Great Bowden Neighbourhood Plan Review

Consultation Statement

Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain. According to the Regulations, a Consultation Statement:

- Contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by the persons consulted;
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

This statement outlines the statutory and non-statutory consultations carried out and the measures taken to involve as broad a cross-section of Great Bowden residents, stakeholders, and businesses as possible. There is a wide range of supporting information related to this consultation statement which can be found on the Great Bowden Parish Council website:
www.greatbowdenparishcouncil.org.uk

Background To The Review Process

Great Bowden Parish Council took the decision to prepare a Neighbourhood Plan to enable the local community to gain control over the shape of development in the Parish.
The Neighbourhood Plan passed Referendum on 21 June 2018 with a 96% vote in favour and a turnout of 41%. The Neighbourhood Plan was formally Made by Harborough District Council on 26 June 2018.

In March 2020, the Neighbourhood Plan was subject to a non-material Review which helped to update the Neighbourhood Plan policies but offered little additional protection.

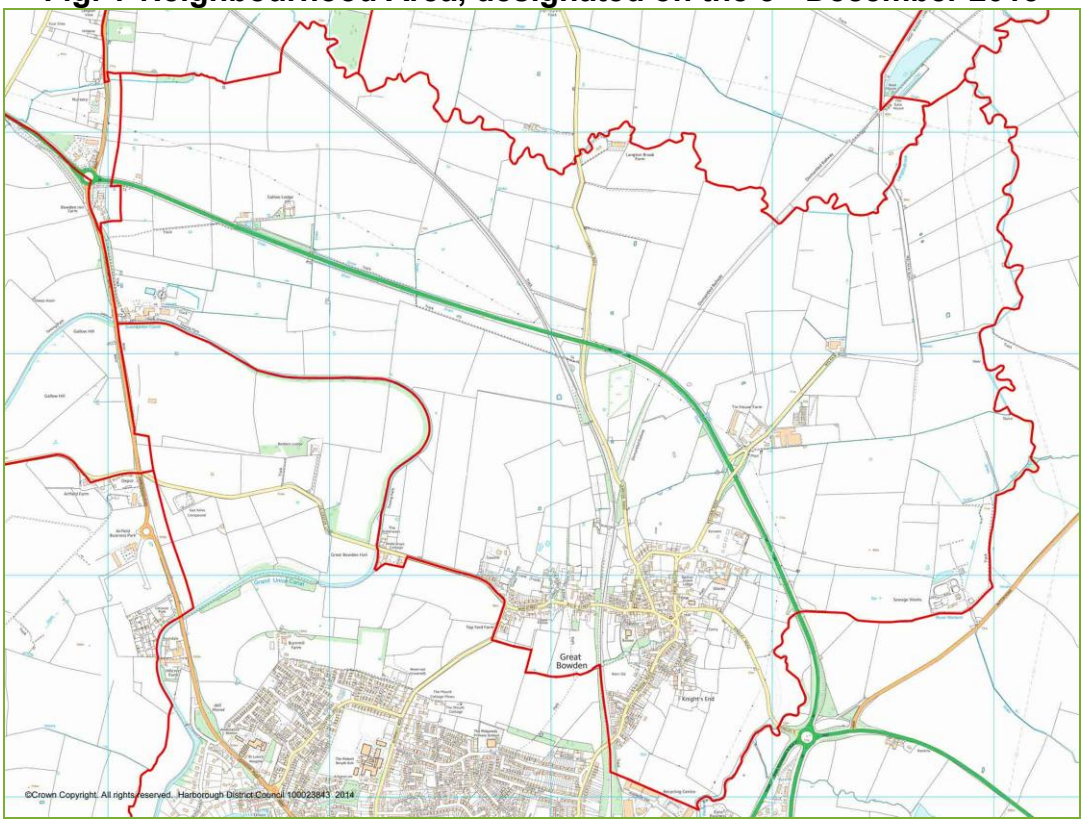
On the 30th November 2021, at the meeting of Great Bowden Parish Council, the Council confirmed that it wished to review its neighbourhood plan and to retain *YourLocale* as consultants.

When the decision was taken to review the Neighbourhood Plan, the Advisory Committee, a subcommittee of Great Bowden Parish Council, was re-engaged

and re-named the The Great Bowden Parish Council Monitoring & Review Committee (M&RC) and met throughout the review process to drive the preparation of the Neighbourhood Plan forward over the period 2022-2025.

With regards to consultation, a formal engagement process provided members of the public and other key stakeholders an opportunity to submit comments on the proposed amendments to the original neighbourhood plan document.

Fig. 1 Neighbourhood Area, designated on the 5th December 2015



Summary Of Communications & Consultations During The Development Of The Reviewed Plan

Great Bowden Parish Council's website contains a major section on its neighbourhood plan which was created when it was decided to produce a neighbourhood plan for the village in 2016. Since then, a subsection has been produced related to the reviewed neighbourhood plan and Regulation 14 documents. A further subsection has been created for all supporting documentation which includes committee documents, agendas and minutes, community consultation evidence and supporting information relating to the natural and historical environment.

Great Bowden is fortunate to have a dedicated group of volunteers who produce a quarterly Newsletter which is delivered to every household and community facility in the village. Furthermore, anyone who has an interest in Great Bowden's current news and the activities of the various clubs and voluntary organizations, the GB Parish Council and of course the Monitoring & Review Committee's progress with developing the neighbourhood plan, but doesn't live in the village, can receive an online copy free of charge or if they prefer, it can be sent to them by post for a small charge.

There were three distinct rounds of consultation in total:

- Following the decision to review the Neighbourhood Plan in 2021, volunteers were required for the Monitoring & Review Committee. It was felt particularly important to include new residents who had moved into the village through the large number of houses that had been built in recent years.

- Consultation on the emerging policies within the Reviewed Neighbourhood Plan by means of a drop-in event.

- Regulation 14 consultation on the pre-submission Neighbourhood Plan review.

The Monitoring & Review Committee

The M&RC is composed of at least two councillors and three residents who live in the parish. The Committee has an elected Chair and an approved constitution which can be found on the GBPC website. *The* M&RC has an overriding objective of ensuring that Great Bowden's Neighbourhood Plan remains relevant throughout its life of 15 years.

The review process started on Monday 31st January 2022 in GB Village Hall. At this meeting our professional consultant, Gary Kirk, Managing Director of *YourLocale,* took us through the various steps required to review our plan.

All resident members of the M&RC lived in the well-established part of GB. However, the committee thought that it was important to include new residents who live on the new housing developments in Hursley Park, off Welham Lane, Heathcote Grange off Leicester Lane and Bowden Chase off Berry Close so that they can play a part in creating policies that will shape our village over the foreseeable future. After all, our newer residents represent over 40% of the population of Great Bowden!

Accordingly, contact was made with the representatives of the Hursley Park Management Company and leaflets delivered, by members of the M&RC, to every household on Bowden Chase and Heathcote Grange inviting residents to come along to our second meeting and join the committee. Five residents responded and joined the meeting held on Monday 28th February increasing the total number of members from five to ten. The current policies were reviewed

and decisions made as to which, if any, needed modifying and if we needed any additional policies.

Theme Group

Two Theme Groups were recruited from members of the M&RC. One group on Housing , Employment & Transport; the other on the Environment, & Community Assets. Each group had a chair appointed by the M&RC and reported to this committee.

Meetings

Meetings were held by the M&RC on the 31st January 2022, 28th February 2022, 23rd September 2024, 5th June 2025 and the 2nd December 2025.

Meetings were held by the Environment, & Community Assets Theme Group on the 9th June 2022 and the 2nd July 2022.

Meetings were held by the Housing, Employment & Transport Theme Group on the 3rd May 2022, 22nd March 2023, 10th May 2024 and the 28th March 2024.

Minutes of all these meetings can be found on the GBPC website.

Communications

The main ways that information has been communicated to local people and stakeholders about the development and content of the Neighbourhood Plan Review are outlined below:

- **Parish Council Notice Board:** Agendas and minutes are displayed for each meeting.
- **Local Businesses:** Copies of the reviewed NP were deposited in prominent places at Welton's shop, Great Bowden Stores, The Shoulder of Mutton Pub, and The Red Lion Pub.
- **Newsletter articles**: The Great Bowden Newsletter is published four times each year and articles related to Great Bowden's NP progress and requests for help have been published in each one as from the December 2021 issue and 16 subsequent issues including December 2025. The Newsletter is delivered free of charge to every home and business in Great Bowden. On-line and postal subscriptions are available. This means that interested organisations and people who do not reside in Great Bowden have access to information relating to the progress made in reviewing the NP. 730 copies of the GB Newsletter are circulated each quarter.

- **Parish Council website**: The Regulation 14 consultation was posted on the website which included the reviewed plan, supporting information and a facility to make comments on-line. Minutes of all meetings are publicly available on the website.
- **Parish Council Meetings**: The Parish Council meets six times each year and meetings are open to the public. An item on the NP is included as a regular agenda item at each meeting.
- **Letters to Residents/local landowners**: A Letter was sent to residents with the September 2023 GB Newsletter and in September 2025 residents were given notice of the pre-submission consultation during September and October 2025. Stakeholders were also contacted either by email or letter for the Regulation 14 consultation during September and October 2025.
- **Posters:** Posters advertising the open event on Saturday 5/31/2025 and how to make comments under the Regulation 14 consultation were displayed in the village.
- **Facebook: Great Bowden Village**: A reminder was posted that people can access the reviewed NP and make comments via the Parish Council website.

Consultations

Summary

One open event consultation took place during the development of Great Bowden's Neighbourhood Plan Review. It was designed to inform and consult with stakeholders and residents andwas held on Saturday 31st May 2025.

Regulation 14 consultation on the pre-submission Neighbourhood Plan review.

Consultation methodology

The consultations aimed:

- To inform as many people as possible of the existence of the Neighbourhood Planning process.
- To seek the views of people from the community on the proposals being developed by The M&RC.

Activities

Summary

The following activities were undertaken which ran alongside the M&RC meetings and the work of the Theme Groups.

- The intention to produce a Neighbourhood Plan and an invitation to contribute toward the process in the December 2021 edition of the Great Bowden Newsletter which is delivered to every house in Great Bowden. A further invitation to contribute to the review of our NP was published in the March 2022 edition of the Newsletter together with cotacting new residents as well as delivering leaflets inviting residents living on the new housing developments to participate.

- All M&RC meeting agendas, minutes and all key documents have been uploaded, or will be shortly, to Great Bowden's Parish Council's website.

- The Great Bowden Newsletter was used to keep the community up-to-date on progress with the Neighbourhood Plan and offered the chance for people to comment and get involved. The Newsletter is delivered on a quarterly basis to all households in Great Bowden.

- The Neighbourhood Plan was included as a regular agenda item at Parish Council meetings. Minutes of all meetings are publicly available on the website.

- A good working relationship was established with the District Council which included, meetings, telephone calls and e-mail exchanges over the period of reviewing the Neighbourhood Plan.

- A staffed open event about the Neighbourhood Plan was held on Saturday the 31st May 2025.. At this event people were asked to give their thoughts and ideas on priority issues for the Plan. The event was extensively publicised and, consequently, very well attended.

- Agencies with a statutory or other significant interest in the Plan were invited to submit their comments in writing by email and letter, at appropriate stages of the planning process, according to the regulations. During the Regulation 14 consultation period a facility was provided on the GBPC website to make comments.

Detailed Consultation Activities

The Committee's mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and take note of any comments made

Community Consultation Saturday 31st May 2025

A total of 55 residents attended the event. The event concentrated on modified and newly introduced policies and elicited the following responses indicating levels of support for each policy:

Housing

- According to the 2021 Census the population of Gt Bowden is 1, 511. What has been done to review policies in line with this 50% increase since the Plan was drafted?

Settlement Boundary 19 yes 0 no

Housing Mix 20 yes 0 no

Affordable Housing 19 yes 3 no

- Very concerned about affordability for first time buyers. In favour strongly of policies that prevent house price inflation – don't trust most house builds, especially med-large ones, to do this.

Design 21 yes 0 no

- Design: I think it's very important to have a design code for new housing or extensions so that the new builds are compatible with the surrounding environment.

- House build and eco quality very important. Our house is 5.5 years old – insulation poor, build quality v poor in places.

