLICY 26: BIODIVERSITY AND HABITAT CONNECTIVITY identifies a wildlife corridor and protects biodiversity in the Neighbourhood Area.

Policy 27: TREES AND HEDGEROWS helps to protect existing trees and hedgerows.

POLICY 28: CLIMATE CHANGE AND FLOOD RISK sets conditions to be applied to development to help prevent flooding.

POLICY 29: SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE identifies locally important environment sites locally of historical significance.

POLICY 30 Non-Designated Heritage Assets confirms locally important buildings and structures for

protection.

POLICY 31: RIDGE AND FURROW supports the protection of remaining ridge and furrow sites.

Note on the Nature of the Changes

Discussions took place in the Parish Council about the modifications in the Review of the Neighbourhood Plan and whether they represent Material or Non-Material changes to the Made Neighbourhood Plan.

The Qualifying Body considers that the Neighbourhood Plan Review contains modifications which change the nature of the Plan and will therefore require examination and a referendum.

6. How are these changes regarded by the Qualifying Body?

The Qualifying Body are fully supportive of the changes to the Made Neighbourhood Plan as described above.

Broughton Astley Parish Council,

November 2025