

Great Bowden Neighbourhood Plan Review November 2024

Consideration of Minor (non-material)/Major (material) updates to the Made Great Bowden Neighbourhood Plan (26th June 2018)

1. Planning process

The Great Bowden Neighbourhood Plan was formally 'Made' by Harborough District Council on 26 June 2018. 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 meet its agreed 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 2018. 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
- Description of Important Views
- 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 Great Bowden 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.

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 on 26 June 2018.

The following policies relate to those in the Made Neighbourhood Plan

Policy H1 – Housing Provision. This policy intent has been removed as a policy and incorporated into the narrative.

Policy H2 – Limits to Development. This is now Policy G2 and retitled 'Settlement Boundary'. The red line has been updated to incorporate recent planning approvals.

Policy H3 – Windfall Site is now Policy H4 but otherwise remains unchanged.

Policy H4 – Housing Mix is now Policy H2. It has been updated to take into account the recommendations from the Housing Needs Assessment (Appendix 3).

Policy H5 – Affordable Housing is now Policy H3. It has been updated to take into account the recommendations from the Housing Needs Assessment (Appendix 3).

Policy H6 – Design Standards is now Policy G2. The policy has been updated to take into account the findings from the Design Guides and Codes document that was commissioned as part of the Review process (Appendix 1)

Policy Env 1 – Areas of Separation is unchanged

Policy Env 2 – Protection of Local Green Space has been updated to have regard for the eligibility criteria and relevant paragraphs of the 2024 National Planning Policy Framework. A newly established candidate open space (Hursley Park Country Park) has been assessed under the criteria and added

Policy Env 3 – Other Important Open Space has been renamed Important Open Spaces and updated to have regard for the eligibility criteria and relevant paragraphs of the 2024 National Planning Policy Framework in respect of its provisions for protection of Open Spaces for Sport & Recreation (OSSRs). The list of sites covered by the policy has been extended by the inclusion of all existing and new (since 2015) OSSRs recognised as such by Harborough Council

Policy Env 4 – Protection of Other Sites of Historical Environment Significance has been renamed Sites of Historic Environment Significance, and now covers (as two sets) eligible sites in the Leicestershire Historic Environment Record and sites identified by the community as having at least local significance

Policy Env 5 – Ridge and Furrow has been updated with new supporting evidence, including published comparative research, and with a new map showing the results of a 2024 re-survey for the Plan

Policy Env 6 – Non-Designated Heritage Assets has been updated to better reflect the relevant paragraphs in the 2024 NPPF. It includes 23 assets in the Leicestershire Historic Environment Record (of which 19 were first identified in the Made Plan) and 8 assets identified by the community as having at least local significance

Policy Env 7 – Protection of Important Views has been updated by the addition of views whose viewpoints have been created by the inclusion of open spaces in the new (post 2015) residential developments

Policy Env 8 – Protection of Other Sites and Features of Natural Environment Significance has been renamed Sites and Features of Natural Environment Significance. It now covers all relevant existing designations (Natural England, Leicestershire Environmental Records centre data) and habitat sites identified by the community as having at least local significance. The policy itself has

been updated to have regard for the relevant paragraphs in the 2024 NPPF, including the new measures for Biodiversity Net Gain

Policy Env 9 – Biodiversity has been strengthened to have regard for the relevant paragraphs in the 2024 NPPF, including the new measures for Biodiversity Net Gain. It clarifies the distinction between protecting identified habitat sites and protecting biodiversity across the Neighbourhood Area, including bats, newts, trees and hedges, and habitat connectivity (wildlife corridors)

Policy Env 10 – Footpaths and Cycleways becomes Policy ENV 11. The wording has been updated to better have regard for the relevant paragraphs in the 2024 NPPF

Policy CAF 1 – Protection of Existing Community Amenities and Facilities. The policy is the same as in the Made Neighbourhood Plan.

Policy CAF2 – Provision of New or the Extension of Existing Community Amenities and Facilities. The policy is the same as in the Made Neighbourhood Plan.

Policy CAF 3 – Expansion of Great Bowden Academy. The narrative has been updated, but otherwise the policy is the same as in the Made Neighbourhood Plan.

Policy T1 – Parking Provision and New Dwellings. The policy is the same as in the Made Neighbourhood Plan.

Policy T2 – Community Car Parks. The policy is the same as in the Made Neighbourhood Plan.

Policy T3 – Cycle Routes and Bridleways. The policy is the same as in the Made Neighbourhood Plan.

Policy T4 – Supporting Public Transport. The policy is the same as in the Made Neighbourhood Plan.

Policy Emp 1 – Support for Existing Employment Opportunities. The policy is the same as in the Made Neighbourhood Plan.

Policy Emp 2 – New Employment Opportunities. The policy is the same as in the Made Neighbourhood Plan.

Policy Emp 3 – Broadband Infrastructure. This policy has been updated to reflect technological advances since the Neighbourhood Plan was made.

Policy Inf 1 – Developer Contributions. The policy has been updated to reflect the Local Plan (2019).

New Policies

Policy G3 Understanding Local Character and Heritage – helps to ensure that development respects the parish’s historic form, character and setting.

Policy H1 – Residential Allocation. The Neighbourhood Plan Review allocates a site for residential development to help meet a local housing need.

Policy ENV 10 – Nature Recovery and Biodiversity Net Gain. The Neighbourhood Area includes land covered by a new initiative by Harborough Council and its partners to create a landscape-scale Nature Recovery Area, including sites for rewilding and biodiversity net gain

Policy ENV 12 Flood Risk Resilience and Climate Change. The Neighbourhood Plan Review recognises the new local and national concern about the effects of new development on flood resilience. Supporting evidence makes use of the latest Environment Agency mapping of risk both from rivers and surface water

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.

Great Bowden Parish Council,

December 2025