Residential allocation

In favour of allocating a site in the NP Review: 22 Against allocating a site: 2

Preferred site:

GB01	9 (proposed allocation)
GB03	1
GB05	1

GB07 2
GB08 1

Sites considered not suitable:

- Other sites off Dingley Road
- The rest
- All others
- GB07 – it would interrupt the connectivity between the cemetery and the village. It would also affect the privacy of visitors to the cemetery. Also it would affect the environment of the listed buildings on Dingley Road. Traffic and noise would increase. It would alter the entrance to the village considerably from just after the Rockingham Road roundabout.
- GB07 – It will ruin the last vestige of rural pretention the GB possesses and compromise the tranquillity of the cemetery.
- Dingley Road.
- GB07.
- Site GB01 – Approach to this site is via a private drive which already have 6 dwellings. The maximum allowed off a private drive. Additional vehicle traffic would prove a danger considering the amount of pedestrians using the footpath.
- Yes – sites which prevent linking at the James Adler reserve to Hursey park and rewilding i.e. GB06/GB05.
- GB01 – unsuitable access- already at maximum legal limit of 6 dwellings.

The undated assessment summary leads us to the view that on;ly GB01 and 12 dwellings at GB07 are suitable. But would these deliver the NP's vision of a diverse and multi generational community? There is insufficient information to make a judgement.

- Dingley Road. Road is too narrow already. Heavy lorries and too much traffic – also next to Leicester Wildlife. Not suitable.
- GB06 would interrupt the nature corridor between the James Adler

reserve, Hursley Park and the new rewilding land.

- Within the very centre or on the right of Dingley Road (Cemetery side).
- We have had several large ‘blocks’ of housing in recent years – smaller blocks would be more in keeping.
- The road is totally unsuitable for more traffic.
- Totally against development on Dingley Rd. It is outside village envelope also next to wildlife, not suitable. Dogs and cats going into wildlife.

Infrastructure priorities:

- Traffic calming.
- Local Doctors.
- Retain Village feel.
- Make sure existing facilities can cope. Highways must take traffic problems seriously and not sign off on everything. The centre of the village must be protected.
- Calming measures. TRO’s and enforcement. Better use and more of the existing grasscrete for parking. No car parks!!
- Improvements to paths in Hursley Park.
- Parking. Road calming/speed limits reduced.
- Mixed, affordable, meeting known demand in terms of number and need.
- I think it would be good to improve the paths and walkways for local people and people from the wider area. The paths at Hursley Park are deteriorating quickly and would benefit from repair and ideally be replaced with a more robust and fit for purpose structure.
- Footpaths at Hursley Park should be repaired with funding provided to ensure accessible access for all.
- The paths in Hursley Park are not fit for purpose and need to be replaced asap.

- Any housing
- Facilities are good.
- Doctors/dentist. Roads/speeding. Bridge at end of Leicester Lane (opposite Great Bowden Hall) – need traffic calming.

Environment and transport

- Biomass application – can we add comments to the policy making it clear that this type of development is not suitable, especially close to the rewilding zone. A more suitable use for the site would be car parking, café, toilets, visitor centre, etc.
- Local Green

  Spaces 25 yes 0

  no Important

  Open Spaces 26

  yes 0 no Ridge

  and Furrow

  21 yes 0 no

- It is vital to keep

this!

- Agree!

Non-Designated Heritage Assets 23 yes 0 no

- Keep the land next to the village hall free from development please! Local Green Space!
- Totally Agree!
- Isn't the cemetery a non-designated heritage asset? Not on map.
- Could be too containing for existing residents. Existing residents need to be able to develop their properties appropriately.

Natural Environment 23 yes 0 no

Biodiversity 23 yes 0 no

- Between frank Burditt Drive Houses and Old Woodyard Houses – the developer, Cora, took the wildlife corridor for the gardens for their houses. All attempts at redress failed. How can this happen? (A couple of households did manage to reinstate the corridor behind their properties.) Tree planting very important for reducing flood risk and improving noise pollution. Also hedgerows.

Historic Environment 21 yes 0 no

Flood Risk 23 yes 0 no

- Ensure that the flood companies in Harborough Gt Bowden have correct SATNAV oversight as they overshoot and end up in the village and cause damage to kerbs etc as they turn around!

Important Views 23 yes 0 no

Nature Recovery 22 yes 0 no

- Propose we review the nature recovery area with Harborough woodland/Bruce Durham to overlay all of the local sites where woodland/habitat creation is taking place.

Public Rights of Way 22 yes 0 no

- Can we add that we would support extension of footpath A45a to A56. There is historical evidence this was part of an important footpath from Foxton to Sutton (see OS maps 1885-1902) and would form a valuable recreation route. It also may tie in with the rewilding project running close by to Plot 2.
- Traffic calming needs to be very carefully thought out. Parking around the centre of the village and Dingley Lane very dangerous. Unsure, if in itself, a community car park would solve this? Very pro public transport.

- Traffic calming Airfield Farm and Corby to include Leicester Lane, Main St and Dingley Rd. Traffic control at school – terrible in drop off/ pick up time.
- Speed limit through the village from Station Rd. 20mph, as in Oxfordshire through the villages.
- Restrict width on canal bridge and Dingley Rd.
- No car park near the village hall. This could disrupt some classes.
- Parking on corners of junctions is dangerous. Should be double yellow lines.

Broadband 21 yes 0 no

- 30 MBPS! 300 MBPS Better!

Infrastructure 18 yes 0 no

- Particularly around the Primary School.
- Second this.
- Concerns: Affordability, GP surgeries, school/education, security – all the essentials necessary for a community to thrive and live in harmony; not blaming immigration for new developments. I say this as an Indian who came from East Africa in the late 60's and whose family and families like ours are blamed, scapegoated for everything. This is a real concern.
- Gt Bowden Academy lost their "Outstanding" Ofsted rating in 2024 when they were downgraded to "good". Why? What can we do to help them improve?

Summary

This was a well-attended and engaging event where people had the opportunity to see the draft policies and to ask questions of those who have drafted the Plan. People stayed for a long time to read and consider each policy area. There was strong support for each policy – often unanimous support. Comments made will be taken into account

Statutory and other stakeholders

The following Statutory Consultees and other Stakeholders and interested parties were contacted at the beginning of the Regulation 14 consulting period as part of the process of finalising the content of the Neighbourhood Plan Review.

Groups & Clubs	**Education & Faith**
Fernie Hunt Friends of GB Cemetery GB Cricket Club GB Historical Society Great Bowden Village Trust Market Harborough Lawn Tennis Club	GB Academy C of E School GB Pre-school St Peter & St Paul Church
Political	**Halls**
Phil Knowles Sarah Hill Neil O'brien MP	GB Church Hall (covered by e-mail to Revd Hils Corcoran) GB Community Pavilion (covered by e-mail sent to The Cricket Club) GB Village Hall
Land Owners	**Land Owners**
Langton Homes Redrow Homes David Stanhope Gemma Christison (Chris French) Jeremy Heygate John Palmer Malcolm Broome Mary Weston Stokes Trust	Mervyn Rickard Mr G Kellie & Mrs J Kellie Peter Van Herrewegge Richard Haynes Richard Morris Richard Rhodes J G Pears Simon Marlow Thomas

Parish Councils	Parish Councils
East Langton Foxton Kibworth Beauchamp Kibworth Harcourt	Lubenham Slawston Thorpe Langton
Local Businesses	**Local Businesses**
Chicken Farm FOCSA Bowden Stores Welham Lane Game Farm	Langton Brook Farm Red Lion Pub Shoulder of Mutton Weltons & Post Office
Statutory & Other Stakeholders	**Statutory & Other Stakeholders**
Age UK Bowden Charities British Gas Properties BT Coal Authority Communities & Places Officer @ LCC East Leics & Rutland CCG, English Heritage Environment agency HDC - Green Spaces & Neighbourhood Planning, Parish Liason, Waste Services, Strategic Planning	Leicestershire Ethnic Minority Partnership Leicestershire Fire & Rescue Market Harborough Medical Centre National Federation of Gypsy Liason groups National Grid Natural England - footpaths & SSSI, wildlife Natural England - footpaths & SSSI, wildlife Natural England - footpaths & SSSI, wildlife

HFM Radio Highways Agency Historic England Homes & Communities Agency LCC - Highways LCC - Library Services Leicestershire C C Leicesertshire Centre for Integrated Living	Network Rail NHS Leicestershire & Rutland Police Robert Smyth School RSPB Seven Locks Housing Two Shires Doctors Utilities - Anglian Water Utilities - Severn Trent Water Voluntary Action Leicestershire

Results Of The Regulation 14 Pre-Submission Consultation

Eighteen comments were received from seven residents, (one resident responded by making two comments on separate occasions), one club, two landowners, two developers, Natural England, Historic England, NHS, Leicetershire County Council and Harborough District Council (HDC).

Six respondents made suggestions that resulted in fifty six amendments. A significant number of these related to grammatical errors, formatting and layout problems, inconsistent headings and incorrect citations. The full list of consultation responses is given in Appendix 6.

Conclusion

Comments from HDC Planning Officers relating to later versions of the draft Neighbourhood Plan have helped to shape the pre-submission version.

The draft Neighbourhood Plan is now ready to be submitted for Regulation 16 consultation to Harborough District Council, who will publicise it for a further six weeks and then forward it, with accompanying documents and all representations made during the public period, to an Independent Examiner who will review it and check that it meets the 'Basic Conditions'. If the Plan successfully passes this stage, with any modifications, it will be put forward for referendum.

The referendum question will be a straight "yes" or "no" on the entire Plan, as set out by Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more of those voting vote for the Plan, it will

be brought into force ('Made') and become part of District-wide planning policy.

This Consultation Statement and the supporting information are provided to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix 1 Publicity materials re. Neighbourhood Plan Review & asking for volunteers to the M&RC
Appendix 2 Publicity materials asking for new residents.
Appendix 3 Publicity regarding the Drop-In Open Event.
Appendix 4 Publicity materials for the Regulation 14 Consultation
Appendix 5 Letter to Statutory Consultees and other Stakeholders inviting comments.
Appendix 6 Regulation 14 Responses

APPENDIX1
Newsletter Article November 2021

Great Bowden's Neighbourhood Plan (GBNP) should be reviewed at least every five years in order to determine whether its policies and strategy are in need of updating. This will include ensuring that GBNP policies are in general conformity with HDC's local plan and other relevant local and national planning policies. Our original plan was made on the 26th June 2018 and so a review should be completed by the middle of 2023.

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.

As an interim measure, M&RC made amendments to GBNP to ensure that the plan concords with the newly adopted local plan (HLP) which came into force on the 30th April 2019 and the latest version of the National Planning Policy Framework (NPPF,

These amendments were non material which means that they did not affect the policies in the plan. In this situation, HDC was able to approve such updates on the 5th October 2020 without the need for resident consultation, formal examination by an independent examiner and a referendum. However, the amended plan is still dated from the 26th June 2018.
The value of GBNP to help maintain the unique characteristics and integrity of Great Bowden has been demonstrated over the years but it needs to be kept up-to-date and to do this, we need new members to join M&RC!

It's proposed to start the review process next January by having a meeting with our professional consultant. so now would be an ideal time to join M&RC!

If you care about our village, have a vision for its future and have a little spare time, then do consider joining our committee.

The current members of M&RC are Peter Mitchell (Chair), Carolyn Ford (Vice-Chair) together with Councillors Paul Claxton & Bob Hooper and residents: John Coombs, Jim Culkin, Emma Fletcher-Brewer, and Andrew Worrall.

Please do e-mail me If you would like to join this committee or would like to know more about what's involved at peter.mitchell2@hotmail.co.uk or phone me on MH 466234.

APPENDIX 2
Newsletter Article February 2022

Great Bowden 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.

It should be reviewed at least every five years in order to determine whether its policies are in need of updating. This will include ensuring they are in general conformity with HDC's local plan and other relevant local and national planning policies. Our original plan was made on the 26th June 2018 and so a review should be completed by the middle of 2023.

Great Bowden's Neighbourhood Plan (GBNP) has given our community the opportunity:

- to develop a shared vision for our village,
- to identify community facilities that need protecting,
- to identify and protect local green spaces,
- to influence where new housing developments should take place,
- to specify particular design criteria that should be considered.

The value of GBNP to help maintain the unique characteristics and integrity of Great Bowden has certainly been demonstrated over the years.

The review of our Neighbourhood Plan has now started. An initial meeting in Great Bowden Village Hall was held on Monday 31st January 2022. At this meeting our professional consultant, Gary Kirk, Managing Director of YourLocale, took us through the various steps required to review our plan.

A second meeting has been organized on Monday 28th February at 7.30pm in the village hall when we will review the current policies in our plan and decide which, if any, need modifying and if we need any additional policies.

All current members of M&RC live in the well-established part of GB. We think that it's important to include residents who live in Hursley Park, off Welham Lane, Heathcote Grange off Leicester Lane and Bowden Chase off Berry Close so that they can play a part in creating policies that will shape our village over the foreseeable future. After all, our newer residents represent over 40% of the population of Great Bowden!

Accordingly, I made contact with the representatives of the Hursley Park Management Company and Jim Culkin, Andrew Worrall and I delivered leaflets to every household on Bowden Chase and Heathcote Grange inviting residents to come along to our initial meeting. I am very pleased to say that Suzanne and Paul Simmons together with Richard Lawrence, who live in Bowden Chase, attended this meeting. Suzanne has agreed to join M&RC and will attend future meetings Unfortunately, no one could attend from Hursley Park but Andy Poore and Chris Attenborough have agreed to join M&RC and Andy will be able to attend our meeting on the 28th February.

It has previously been reported that Jim Culkin and John Coombs wish to step down from being members of M&RC as they have been actively engaged with creating and reviewing our NP since 2016. Carolyn Ford also wishes to resign from our committee but will still be involved with environmental matters as will Jim.

I thank all three for the excellent contribution that they have made to making the lives of the people of Great Bowden better now and for the foreseeable future.

The current members of M&RC are Peter Mitchell (Chair), Councillors Paul Claxton & Bob Hooper and residents: Chris Attenborough,, Emma Fletcher-Brewer, Richard Lawrence, Andy Poore and Andrew Worrall.

If you care about our village, have a vision for its future and have a little spare time, then do consider joining our committee.
You may want to have a further chat about joining M&RC which would be fine. Just e-mail or ring me.

APPENDIX 2

Great Bowden's Neighbourhood Plan

Great Bowden's Neighbourhood Plan (GBNP) came into force in June 2018.
It has given our community the opportunity:

- to develop a shared vision for our village,
- to identify community facilities that need protecting,
- to identify and protect local green spaces,
- to influence where new housing developments should take place,
- to specify particular design criteria that should be considered.

The value of GBNP to help maintain the unique characteristics and integrity of Great Bowden has

certainly been demonstrated over the years but it needs to be kept up-to-date!
Great Bowden's Neighbourhood Plan (GBNP) needs to be reviewed at least every five years in order to determine whether its policies are in need of updating. This will include ensuring that GBNP policies are in general conformity with Harborough District Council's local plan and other relevant local and national planning policies.
Great Bowden Parish Council's Neighbourhood Plan Monitoring & Review Committee (M&RC) has an overriding objective of ensuring that Great Bowden's Neighbourhood Plan remains relevant throughout its life.
It's proposed to start a review of our Neighbourhood Plan this year which we intend to complete by mid 2023.
The current members of M&RC are Peter Mitchell (Chair), Carolyn Ford (Vice-Chair) together with Councillors Paul Claxton & Bob Hooper and residents: John Coombs, Jim Culkin, Emma Fletcher-Brewer, and Andrew Worrall.

All current members of M&RC live in the well-established part of GB. We think that it's important to include residents that live in Hursley Park, off Welham Lane, Heathcote Grange off Leicester Lane and Bowden Chase off Berry Close so that our newer residents can play a part in creating policies that will shape our village over the foreseeable future and this is why you have received this leaflet!

We will have a professional consultant, Gary Kirk, Managing Director of YourLocale, who will take us through the various steps required to review our Neighbourhood Plan.

We have organised a first meeting with him on Monday 31st January 2022 at 7.30pm in Great Bowden Village Hall so now would be an ideal time to join M&RC.

If you care about our village, have a vision for its future and have a little spare time, then do consider joining our committee.
You may want to have a further chat about joining M&RC which would be fine. Just e-mail or ring me.

Best wishes,
Peter Mitchell (Chair, M&RC)
Tel: 01858 466234
Peter.mitchell2@hotmail.co.uk

APPENDIX 3
Newsletter Article April 2025

Great Bowden's
Neighbourhood Plan
Our Neighbourhood
Our Future

The pre-submission draft of Great Bowden's Neighbourhood Plan (NP) was sent to Harborough District Council (HDC) on the 15th April 2025 to determine whether it needs a Strategic Environmental Assessment (SEA) Screening. This would be required if our NP is likely to have a significant impact on the environment of the area that it covers. It is felt unlikely that such an assessment would be required.

During or after the completion of this assessment, **an open Drop-in Event will take place on Saturday 31st May 2025 between 09.30 am and 12.00 noon in Great Bowden Village Hall.**

During this open event, Great Bowden residents will have the opportunity to comment on all aspects of the NP. This is your chance to influence the draft policies of the NP Review prior to formal consultation and submission. The areas covered include:

- Housing – type and design of future development
- Community facilities – to be safeguarded and enhanced
- Environment and heritage
- Transport
- Employment – what is appropriate for the Parish

Members of the NP Monitoring & Review Committee (M&RC) will be present to answer any questions that residents may have.

Refreshments will be provided throughout the drop in period.

Of the 28 policies in our draft plan, 14 of the existing policies have been updated and we have introduced 3 new policies relating to residential allocation, nature recovery & biodiversity net gain and flood risk resilience & climate change.

A six-week Regulation 14 period will then take place when the draft neighbourhood plan is subjected to a pre-submission consultation with Great Bowden residents and stakeholders before it is submitted to HDC for independent examination.
It will be available to be viewed on the GB Parish Council website. Details will be given on how to make comments on the plan and the date by which comments must be received (at least six weeks from the date on which the plan was first publicised)

The current members of the M&RC are Peter Mitchell (Chair), Councillors Paul Claxton & Bob Hooper and residents: Chris Attenborough, Emma Fletcher-Brewer, Richard Lawrence, Andy Poore, Paul & Suzanne Simons and Andrew Worral**e-mail:**

APPENDIX 4

Great Bowden's
Neighbourhood Plan
Our Neighbourhood
Our Future

NOTICE OF PRE-SUBMISSION CONSULTATION

You, and other interested parties, are now invited to read the reviewed Plan and make comments if you have any.

This consultation will be over a seven-week period commencing on the 8th September and closing on 26th October 2025.

A copy of the plan can be found on-line on Great Bowden Parish Council's website. Copies of the reviewed plan will also be available at Bowden Stores, The Red Lion, The Shoulder of Mutton and Weltons. Why not go for a drink or coffee to read it?

If you wish to comment, please ensure that you specify the policy or paragraph and page number to which your response relates to make it clear.

You can make your comment(s) on the reviewed Plan in 3 ways:

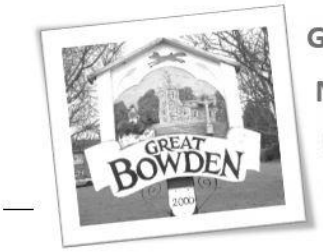
Visiting: www.greatbowdenparishcouncil.org.uk

By email, addressed to: clerk@greatbowdenparishcouncil.org.uk

In writing addressed to: Peter Mitchell, Chair, Monitoring & Review Committee, 5, Welham Road Great Bowden, Market Harborough, LE16 7HS.

Comments will be collated from this consultation process, and the Plan revised as necessary taking into account the views expressed by both local and national stakeholders and local people.

APPENDIX 5



Great Bowden's
Neighbourhood Plan
Our Neighbourhood
Our Future

Great Bowden Draft Neighbourhood Plan Review Statutory Consultation period from the 8th September to the 26th October 2025.

Date:
Dear Stakeholder
Great Bowden Parish Council is formally reviewing its Neighbourhood Plan.
The purpose of this communication is to seek representations from Statutory Consultees and other Stakeholders and interested parties as part of the process of finalising the content of the Neighbourhood Plan Review.
You are now invited to read the Draft Plan and make comments prior to the document being finalised. There will be a seven week period to do this, commencing on the 8th September 2025 and closing on the 26th October 2025.
Your comments will influence our final draft before it is submitted to Harborough District Council at which point there will be a further opportunity for you to comment when the Neighbourhood Plan is published prior to Independent Examination.
Planning Practice Guidance requires Qualifying Bodies to state whether they believe that the modifications to the Neighbourhood Plan are so significant or substantial as to change the nature of the Plan and give reasons (Paragraph 085 reference ID 41-085-20180222)
The Qualifying Body considers that the Review Neighbourhood Plan contains material modifications which change the nature of the plan. It is therefore considered that a Referendum will be necessary. You are invited to comment on whether or not you agree with this judgement.
If you wish to comment on the Draft Plan you can do this by:
Visiting: www.greatbowdenparishcouncil.org.uk and clicking on the contact tab

By email, addressed to: clerk@greatbowdenparishcouncil.org.uk

In writing addressed to: Peter Mitchell, Chair, Monitoring & Review Committee, 5, Welham Road Great Bowden, Market Harborough, LE16 7HS.
All responses received by the above closing date will be considered and may be utilised to amend the Draft Neighbourhood Plan Review.
Wherever possible, please ensure that you specify the policy or paragraph to which your response relates.
Details of the process we have undertaken, and all relevant documentation is accessible on the Great Bowden Parish Council website:
We look forward to hearing from you.
Yours faithfully,
Peter Mitchell,

Chair, Neighbourhood Plan Monitoring & Review Committee
Great Bowden Parish Council

Regulation 14 Pre submission consultation responses

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
01	PROTECTION OF IMPORTANT VIEWS, PAGE 41	ENV 7:	Resident Dingley Road	Dingley Road has a lovely view to the south as you pass the cemetery on the way into the village, contributing to the charm and character of the village and setting the scene for the listed buildings and the conservation area further down the road. Please would you take a look to see if you agree and if so include it in the GBNP as an important view. I think it stands alongside the other entrances to the village that are mentioned. photos are attached: 	We do not think that these views are better than those highlighted in the NP review.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
						
						
02	P31 Local Green Spaces		Resident Hursley Park	See below - great news - this might also help us with the biomass application and is something that should be referenced in the neighbourhood plan (happy to submit a comment proposing this if helpful / required)? Dear Chris and Dave, Good news! Please find attached confirmation of the designation of Hursley Park, Great Bowden as a Local Wildlife Site by the Local Wildlife Site Panel. Chris – please do let me know if I am ok to address the	Noted	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Management Group via yourself for any future correspondence, or if there is an alternative preferable contact.		
03	P18 Settlement Boundaries	G1	Resident Knights End Road	My wife and I are the owners of 56 Knights End Road, the house at the very end of Knights End Road, which we purchased around 11 years ago. The ages of the various elements of the house vary, but there has been a dwelling on this site for over 300 years. The map in "Figure 2: Settlement Boundary", on page 18 of the Review Paper, shows part of our property, including most of our garden, as falling outside the Settlement Boundary. This is something which I raised earlier this year, in a written comment, at the consultation in the village hall, and had assumed that it was just an oversight which would be corrected. However, this has not happened,	Agreed. We will amend this.	Change to be made as indicated.
				and so I am now concerned that this is intentional. I would note that page 18 of the Review paper sets out the principles which the council has adopted in drawing up the Limits to Development. Among other things, these state that "Residential gardens are within boundary". The exclusion of our garden clearly contradicts this principle. In addition, the principles state that "clearly defined physical features such as walls, fences, hedgerows and roads have been followed". However, again this principle has clearly not been followed, with the line running right through our garden. Please can you confirm that the relevant plan will be updated to ensure that our garden falls within the red line showing the Limits to Development, or, if not, the justification for (a) the exclusion of our garden, and (b) not following the principles set out in the plan when deciding to exclude our garden.		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
03	P30 Areas of separation	ENV 1:	Resident Knights End Road	The position referred to above is exacerbated by the map in "Figure 5: Areas of Separation" on page 30 of the Review Paper. This shows the whole of our property (i.e. house and gardens) as being in the area of separation in the south-east corner. As noted above, this property has been in existence for over 300 years, and pre-dates much of the housing in the village, including neighbouring houses. It therefore appears to us to be entirely irrational that our house be stated to be in an area of separation. Again, please can you confirm that the relevant map will be updated to ensure that our property falls outside this separation area, or, if not (a) the justification for including our house and gardens in this area of separation; and (b) noting Policy G2, how it is possible to reconcile our house being placed within both the Settlement Boundary and the area of separation.	Agreed	Change to be made as indicated.
04	Residential Site Allocations P22	H1	Mitchell Property Developments & Land Ltd Other	Iwrite on behalf of myClients :- Theresidents of LimeTree Place /Nether Green to submit formal objection representations to the proposed allocation GBO1 in the AECOM Appendix 2 — Site Options & Assessment (FinalReport). These representations are informed by my former role as Land & Operations Director of Mulberry Homes, where Iwasresponsible for assessingand acquiringland opportunities,includingthe deliveryof developments at Lime Tree Place and Stokes Yard. I therefore have first-hand knowledge of the physical and legal complexities of the Private Road serving those sites, which are directly relevant to the proposed allocation GBO1. This professional experience	Noted, however the site has been assessed as being developable and deliverable through an independent and professional assessment and access has been satisfactorily addressed	None
				provides a perspective not generally available and underpins the concerns raised in this response. Executive Summary		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				This representation objects to the proposed allocation GBO1 in the Neighbourhood Plan. Key reasons include: (i) the misleading naming of the site (ii) lack of access capacity via a private road/private drive (iii) legal and easement deficiencies preventing lawful use of services and roads (iv) highway design failures requiringthird- party land, (v) unresolved maintenance and liability obligations across multiple owners, and (vi) fundamental deliverabifity barriers. These directly undermine the scoringextracts inAppendix 2 oftheSite Options &Assessment (AECOM). The site has been erroneously scored as 'suitable' and based on the aforementioned should be categorised as 'Not Suitable'. Alternative sites (e.g. GB09, GB02) are demonstrably more viable. **1) Site identification is misleading** The report refers to the site as 'Buckminster Close, north of Dingley Road.' Buckminster Close is not a registered	Noted, however the naming of the site is not considered to be a relevant consideration.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				postaladdress inGreat Bowden and does not exist,makingthe site difficult for the public to identify. A precise description should be used instead: 'Agricultural access off a private drive serving Lime Tree Place, Nether Green.' The current labellingriskspublic misinterpretation.		
04	Residential Site Allocations P22	H1	Mitchell Property Developments & Land Ltd	2) Access capacity is already at its maximum The identified access relies on a private road serving Lime Tree Place and Stokes Yard, transitioning to a private drive	Green to the entrance to the site, is in third party ownership with rights granted for access to the residents of Lime Tree Place and Stokes Yard. 2. The landowner of Buckminster Close is in detailed discussions with the third party owner of the access road to broaden historic access rights to Buckminster Close to facilitate the development (as has been granted to the developer of the adjoining paddock). 3. The Buckminster Close Landowner's agreement with the road owner will encompass comprehensive sewerage and drainage rights, including provisions for any necessary upgrades	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
					resulting from the development. Additionally, they have designed a potential on-site solution to manage the incremental sewerage and water demand generated by the eight new units, providing flexibility and minimizing impact on existing infrastructure.	
				that already serves the maximum six dwellings permitted off it. It is not adopted by the Local Authority. The Road serving Lime Tree Place and Stokes Yard is Private and not Adopted by the Local Highway Authority and remains in separate ownership. The extent of Public Highway stops near Nether House. (see /tefOocomenrs} When the redevelopment of the Former Fernie Hunt Stables was designed, the Private Road and Sewers within built by Mulberry Homes, were designed with the capacity to only serve the 12 properties in Lime Tree Close, 5 properties off Stokes Yard, Huntsman Cottage (formerly Pond Cottage) and 1 other plot which is now being developed. There is no residual capacity to intensify traffic to serve an additional eight dwellings (or more).		
				3) Highway design constraints require third-party	There is no legal requirement	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
04	Residential Site Allocations P22	H1	Mitchell Property Developments & Land Ltd Other	land and full reconstruction The private road and pr1vate drive were not designed or constructed to adoptable standards for any wider development beyond the consented homes being 12 properties in Lime Tree Close, 5 properties off Stokes Yard, Huntsman Cottage (formerly Pond Cottage) and 1 other plot which is now being developed. The private road stops -30m short of the agricultural gate before changing to the private drive. The private drive sub- base/specification does not meet LCC adoptabte standards and would require full excavation, widening, and rebuild—not possible without third-party land. Widening of the Private Drive would also be required to meet current Highways standards which are in third party control. The existing gate is too narrow to achieve minimum width, further constrained by the public footpath along the western boundary.	for a private road to be adopted, nor for it to meet adoption standards for this development to proceed. Leicester Highways Authority have confirmed that as the access road is not adopted/under private ownership, they have no objection to the proposed additional 8 units being served via the existing road and gated access to the development site	
				Furthermore, LCC state in their Planning Consultation response to 2011/1189/03 The proposed *roads do not conform* to *an* acceptable *standard for* adoption *and* therefore *they will NOT be considered for adoption and future maintenance 6y* ffie *HighwayAuthor"rty'* RefDoc *4.*	Noted.	
				4) Legal easement deficiencies To the best of our knowledge, GBO1 has no express	The Buckminster Close Landowner's agreement with	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
04	Residential Site Allocations P22	H1	Mitchell Property Developments & Land Ltd Other	rights to use the private road/private drive or to connect to the private sewers and services laid within it. Those sewers were only ever designed to take the current designed capacity, which is now at its maximum and therefore an alternative drainage solution witt have to be found for this proposal. Any historic/agricultural access cannot lawfully be relied upon to justify an intensified residential use. This is a fundamental deliverabifitybarrier independent of planning merit.	the road owner will encompass comprehensive sewerage and drainage rights, including provisions for any necessary upgrades resulting from the development. Additionally, they have designed a potential on-site solution to manage the incremental sewerage and water demand generated by the eight new units, providing flexibility and minimizing impact on existing infrastructure.	
04	Residential Site Allocations P22	H1	Mitchell Property Developments & Land Ltd Other	5) Maintenance obligations and intensification LCC advised at the time of the former Fernie Hunt Stables application that the proposed roads would not be adopted. Accordingly, perpetual private maintenance obligations are secured through transfer documents for properties served by the private road. Any intensification would require unanimous agreement on liabilities and contributions across multiple owners—a lengthy and uncertain legal process that must be resolved before any planning consideration.	Noted. This is not a reason for objecting to the allocation.	None
04	Residential Site Allocations P22	H1	Mitchell Property Developments & Land Ltd Other	6) Deliverabi\ityand soundness of the assessment Given the misidentification, access and capacity limits, highway non-compliance, third-party land	Leicester Highways Authority have confirmed that as the access road is not adopted/under private ownership, they have no	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				dependencies, easement gaps, and maintenance/consent complexities,	objection to the proposed additional 8 units being served via the existing road and gated access to the development site The residents' assertion regarding 'agreement on liabilities and contributions across multiple owners – a lengthy and uncertain legal process…' misrepresents the established legal arrangements. The maintenance framework is already clearly defined: • While the access road is owned by a third party, maintenance and repair obligations rest with the residents of Lime Tree Place. • The third party owner is contractually obligated to contribute one-thirteenth (1/13th) of maintenance costs, as specified in the Transfer Deed between the third party and the original developer. • This arrangement was established when the third party sold Lime Tree Place to the original developer.	

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
					• These obligations are legally binding and documented in registered title deeds.	
				GBO1 is not deliverable or viable. These issues materially affect the site's suitability scoringand should place GBO1 in the 'Not Suitable' category. In contrast, other assessed sites (e.g., GB09, GB02) appear more feasible on objective grounds. Early engagement with LCC Highways would likely confirm that safe design standards for what would effectively be 26+ dwellings in totalcannot be achieved within the existingconfines.	We disagree	None
04	Residential Site Allocations P22	H1	Mitchell Property Developments & Land Ltd Other	Conclusion For the reasons above, we respectfully request that GBO1 is removed from consideration as an allocation in the Neighbourhood Plan and re-scored to reflect its non-deliverability.	The concerns raised by the objectors are either based on misunderstandings of established legal arrangements or fall outside the scope of 'Suitability' considerations.	None
05	P8 The Plan, its vision, objectives and what we want		Resident Dingley Road	I have lived in Great Bowden for the past 6 years having moved from another village near Market Harborough. Great Bowden is an absolute gem of a village with its tree- lined streets, village green, local shops, village halls, pubs, well patronised church, hunting kennels and	The NP Review identifies many special areas for protection including environmental areas, views and buildings of importance. We consider the plan as a	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
	it to achieve & p19 Design			charming red brick houses. It is a very special village that the Great Bowden community should be proud to preserve. Disappointingly, the GBNP doesn't seem to recognise the special quality of the village at all, simply describing it an "attractive and popular place to live."	whole to celebrate what is special about Great Bowden.	
05	Appendix 2 GBNP Site Assessment Final Report		Resident Dingley Road	We all recognise the current pressures to build more housing. However, I don't believe that we should allow these pressures to permit large scale new developments which would jeopardise the special character of villages such as Great Bowden. Figure 2 on p18 sets out the Settlement Boundary and then states that "land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled". The document then goes on to note		
				what appropriate development in the countryside would include. Of these only one refers to housing as being "for the provision of affordable housing through **a rural exception site, where local need has been identified**". However, to my great surprise attached to the GBNP is Appendix 2 GBNP Site Assessment Final Report which assesses thirteen sites within the wider Greater Bowden neighbourhood area **all but one** of which falls outside the Settlement Boundary. It then describes seven of these thirteen sites with 327 houses (319 being outside the Settlement Boundary) as being identified as potentially suitable for housing development subject to resolving or mitigating identified constraints.		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				The massive amount of development contemplated by these seven sites is completely incompatible with the GBNP's statement that development outside the Settlement Boundary will be limited to carefully controlled "exception sites". I notice four of these sites abut Dingley Road which are particularly problematic given the narrowness of the road on the approach to the centre of the village. The site assessment report for each of these four sites refers to "mitigation measures relating to access via Dingley Road" as being potential keys to unlocking the viability of these sites but fails to explain what such mitigation measures might be. I can't envisage what mitigation measures could be put in place to address the huge increase in traffic that would take place in Dingley Road should these sites be approved. For the sake of the long term preservation of Great Bowden's special character, the word of the GBNP should be adhered to and the six development sites described in Appendix 2 falling outside the Settlement Boundary and in the countryside should be re-designated with a red suitability rating.		
05	Settlement Boundary	Policy G1,	Resident Dingley Road	Figure 2 on p18 sets out the Settlement Boundary and then states that "land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled". The document then goes on to note what appropriate development in the countryside would include. Of these only one refers to housing as being "for the	Noted. Great Bowden is required to take a level of housing over the plan period, and the purpose of the site assessment work was to help determine the most suitable location for that	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				provision of affordable housing through **a rural exception site, where local need has been identified**". However, to my great surprise attached to the GBNP is Appendix 2 GBNP Site Assessment Final Report which assesses thirteen sites within the wider Greater Bowden neighbourhood area **all but one** of which falls outside the Settlement Boundary. It then describes seven of these thirteen sites with 327 houses (319 being outside the Settlement Boundary) as being identified as potentially suitable for housing development subject to resolving or mitigating identified constraints. The massive amount of development contemplated by these seven sites is completely incompatible with the GBNP's statement that development outside the Settlement Boundary will be limited to carefully controlled "exception sites". I notice four of these sites abut Dingley Road which are particularly problematic given the narrowness of the road on the approach to the centre of the village. The site assessment report for each of these four sites refers to "mitigation measures relating to access via Dingley Road" as being potential keys to unlocking the viability of these sites but fails to explain what such mitigation measures might be. I can't envisage what mitigation measures could be put in place to address the huge increase in traffic that would take place in Dingley Road should these sites be approved. For the sake of the long term preservation of Great Bowden's special character, the word of the GBNP	development. It is the decision of the Parish Council as to which site or sites were allocated. Had the preferred site been outside the settlement boundary on assessment, the boundary would have been redrawn to accommodate the new site – but this was not deemed necessary as the preferred site is within the settlement boundary. It is by this route that the NP can help ensure that the future development that is required locally is located in the most appropriate locations.	

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				should be adhered to and the six development sites described in Appendix 2 falling outside the Settlement Boundary and in the countryside should be re-designated with a red suitability rating.		
06	Assets Of Community Value P57		Representative of Market Harborough Tennis Club	. Thank you for contacting me about the new NP. A couple of us have taken time to read through it and our immediate reaction is one of some disappointment that the Tennis Club receives so little mention. It seems that describing the Tennis Club as a private club, is a summary judgement which precludes us from further mention. I am no expert in writing of such documents as a NP, but I think it is important to recognise that the tennis club have worked hard over the last few years to develop our community input. I leave it to you to decide what you would choose to add to your documentation,but perhaps you would like to consider some of the following: • members of the public can book courts to use for play • the U3A are given free weekly access • we have introduced inexpensive family membership to encourage families to play together • we run weekly sessions for adults with learning difficulties, making no charge and providing a qualified coach and several volunteers each week • over the summer our coaching team run summer camps which are open to the local community, not just club members • we run adult and junior group coaching which does not require club membership	No. we don't think this is necessary. Other clubs in Great Bowden do not have relatively large descriptions of their operation in the NP	

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				• we promote the local foodbank with regular collections by waiving entrance fees to competitions in lieu of foodbank donations. • we have fundraising charity events to support local charities Perhaps you can encapsulate some of this in your paperwork.		
07	None	None	Natural England	Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. **Natural England does not have any specific comments on this draft neighbourhood plan.** However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information. Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is	Noted	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				included in Natural England's Standing Advice on protected species . Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice. We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary. Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes		
				any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk. Yours sincerely Sally Wintle Consultations Team Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Natural environment information sources The Magic1 1 http://magic.defra.gov.uk/ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from the Association of Local Environmental Records Centres . Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here2 2 https://www.gov.uk/government/publications/habitats-and- species-of-principal-importance-in-england . Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites. National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				information can be found here3 3 https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making . There may also be a local landscape character		
				assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online. If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website. General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic4 4 http://magic.defra.gov.uk/ website and also from the LandIS website5 5 http://www.landis.org.uk/index.cfm , which contains more information about obtaining soil data. Natural environment issues to consider The National Planning Policy Framework6 6 https://www.gov.uk/government/publications/national- planning-policy-framework--2 sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance7 7 http://planningguidance.planningportal.gov.uk/blog/gui		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				dance/ natural-environment/ sets out supporting guidance. Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments. Landscape Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness. If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend		
				that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping. Wildlife habitats Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here8 8 https://www.gov.uk/government/publications/habitats-and- species-of-principal-importance-in-england), such as Sites of Special Scientific Interest or Ancient woodland9 9 https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences . If there are		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for. Priority and protected species You'll also want to consider whether any proposals might affect priority species (listed here 10 10 https://www.gov.uk/government/publications/habitats-and- species-of-principal-importance-in-england) or protected species. To help you do this, Natural England has produced advice here11 11 https://www.gov.uk/protected-species-and-sites-how-to- review-planning-proposals to help understand the impact of particular developments on protected species. Best and Most Versatile Agricultural Land Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see Guide to assessing development proposals on agricultural land 12 12https://www.gov.uk/government/publications/agricultural- land-assess-proposals-for-development/guide-to-assessing- development-proposals-on-agricultural-land . Improving your natural environment Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the National Planning Policy		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Framework. If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals. Opportunities for environmental enhancement might include: • Restoring a neglected hedgerow. • Creating a new pond as an attractive feature on the site. • Planting trees characteristic to the local area to make a positive contribution to the local landscape. • Using native plants in landscaping schemes for better nectar and seed sources for bees and birds. • Incorporating swift boxes or bat boxes into the design of new buildings. • Think about how lighting can be best managed to reduce impacts on wildlife. • Adding a green roof to new buildings. • Providing a new footpath through the new development to link into existing rights of way. Site allocations should be supported by a baseline assessment of biodiversity value. The statutory Biodiversity Metric may be used to understand the		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				number of biodiversity units present on allocated sites. For small development allocations the Small Sites Metric may be used. This is a simplified version of the statutory Biodiversity Metric and is designed for use where certain criteria are met. Further information on biodiversity net gain including planning practice guidance can be found here You may also want to consider enhancing your local area in other ways, for example by: • Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community. • Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's Green Infrastructure Framework		
				sets out further information on green infrastructure standards and principles • Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance13 • 13 https://www.gov.uk/guidance/open-space-sports- and-recreation-facilities-public-rights-of-way-and-local-green- space). • Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency). • Planting additional street trees. • Identifying any improvements to the existing public right of way network, e.g. cutting back hedges,		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links. • Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore). Natural England's Environmental Benefits from Nature tool may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory Biodiversity Metric and is available as a beta test version.		
08	None	None	Historic England	The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area. If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the	Noted	None
				Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <http://www.heritagegateway.org.uk/>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:- <https://historicengland.org.uk/advice/planning/ plan- making/improve-your-neighbourhood/> You may also find the advice in "Planning for the Environment at the Neighbourhood.		
09	Biodiversity & habitat connectivity	Env 10	Resident Hursley Park	I believe that the ENV10 policy could be improved and made more specific to ensure development in the areas surrounding the rewilding lands are appropriate and do not compromise the intended nature recovery / public access / public enjoyment of these areas. As a result my proposal is to change this wording as follows. Please note I have contacted Matt Bills from HDC to seek some input to this so although that does not mean the wording is approved in any way by HDC it does mean the proposal has been well considered. **My proposal is to change this section to.** *POLICY ENV 10: NATURE RECOVERY AND BIODIVERSITY NET GAIN – The area mapped in Figure 16 has been identified for delivery of Nature Recovery Network objectives (as set out in HM Government Policy Paper, February 2024). All means of achieving this, including a presumption against development proposals that would prevent or compromise Nature Recovery or site-specific Biodiversity Net Gain offsetting measures, are supported.* *Development proposals wit*	Noted. We think this modification should be incorporated. We will change the policy to say 'POLICY ENV 10: NATURE RECOVERY AND BIODIVERSITY NET GAIN – The area mapped in Figure 16 has been identified for delivery of Nature Recovery Network objectives (as set out in HM Government Policy Paper, February 2024). Objectives of the Local Nature Recovery Strategy. Development proposals within or adjacent to this area should demonstrate how they contribute positively to nature recovery. Proposals that would significantly harm the ecological value of the area or prevent its enhancement	Change to be made as indicated

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				hin or adjacent to areas identified	will not be supported. Where Biodiversity Net Gain (BNG) offsetting is required, applicants are encouraged to deliver BNG measures within the designated Nature Recovery Area, unless otherwise justified Development proposals within or adjacent to areas identified for rewilding, nature recovery, county parks, and public access (as shown in Figure 16) must demonstrate that they will not compromise the future use, accessibility, or ecological integrity of these spaces. Proposals will be supported where they: 1. Maintain or enhance public access, including safe and enjoyable pedestrian and cycle movements and 2. Minimise vehicular movements and potential conflict with pedestrian, cycle and ecological networks and 3. Do not result in a	

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
					significant increase in traffic volumes or introduce inappropriate vehicle types that would adversely affect the character or safety of the area and 4. Avoid negative visual impacts on the landscape and respect the area's rural and natural setting and Do not generate harmful emissions, odours, or other forms of pollution that would detract from the enjoyment or ecological value of the area and 6. Safeguard land identified for Nature Recovery and Biodiversity Net Gain (BNG), ensuring such areas remain viable for future environmental enhancement. Development proposals that fail to meet these criteria will not be supported. Rewilding Plots 1, 2 and 3 (figure 16) are designated by this Plan, and thus become allocations in the planning system, as sites for off-site Biodiversity Net Gain offsetting.	

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
					• The area indicated in Plot 2 is excluded from the allocation as a potential area for infrastructure. Identified infrastructure requirements for waste management facilities will be supported in the excluded area of plot 2. Development associated with the operation and promotion of the Nature Recovery Area will be supported in the remainder of Plots1,2 and 3	
				for rewilding, nature recovery, county parks, and public access (as shown in Figure 16) must demonstrate that they will not compromise the future use, accessibility, or ecological integrity of these spaces. *Proposals will be supported where they:* • *Maintain or enhance public access, including safe and enjoyable pedestrian and cycle movements and* • *Minimise vehicular movements and potential conflict with pedestrian, cycle and ecological networks and* • *Do not result in a significant increase in traffic volumes or introduce inappropriate vehicle types that would adversely affect the character or safety of the area and* • *Avoid negative visual impacts on the landscape and respect the area's rural and*		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				natural setting and • *Do not generate harmful emissions, odours, or other forms of pollution that would detract from the enjoyment or ecological value of the area and* • *Safeguard land identified for Nature Recovery and Biodiversity Net Gain (BNG), ensuring such areas remain viable for future environmental enhancement.* *Development proposals that fail to meet these criteria will not be supported.* *Rewilding Plots 1, 2 and 3 (figure 16) are designated by this Plan, and thus become allocations in the planning system, as sites for off-site Biodiversity Net Gain offsetting.* • *The area indicated in Plot 2 [point 3 above] is excluded from the allocation as a potential area for infrastructure. Identified infrastructure requirements will be supported in the excluded area of plot 2.* • *Only development associated with the operation and promotion of the Nature Recovery Area will be supported in the remainder of Plots1,2 and 3* Changed from the current wording. POLICY ENV 10: NATURE RECOVERY AND BIODIVERSITY NET GAIN - The area mapped in Figure 16 has. been identified for delivery of Nature Recovery Network objectives (as set out in HM Government Policy Paper, February 2024). All means of achieving this are supported,		
				and there will be a presumption against development proposals that would harm Nature Recovery or site-		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				specific Biodiversity Net Gain offsetting measures in this area. The James Adler nature reserve (figure 16) is specifically identified as an area in which no development, other than that associated with biodiversity protection and enhancement or with its interpretation, education or access, will be permitted. Rewilding Plots 1, 2 and 3 (figure 16) are designated by this Plan (and thus become allocations in the planning system) as sites for off-site Biodiversity Net Gain offsetting. The area indicated in Plot 2 is excluded from the allocation as a potential area for infrastructure. Only appropriate infrastructure requirements associated with the adjoining recycling facilities and/or the rewilding area will be supported. In the remainder of Plots 1, 2 and 3, only development proposals associated with the operation and promotion of the Nature Recovery Area will be supported.		
09	Biodiversity & habitat connectivity	Picture missing	Resident Hursley Park	Please can you also note that I couldn't see the picture that refers to the excluded area in plot 2 in the document. Maybe this is because I am reading the document on the phone and I have just missed it but that might be worth a check.	The excluded area is identified in Figure 16.	None
10	None	None	NHS Leicester, Leicestershire & Rutland	I am writing in response to the consultation on the Great Bowden Neighbourhood Plan. We are supportive of the outlined plan and associated policies and would be happy to work in partnership with you on developing local health infrastructure. It is important to note that an increase in the number of new residents in any area will have a direct impact upon local NHS services. Local primary care services are already under high demand and therefore any	Noted	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				additional demand from housing developments will require developer contribution to mitigate this. In addition, we support the consideration of the wider determinants of health in planning housing and infrastructure growth. In particular we would welcome: • Actions to support the development of community identity; maximising opportunities for residents to come together to create community cohesion and support each other. • Maximising the provision of green space and local recreational facilities that actively enable residents to access and undertake physical activity with ease (both formal and informal). Consideration for this type of provision should be varied, evidenced based and compatible with local leisure, and open space strategies. • That developments are designed in such a way to encourage and enhance physical and mental health and wellbeing and demonstrate compatibility with published national guidance • Ensure that there are a range of options for travel (including infrastructure for active travel) within the development that enables residents to get to and from work and leisure easily, with good links for public transport • Designs that support the reduction in carbon emissions, which has a direct impact on some residents' health .		
				The GBNPR is being prepared alongside and potentially		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
11	Residential Site Allocations	H1	Jelson Homes via Avison Young	ahead of the adoption of the District Council's emerging Local Plan, which was subject to Regulation 19 consultation between 10 March and 6 May 2025 but has not yet been submitted to the Secretary of State for examination in public. The National Planning Practice Guidance (PPG) makes it clear that neighbourhood plans can be prepared before or at the same time as a Local Plan. It also clarifies that whilst a draft neighbourhood plan must be in general conformity with the strategic policies of the adopted development plan it is not necessary for a draft neighbourhood plan to be tested against the policies in an emerging Local Plan. Nonetheless, it confirms that the "reasoning and evidence" informing the preparation of the Local Plan is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. The Regulation 19 version of the emerging Local Plan identifies an overall housing requirement of 13,182 dwellings in the District to 2041, of which the Plan allocates land for a minimum of 6,422 dwellings. The draft Local Plan sets out proposed housing requirements for designated neighbourhood areas. It identifies a residual minimum requirement for 100 dwellings in Great Bowden. It proposes to allocate two sites to the east of Great Bowden adjacent to Dingley Road (Ref. GB1 &GB2) which are identified as having a combined capacity of 100 dwellings. In that context, the GBNP proposes to allocate a single site at Buckminster Close (Ref. GB01) for the delivery of 8 bungalows. However, Avison Young has made robust representations to the Regulation 19 consultation on	Noted	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				the emerging Local Plan, on behalf of Jelson, which demonstrate that the emerging Local Plan fails to adequately meet the District's market and affordable housing needs and does not contain sufficient contingency to deal with the proportion of Leicester City's unmet need that may need to be accommodated within Harborough District. Great Bowden is, in our view, a sustainable settlement with the capacity to accommodate additional housing growth. It has a number of services and facilities and good connections by sustainable modes of transport to a comprehensive range of facilities, services and employment opportunities in Market Harborough. New development could support investment in and the expansion of existing facilities and additional population would support the vitality and viability of existing services (e.g. the local bus service). Our representations, therefore, conclude that additional sites should be allocated in the emerging Local Plan ahead of its adoption, including in sustainable settlements like Great Bowden, in order to meet its housing needs during the plan period. Paragraph 84 of the PPG confirms that policies in a neighbourhood plan may become "out of date" and require review if they conflict (i.e. are inconsistent with) policies in a new Local Plan that is adopted after the making of the Neighbourhood Plan which, for example, identifies a higher housing requirement for the settlement or proposes to allocate additional housing sites. In that context, in order for the Parish Council to ensure that the GBNPR is consistent with national policy and its ambition to "boost significantly" the delivery of housing and retain control over the location of any future housing growth in settlement, the GBNPR should	Noted. The NP Review policies are not in conflict with the emerging Local Plan, and have taken the most up to date evidence of housing need into account. The NP Review allocation exceeds the minimum housing requirement for Great Bowden, therefore includes an element of	None None None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				be allocating additional land for housing in Great Bowden now, or, at the very least be identifying	'future proofing' should housing numbers increase in the future.	
				suitable 'reserve' housing sites around Great Bowden which could be brought forward for housing development in the event that the need for additional housing is identified through the examination of the emerging Local Plan. Moreover, the supporting text in the draft GBNPR indicates that the proposed allocation of site GB01 at Buckminster Close would allow the Neighbourhood Plan to remain applicable for 5 years in the context of paragraph 14 of the NPPF. However, the site is within the defined settlement boundary where development is already supported and capable of coming forward in line with Policy H3 of the GBNP and Policy GB2 of the adopted Local Plan. It would, therefore, be classed as "windfall development" (i.e. development which is already factored into the Council's overall supply of housing land in the adopted and emerging Local Plan). It is not, therefore, considered that the allocation of site GB01 would constitute an "allocation" in accordance with paragraph 14 of the NPPF. If the Parish Council wants to benefit from the protections afforded by Paragraph 14 of the NPPF it would need to make additional allocations in the emerging GBNPR on sites which are not already factored into the adopted and emerging Local Plan.	We disagree. The definition of 'windfall' in the NPPF is a site that is not specifically identified in the development plan. Many other NPs have included sites within the settlement boundary as allocations - see Hallaton – and this is a routine NP practice.	None None
				Jelson's site (Land North of Leicester Lane – GB08) is assessed as one of seven sites considered potentially suitable for housing development in the AECOM Report.	Noted. AECOM are an internationally respected	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
11	Appendix 2 GBNP Site Assessment Final Report & specifically Site GB08		Jelson Homes via Avison Young	Two of the sites identified as 'potentially suitable' by AECOM were ruled out as potential site allocations by the District Council in the preparation of the Regulation 19 emerging Local Plan1 for technical reasons, as follows: • Site GB02 – Langton Road – (Ref. 8029) – not considered 'achievable' due to potential noise and vibration impacts from the adjacent railway line and the extent of mitigation required given the size of the site. • Site GB06 - Land of Welham Lane – (Ref. 8114) - ruled out due to concerns over the ability to achieve a suitable site access. Site GB07 - Land south of Dingley Road - (Ref. 8126) was also ruled out in the District Council's Site Selection process for the emerging Local Plan because it was considered that its development would compromise the effectiveness of the existing Area of Separation between Great Bowden and Market Harborough. This leaves three potentially suitable sites. Two of these are already identified	planning organisation that have been appointed by the Government through its agents Locality to undertake this work. The assessment was independent and signed off by Locaily as being appropriate. It is not unexpected that developers whose sites have not been selected as an allocation prefer	
				as draft allocations in the emerging Local Plan (Ref. GB05 - Land off Dingley Road and Nether Green & GB09 – Land North of Dingley Road). However, the District Council's Site Selection evidence indicates that there may yet be unresolved constraints to development at those sites, including in relation to flood risk, noise and access. Site GB09 was also identified as designated open space, local green space and a local heritage asset in the made Neighbourhood Plan. We, therefore, question the suitability and deliverability of those sites for the delivery of housing in Great Bowden. In terms of Jelson's site, AECOM's Site Options and Assessment Report, indicates that it is of high landscape and medium visual sensitivity.	Their own site to the preferred site, but this is not an independent assessment	

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				However, Jelson has appointed FPCR to prepare a Landscape and Visual Impact Assessment, and this demonstrates that the site would result in a logical and modest extension to the settlement which would respond positively to the landscape and visual context of the site, retaining and reinforcing existing features of value (e.g. mature trees) and introducing new landscaping to support a sensitive transition between settlement edge and countryside. AECOM's Site Options and Assessment Report also suggests that the westernmost part of Jelson's site contains ridge and furrow earthworks. However, Jelson has appointed RPS to prepare an Archaeological Desk Based Assessment and Magnitude Surveys to carry out a Geophysical Survey of the site. Jelson has also carried out a scheme of archaeological trial trenching at the site in line with discussions with the County Archaeologist. These reports conclude that there are no ridge and furrow earthworks remaining within the boundary of the site and that archaeology is not a constraint to housing development at the site. Jelson's view is, therefore, that there are no significant technical constraints to development of its land and that its land would be the most suitable and appropriate location for housing growth in the village.		
11	Settlement Boundary	G1	Jelson Homes via Avison Young	The wording of Draft Policy G1 is inconsistent with strategic policies in both the adopted and emerging Local Plan. It is significantly more restrictive than Policy GD2 and Policy GD4 of the adopted Local Plan and draft Policy AP01 and AP03 of the emerging Local Plan which allow new housing and other development adjacent to settlements (i.e. outside the settlement boundary) in number of scenarios which are	We disagree. The Settlement Boundary policy is not a strategic policy and deviation from HDC policies is	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				not allowed for by draft Policy G1. In order to comply with the		
				'basic conditions' for Neighbourhood Plans, draft Policy G1 needs amending to bring it in line with the strategic policies in the adopted Local Plan. The most straightforward way of amending draft Policy G1 may be to replicate the wording of Policy H2 in the 'made' Great Bowden Neighbourhood Plan which states that: "Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies." (our emphasis). Draft Policy ENV 1 - Area of Separation The adopted Local Plan states that: "Areas of Separation are defined where the potential risk of merging [between settlements] is at its greatest, …" It goes onto state that the: "function of these areas is to ensure that development does not harmfully reduce the separation between settlements..." The built-up area of Market Harborough does not extend to the north or west of the Grand Union Canal (i.e. to the west of Great Bowden). There are also no committed developments which would expand Market Harborough to the west of Great Bowden. There is, therefore, no immediate risk of development resulting coalescence between Market Harborough and the western edge of Great Bowden or of development threatening to compromise the individual identity and character of the two settlements. The supporting text on page 29 of the GBNPR, indicates that the new Area of Separation (AoS) is proposed in the context of the proposed strategic allocation to the northwest of Market Harborough. However, the draft allocation referred to forms part of	Acceptable. Noted. Neighbourhood Plans in Harborough District include their own Areas of Separation (See Saddington). It is not necessary for there to be committed development to determine an area of separation as the plan period is up to 2041, and further development proposals will be submitted over this timeframe. The level of developer interest alone in areas surrounding GB provide justification for the AoS alone.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				the emerging Local Plan which has not yet been submitted or examined and is still subject to significant objections. There is, therefore, no guarantee that development of the strategic allocation will come forward in this location or what it might look like. The draft allocation in the emerging Local Plan simply defines an allocation boundary which encompasses an extensive area of land, extending to approximately 160 hectares, identified for the delivery of 1,700 dwellings, a primary school, a secondary school, a replacement showground, retail and community infrastructure. In addition to these uses the draft allocation will be expected to deliver substantial areas of green infrastructure and public open space to support the new population. The draft allocation under Policy SA03 of the emerging Plan requires the draft allocation to come forward in accordance with a comprehensive masterplan which is to be approved by the		
				Council. This masterplan has not yet been prepared. Given the scale of the strategic allocation, in the absence of this masterplan, it is impossible to know how the land might be developed and whether there might ultimately be any justification for a new AoS to the north of Leicester Lane, between the Grand Union Canal and the western edges of Great Bowden. Furthermore, Policy SA03 in the draft Local Plan states that the comprehensive masterplan for the strategic allocation "must" maximise the provision of Green Infrastructure along the Grand Union Canal Conservation Area and respect the setting of the Conservation Area. It also specifically states that the masterplan for the strategic allocation "must" respect and maintain the visual separation from Great Bowden and prevent coalescence		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				to retain the identity of each settlement. On this basis, there is at currently absolutely no justification for the creation of a new AoS in this location through the GBNPR. The proposed designation of an additional AoS to the north of Leicester Lane between the Grand Union Canal and the western edge of Great Bowden is, therefore, entirely premature and should be removed from the GBNPR. If necessary, the need for an AoS could be reviewed once the Local Plan has been adopted (i.e. when the strategic allocation can be treated as a 'committed development') and a comprehensive masterplan has been prepared and approved by the District Council which shows how the proposed strategic allocation to the north of Market Harborough will be built out. Only in this context would it be possible to understand whether there is actually any justification for a new AoS in this location.		
11	Design Standards	G2	Jelson Homes via Avison Young	Design Standards Draft Policy G2 requires applications for new development to demonstrate how the Design Guide and Codes prepared by AECOM has been taken into account in the design of proposals. The draft Design Guide and Codes was prepared in August 2024 prior to the publication of the emerging Local Plan. The text on page 14 of the Design Guide (i.e. the suggestion that the village is not expected to have any significant housing requirement in the emerging Local Plan) is, therefore, out of date and fails to recognise the scale of development directed to Great Bowden in the emerging Local Plan. The Design Guide identifies three important views in addition to those identified in draft Policy ENV7. The Design Guide states that these key views should be preserved/ protected and enhanced as part of future new	It is routine for NPs to have design guides, and indeed the NPPF (para 132) says 'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes …'	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				development. It also states that development proposals must be unobstructed of key views. There does not appear to be any evidential basis for the additional views identified. Furthermore, the wording of the Design Guide appears to effectively set new spatial planning policy requirements which is inappropriate for a document which is intended to offer guidance over the design of new developments. Furthermore, the Landscape and Visual Assessment, prepared by FPCR, in support of Jelson's site indicates that the site does not contain any landscape features which are particularly rare or special. Therefore, reference to these additional views should be deleted from the Design Guide. Similarly, the references on page 77 of the Design Guide, to maintaining separation between Great Bowden and Market Harborough are inconsistent with and more restrictive than adopted and emerging strategic Local Plan policies which relate to development in designated AoS. These policies do not preclude development from taking place in the AoS provided that development does not compromise the effectiveness of the AoS in protecting the identity and distinctiveness of the settlements. References to development in the defined AoS should, therefore, be removed from the Design Guide, or, refer to the relevant Local policy requirements.	The design guide was undertaken by aecom, who have produced countless design guides for neighbourhood plans and were commissioned through the Government's technical support programme. The design guide was formally approved by Locality as the Government's agents and it is considered to be a robust and valid document. The design policy requires allpications to reference how the design guide has been taken into account – and this is appropriate.	
			Jelson	Policy H2 should be amended to provide flexibility to reflect the fact that, as set out in Paragraph 150 of the Housing Needs Assessment (HNA), prepared by AECOM, aside from demographic change there are a number of other factors which ought to be considered in determining the appropriate mix of housing on any site. It is also noted that the HNA relies on data which is out	The policy requires development proposals to take into account the most up to date evidence of housing need. It is entirely appropriate for	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
11	Housing Mix	H2	Homes via Avison Young	of date and does not reflect the content of the emerging Local Plan. The report also refers to anecdotal evidence that there has been a "substantial increase" in 4 bedroom dwellings in Great Bowden since 2011. However, no evidence is provided to back up this statement or the quantify the number of 4 bedroom dwellings which have been delivered in the village since 2011, relative to dwellings of other sizes. We, therefore, question the extent to which the HNA can be relied upon as providing a robust assessment of the size of dwellings needed in Great Bowden.	NPs to provide their own housing mix based on local factors, as the GB NPR has done.	
11	Affordable	H3	Jelson	Policy H3 proposes to introduce a requirement that, where First Homes are to be provided, they are made available at a		
	Housing		Homes via Avison Young	discount of 50%, subject to viability. The PPG (Paragraph 1) is clear that policy requirements in plans, including those relating to types of affordable housing, should be subject to a proportionate viability assessment. Paragraph 2 of the PPG goes onto confirm that the role for viability is primarily at the plan-making stage to ensure that policies are realistic. In relation to affordable housing it states that such policies should be prepared in such a way that there is no "need or further viability testing at the decision-making stage". Therefore, in the absence of any viability testing as part of the preparation of the GBNPR, the requirement should, therefore, be removed. Furthermore, the reference to First Homes is inconsistent with the adopted and the emerging Local Plan which do not set any specific requirements in relation to First Homes. Indeed, it is noted that the requirement to deliver at least 25% of affordable homes as First Homes was removed by the Government in the revised version of the National Planning Policy Framework published in	First Homes remains an affordable housing product that is available. The discount rate was determined as being appropriate based on local house prices and income levels, so its inclusion 'subject to viability' is entirely appropriate.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				December 2024. The reference to First Homes ought to be removed from the draft policy.		
11	Important Open Spaces	ENV3	Jelson Homes via Avison Young	The proposed wording of Policy ENV3 is unduly onerous. The wording of this policy should be amended to be consistent with that contained in the made GBNP.	We disagree and the policy wording has been used in other NPs locally (see Great Glen)	None
11	Sites & features of natural environmental significance	ENV 8 & 9	Jelson Homes via Avison Young	Biodiversity Policy ENV8 and ENV9 are largely unnecessary and should be deleted given that there are existing legal and policy requirements relating to protected species (e.g. bats and great crested newts) and biodiversity net gain in new developments.	We disagree. This policy adds local detail and is appropriate.	None
11	Flood risk resilience & climate change	ENV 12	Jelson Homes via Avison Young	ENV12 is unnecessary in the context of existing national policy and guidance relating to development and flood risk. The draft wording of Policy ENV12 is also inconsistent with national policy. For example, its reference to the application of the sequential approach to land at risk of surface water flooding is inconsistent with paragraph 27 of the PPG, which was updated in September 2025, and states that: "Where a	We disagree. This policy adds local detail and is appropriate.	None
				site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied." (our emphasis)		
11	Parking Provision and	T1	Jelson Homes via Avison	This policy not justified and is inconsistent with the Design Code, prepared by AECOM, which clearly identifies tandem parking as an appropriate and	The policy is the same as in the made NP so is alreaduy in	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
	New Dwellings		Young	efficient parking solution in some circumstances and states that where possible "parking should be set back behind the building line and located to the site of a property…". Policy T1 should, therefore, be deleted.	the development plan.	
11	Broadband Infrastructure	EMP 3	Jelson Homes via Avison Young	The policy, as worded, is inconsistent with the requirements set out in Building Regulations, which were updated in January 2023. Building Regulations now require new homes to be installed with the fastest broadband connections available or, where this is not possible, new homes to be future proofed with the physical infrastructure to support the gigabit-capable broadband connections in the future when they become available. The policy should either be deleted or be amended to provide consistency with the requirements in Building Regulations.	This policy has actually been updated from the Made NP to reflect technological advances and is considered appropriate.	None
12	Residential Site Allocations	H1	Resident Dingley Road via Phillips Planning Services	Site GB01 is a greenspace within the Conservation Area. The Conservation Area Appraisal on the Harborough District Council website states that the Conservation Area *"consists of a network of greens and of open spaces crossed by roads with many older buildings set back from the roads and behind the greens or former edges of the greens. The large number of trees, in the churchyard and on the greens and along the roads, is a characteristic of the settlement."* The appraisal also states that ***"The fragmentation and irregular shape of the greens results in many different angles to the rows and groups of houses, and in many intimate areas within the whole. Although the whole area is large and extensive it is this breaking up into many small intimate areas that gives Great Bowden its character"*** (our emphasis). It is therefore clear that the greenspaces within Great Bowden form a very important part of the character of	Noted. A Strategic Environmental Assessment Screening, undertaken by HDC, determined that there would be no significant harm from this development, a judgement agreed with by Historic England, Natural England and the Environment Agency.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				the Conservation Area.		
				The adjacent site to the west is recognised as an important greenspace in the Conservation Area Appraisal website which states that *"Nether Green is separated from the main village centre of the Church and Rectory House by a large tree-fringed paddock, bounded by brick and mud walls and forming an important open space."* It should be noted that this site was granted planning permission for a dwelling under 22/00106/FUL. In determining this application, the specific siting was scrutinised by Conservation, and the development was allowed to proceed on the basis that the majority of the land remains open and therefore the green gap is retained. Development of site GB01 would result in all of this greenspace being lost resulting in adverse harm to the important character identified in the Conservation Area Appraisal. Site GB01 is also surrounded by numerous Listed Buildings which front onto or back onto this important greenspace which forms part of their setting. This includes the Grade I St Peter And St Paul Church, the Grade II* Listed The Old Rectory, and numerous Grade II Listed dwellings, including the Grade II Listed The Grange which fronts onto this greenspace. Site GB01 is therefore highly sensitive with regards to heritage. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a legal duty on the decision maker to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."* Similarly, section 72 requires that special attention shall be paid to the desirability of preserving	The design of the development will need to take the Design Guide into account as well as its place within the Conservation Area.	

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				or enhancing the character or appearance of Conservation Areas. As a minimum, the legal duty requires the heritage assets and their setting to be preserved. It is not possible to preserve this space though development of site GB01 as all of the space will be lost, resulting in significant adverse impacts to the character of the Conservation Area, and the setting of the surrounding Listed buildings. Paragraph 214 of the NPPF seeks to avoid substantial harm to (or total loss of significance of) a designated heritage asset unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. The development of site GB01 has to be considered as substantial harm because the entirety of the greenspace is		
				being lost. The development of site GB01 could only ever be considered to result in less than substantial harm if it were retaining some degree of greenspace, but given the quantum of development identified in the policy that is not possible. The provision of 8 dwellings on site GB01 would not result in substantial benefits, and would not justify the substantial harm arising from the loss of this important greenspace within the Conservation Area. The fact that no affordable housing will be provided reduces this weight even further. Also, as discussed later, there are several alternate sites in the village which are not sensitive in heritage terms which could be allocated for residential development instead, so it is not necessary for this site to be developed. The Great Bowden Neighbourhood Plan Site Options		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				And Assessment (June 2024) document recognises that the site is historically sensitive. It states that: *The site is within the Conservation Area and also in close proximity to a number of listed and locally designated heritage assets. The site is also a locally designated site of historical environmental significance in the made NDP (Buckminster Close, Nether Green (medieval to early modern) which is protected under Policy ENV4.* The site is therefore designated as a site of historical environmental significance in the made Neighbourhood Plan, and the Review, and protected under Policy ENV4 which states that *"The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the benefit of any development that would affect or damage them."* The Site Options And Assessment also states that: *The site is potentially suitable for sensitive development if the heritage constraints can be resolved or mitigated, and is therefore potentially suitable for allocation in the Neighbourhood Plan to meet a locally identified need.* As discussed above, it is not possible to mitigate the heritage constraints as the development of site GB01 will result in the total loss of the greenspace which forms an important part of the character of the Conservation Area. Furthermore, the site has potential for buried archaeology which should be fully explored through a geophysical survey and trial trenching prior to any allocation. The allocation of site GB01 is therefore in conflict with the legal duties in the Planning (Listed Buildings and		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Conservation Areas) Act 1990, policies in the NPPF seeking to avoid substantial harm to (or total loss of significance of) a designated heritage asset, and the Neighbourhood Plans own policy ENV4 which recognises the site as a designated site of historical environmental significance. As such, site GB01 is not suitable for allocation for residential development due to the substantial adverse heritage impacts which cannot be mitigated or outweighed by public benefits.		
12	Housing Needs Assessment	Appendix 3	Resident Dingley Road via Phillips Planning Services	The Housing Needs Assessment makes generalised comments, but it is not based on any meaningful housing figures so it is entirely unclear what the need actually is. The report was also published in August 2022 and is therefore not up to date, and by its own recognition does not include the census data from 2021 and instead relies on data from 2011. The foreword in the draft Neighbourhood Plan Review states that *"The Review of the Made Neighbourhood Plan is being undertaken to update the document in light of numerous legislative changes to retain control over local development activity and make sure that future development is of a size, type and tenure that reflects local need."* If the objective is for the Neighbourhood Plan Review to take control over the provision of housing should the Local Authority not be able to demonstrate a five year supply of housing land, then it must contain policies and allocations to meet its identified housing requirement as set out in NPPF paragraph 14 b). As the current version of the plan is not based on a robust and up to date Housing Needs Assessment, it will fail this test. One thing the assessment did identify is the need to	The HNA helps to determine the mix of housing required, not the volume of housing. This has been determined by HDC, and the NP Review has exceeded this minimum requirement and so the test for para 14 of the NPPF is met.	None.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				deliver affordable housing, although no specific number is provided. It is therefore entirely unclear how the figure of 8 dwellings was reached, and why a site which is unable to deliver any affordable housing (as it falls below threshold) has been allocated. As such, the Plan is fundamentally flawed.		
12	Alternative Sites	Appendix 2	Resident Dingley Road via Phillips Planning Services	There are six other sites assessed in the Site Options And Assessment document which were also given an amber rating. Two of these sites have been draft allocated in the emerging Local Plan, and are objectionable regarding heritage, landscape and significant flood risk issues. My client has raised objections to these sites and as such they are not deemed suitable.	Noted.	None
				Leaving those aside, there are three alternative sites comprising of GB02, GB06, and GB08, which would be relevant to the Neighbourhood Plan review. All of these sites are considered to have some degree of landscape sensitivity. However, while landscape sensitivity is materially important, it is not as important as heritage impacts which are protected by the legal duty, and it is often possible to mitigate landscape impacts through appropriate landscaping. Sites GB06 and GB08 also contain ridge and furrow. Whilst the significance of ridge and furrow is recognised, these are considered as non-designated heritage assets, which sit below designated heritage assets in the hierarchy of protection. It should also be noted that the presence of ridge and furrow was not deemed determinative in Local Plan draft allocations for land off Dingley Road. None of these sites are therefore as sensitive in heritage terms and are all large enough to provide	The site selected as an allocation is deemed developable and deliverable and has secured community support and so is the preferred site.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				affordable housing. They are therefore all more suitable than site GB01 in meeting the objectives of the review.		
12	Harborough Local Plan 2020-2041		Resident Dingley Road via Phillips Planning Services	The Neighbourhood Plan refers to the emerging Harborough Local Plan 2020-2041 and the allocation of 100 dwellings on two sites at Land north of Dingley Road under Policy SA01. If this Neighbourhood Plan is to come forward in advance, then it must be assessed in the context of the Development Plan as adopted (i.e. the current plan), and therefore, the plan must not assume that the allocations proceed. If it were to do so, then it would be even more unclear as to why there is a need for 8 dwellings to be brought forward in this plan. There are many objections to the proposed allocations off Dingley Road (including those raised by my client) and several technical matters that remain unresolved, particularly flood risk, which could hamper delivery or seriously curtail the quantum of development that is delivered on these sites, should they progress. This plan, should it proceed, must in no way endorse the draft allocations under emerging policy SA01 of the Local Plan 2041. To do so would be to prejudice the proper assessment and examination of those allocations.	This comment is not logical. The NP Review will be examined against the current Local Plan, but is required to take latest evidence into account, which it has done in relation to the housing requirement.	None
13	Flood risk resilience & climate change	ENV 12	Leicestershire County Council	Please can the following bullet point be amended to include reference to compliance with the national standards for sustainable drainage systems (SuDS) reference https://www.gov.uk/government/publications/national- standards-for-sustainable-drainage-systems/national- standards-for-sustainable-drainage-systems-suds • it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage	Agreed. This bullet point will be added	Change to be made as indicated.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				scheme, site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects; 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 Additionally, please note that the emerging Harborough Local Plan is expected to include a policy on limited surface water runoff rates - "for all development (including brownfield) demonstrate that the peak surface water runoff rate is limited to the Qbar greenfield rate (minus 20%), or to a rate which mitigates the risk of blockage, whichever is greater". Please can this be considered for inclusion in the Neighbourhood Plan. Finally, non-flooding related, but there are various references to Sustrans. They recently changed their name to the Walk Wheel Cycle Trust.	Agreed. This will be added Agreed	Change to be made as indicated. Change to be made as indicated.
13	Minerals & Waste Planning	H1	Leicestershire County Council	It is noted that a single site is proposed for allocation for residential development within the plan: GB01, Buckminster Close, north of Dingley Road, for 8 bungalows under Policy H1. The entirety of GB01 is within the Minerals Safeguarding Area (MSA) for Sand & Gravel as outlined by Map number S3/2015 of the Leicestershire Minerals and Waste Local Plan (2019) (LMWLP). Therefore, we would indicate that this is a concern that it is not acknowledged in the allocations assessment. Any allocation and forthcoming application/s would need to be accompanied by an assessment of the potential mineral resource adjacent and within the allocation in line with Policy M11 of the LMWLP.	Agreed. This will be included in the policy	Change to be made as indicated.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
13	Nature recovery & biodiversity net gain	ENV 10	Leicestershire County Council	Policy ENV 10 seeks to promote nature recovery and biodiversity net gain. The policy outlines a wider Nature Recovery Area (NRA) with associated allocations and designations. There is an identified mineral resource for sand and gravel in the eastern portion of the NRA, including most of Rewilding Plot 1 and 2, all of Rewilding Plot 3, and the James Adler Nature Reserve, as outlined by Map number S3/2015 of the LMWLP. The long-term designation of this	Noted. It is better that this is dealt with at planning application stage	None
				land for nature recovery and rewilding could limit the potential for future mineral extraction and may lead to the indirect sterilisation of this resource. It is therefore recommended that the Neighbourhood Plan takes account of this when making the proposed designation. Furthermore, there are two safeguarded waste sites within the NRA: Market Harborough STW, site ref: H23; Tin House Farm / N P Timber Co Ltd, site ref: H28. Policy W9 of the LMWLP outlines that the current and future operation of safeguarded waste management waste facilities should not be prejudiced. Whilst these sites appear to have been acknowledged within the supporting text, including Figure 16, it is recommended that the Neighbourhood Plan ensures that the proposed designation and associated policy do not compromise the ability of these sites to operate effectively, either now or in the future.	Agreed	Change to be made as indicated.
				Section 40[1] of the Natural Environment and Rural Communities Act 2006 (NERC Act) as amended by section 102 (1c) [2] of the Environment Act 2021 places what is called the strengthened biodiversity duty on all public authorities in England and Wales to conserve and enhance biodiversity, in the exercise of their duties.	These are general comments that are not based on a consideration of the GB NP Review, and are inappropriate at this stage of the NP development.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
	Biodiversity protection in new development		Leicestershire County Council	The National Planning Policy Framework (NPPF) 2023 clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Habitat permeability for species which addresses encouragement of movement from one location to another such as the design of street lighting, roads, noise, exposure to chemicals, obstructions in water, exposure of species to predation, Invasive and Non-Native Species, and arrangement of land-uses should be considered. Examples of policy statements that can be added to the plan to support biodiversity: POLICY X: BIODIVERSITY PROTECTION IN NEW		
				DEVELOPMENT – Consideration should be made in the design and construction of new development in the Plan Area to protect and enhance biodiversity, where appropriate, including: • Roof and wall construction should incorporate integral bee bricks, bird nest boxes and bat breeding and roosting boxes. Target species and locations to be based on advice sought from the Local Authority's Biodiversity Officer (or equivalent).	These are general comments that are not based on a consideration of the GB NP Review, and are inappropriate at this stage of the NP development.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				• Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial animals. • Work with landowners to ensure good maintenance of existing hedgerows, gap up and plant new hedgerows where appropriate and introduce a programme of replenishing hedgerow trees. • Avoidance of all unnecessary exterior artificial lighting: there is no legal duty requiring any place to be lit. • Security lighting, if essential, should be operated by intruder sensors and illuminated for no longer than 1 minute. Sports and commercial facility lighting should be switched off during agreed 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire Environmental Records Centre, 2014. • Lighting design, location, type, lux levels and times of use should follow current best-practice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018. • Natural/semi natural grassland margins adjacent to hedges of up to 5m buffer. • Retain natural features wherever possible. • In creating habitats, consider the underlying geology and allow natural colonisation near local high-quality habitats. • Avoid use of topsoil to promote plant diversity, especially in areas of limestone or areas near to heathland - consider exposing sandy soils to		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				encourage acid grassland and heath. • Allow for structural diversity of habitats – for example long and tall grass, to maintain a suitable grassland habitat for wildlife. A management plan should accompany all		
				planning applications. • Avoid development and hard landscaping next to watercourses. • Restore naturalness to existing watercourses for example by retaining some steeper earth banks suitable for Kingfisher and Water Vole breeding. • Retain areas of deadwood within the site to maintain biodiversity. • Plant 30% of trees with a selection of larger native species and create lines of trees (this could support the feeding zone of bats for instance and well managed hedges can do the same).		
13	Residential site allocations Adult Social Care. P34	H1	Leicestershire County Council	Adult Social Care General Comments It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.	These are general comments that are not based on a consideration of the GB NP Review, and are inappropriate at this stage of the NP development.	None
13	Appendix 1 Design guidlines &		Leicestershire County Council	Page 106 of the Design Guidelines & Design Codes – suggest adding in the text highlighted in yellow: 'Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection *in locations convenient and accessible for collection and emptying*, waste	The design guide has been formally signed-off and cannot now be amended.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
	design codes			separation, and minimisation) without adverse impact on the street scene, the local landscape, or the amenities of neighbours?'		
13	Broadband	EMP3	Leicestershire County Council	We note that the suggested updates to Policy EMPs Broadband Infrastructure refers to new housing developments providing at least a minimum speed of 30 Mbps. We recommend that this Policy is updated to replace reference to Superfast with gigabit capable, full-fibre broadband infrastructure. Please see the General comments section below for further details on this including information on new laws that have been put in place for developers.	Agreed	Change to be made as indicated.
				General Comments Our ambition is for a Digital Leicestershire. This includes the ambition for everyone to have access to fast, accessible, inclusive, reliable digital infrastructure and we are working to support government targets to achieve gigabit capable, lightning-fast broadband connections to 85% of the UK by December 2025, increasing to near universal coverage by 2030. A fast and reliable digital infrastructure will open new opportunities for residents, communities and businesses. It will underpin innovation, improve community and social networks and support learning and development for all. It will help to deliver a range of societal benefits including the more effective provision of public services, information and connect people to support at the point of need. The Digital Leicestershire team manages programmes aimed at improving digital infrastructure in the county. This includes superfast, ultrafast and full fibre broadband. This work combines three approaches;	These are general comments that are not based on a consideration of the GB NP Review, and are inappropriate at this stage of the NP development.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				engaging with commercial operators to encourage private investment in Leicestershire, working with all tiers of government to reduce barriers to commercial investment, and operating intervention schemes with public funds to support deployment of digital infrastructure in hard-to-reach areas that are not included in broadband suppliers' plans, reaching parts of the county that might otherwise miss out on getting the digital connectivity they need. We are currently providing support throughout the county with our Gigabit and Gigahub programmes. How does this role relate to neighbourhood plans? The UK government has brought into force new laws that require new homes in England to be built with gigabit broadband connections and enables telecoms firms to be able to get faster broadband to nine million people living in blocks of flats across the UK. Ministers have amended the Building Regulations 2010 to ensure that new homes constructed in England will be fitted with infrastructure and connections capable of delivering gigabit broadband - the fastest internet speeds on the market. The updated regulations mean that more people moving into new homes will have a gigabit-capable broadband connection ready when construction is completed, avoiding the need for costly and disruptive installation work after the home is built and enabling residents to arrange the best		
				possible internet service at the point they move in. In a further boost to people's access to better broadband, another new law has made it easier to install faster internet connections in blocks of flats when landlords repeatedly ignore requests for access from broadband firms.		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Both of these new laws came into effect on 26 December 2022.		
13	Accessible Documents		Leicestershire County Council	In today's working environment more and more information is being produced digitally. When producing information which is aimed at or to be viewed by the public, it is important to make that information as accessible as possible. At least 1 in 5 people in the UK have a long-term illness, impairment or disability. Many more have a temporary disability. Accessibility means more than putting things online. It means making your content and design clear and simple enough so that most people can use it without needing to adapt it, while supporting those who do need to adapt things. For example, someone with impaired vision might use a screen reader (software that lets a user navigate a website and 'read out' the content), braille display or screen magnifier. Or someone with motor difficulties might use a special mouse, speech recognition software or on-screen keyboard emulator. Public sector organisations have a legal requirement to make sure that all information which appears on their websites is accessible. As Neighbourhood Plans have to be published on Local Planning Authority websites, they too have to comply with government regulations for accessibility. Guidance for creating accessible Word and PDF documents can be found on the Leicestershire Communities website: Creating Accessible Word Documents Creating Accessible PDFs To enable Development Officers to implement your policies, it is important to make sure that they are clear,	Noted. The NP will be made accessible on submission	Change to be made as indicated.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				concise and worded in such a way that they are not open to interpretation. This Policy Writing Guide has been designed to provide you with a few key points to look out for: https://www.leicestershirecommunities.org.uk/uploads/policy- writing-guide-17.pdf?v=1667547963 NIK GREEN (MRS) Policy Officer | E: neighbourhoodplanning@leics.gov.uk Policy, Economy & Community, Chief Executive's		
				Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA For further information visit: https://www.leicestershire.gov.uk/environment -and- planning/planning/neighbourhood-planning/what-is- neighbourhood-planning		
14	General Errors, Corrections & Omissions		Resident Welham Road	P2 Contents Chapter Headings 6 About Great Bowden: not p13, should be p14 7 Meeting The Requirements For Sustainable Development: not p15, should be p16 8 Neighbourhood Plan Policies A: General: not p16, should be p17 B:Housing: not p20, should be p21 D: Sustainability: not p53, should be p54 .	Noted	Change to be made as indicated.
14	General Errors, Corrections & Omissions		Resident Welham Road	P4 1. What changes have been made Policy H2 – Limits to Development. Not Policy G2, should be Policy G1 Policy ENV 1. Although the wording has not changed, it now includes separation land to the west & north of Leicester Lane	Noted	Change to be made as indicated.
	General			P13 Additional wording to thank Carolyn Ford for her help wth this plan review. To be inserted after the paragraph relating to	Noted	Change to be

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
14	Errors, Corrections & Omissions		Resident Welham Road	**the members of the Environment & Community Assets Theme Group:** Thanks are due to Carolyn Ford who has made a valuable contribution to this reviewed plan by suggesting modifications to the wording of the preamble to and the wording of several policies.		made as indicated.
14	General Errors, Corrections & Omissions		Resident Welham Road	**P29 Areas of separation** Penultimate paragraph: not Figure 6, should be Figure 5	Noted	Change to be made as indicated.
14	General Errors, Corrections &		Resident Welham Road	**P31 Policy ENV 2: Local Green Spaces**		
	Omissions			2nd line: (not details Appendix G, should be Appendix 5	Noted	Change to be made as indicated.
14	General Errors, Corrections & Omissions		Resident Welham Road	**P35 Ridge and furrow** 10th line: reversible coulter[4] . No reference to ([4]) is shown.	Noted	Change to be made as indicated.
14	General Errors, Corrections & Omissions		Resident Welham Road	**P37 Ridge and furrow** Top line: Great Oxendon should be Great Bowden.	Noted	Change to be made as indicated.
14	General Errors, Corrections & Omissions		Resident Welham Road	P56 Education 7th paragraph, top line: …….of the emerging local ? between 2028 and 2032. 'plan' is missing	Noted	Change to be made as

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
						indicated.
14	Site allocation	H1	Resident Welham Road	I suggest that this policy includes ,under the restrictive covenant in C), to also prevent the creation of living space in the eaves with dorma windows.	Noted	Change to be made as indicated.
15	General comments		Resident Leicester Lane	General comments - **all things that need a final check by someone** - about consistency in naming and use of acronyms, the style for NPPF references and refs to HDC's made plan, similarly to HDC's emerging plan (what should it be called legally?); about first use of terms - perhaps in each section they should be spelled out and given and acronym in brackets; thereafter in that section just the acronym? Obviously page no. correction on the index as a last action, and so forth. Capitalisation of the index and appendices, etc. Are the heading levels throughout consistent - does appear so but...check final. Basically amounts to the creation and application of an 'house style' for the document. The style for 'made' or 'Made' - which. Show emphasis by *italics* or by 'single quotes' - not consistent - stands out particularly in Natural and Historical Env section. Also things like use of this Plan and this Review Plan - what is its correct title given that you hope it will pass examination and be 'made'. Things like figure or Figure etc. Plan Area, Neighbourhood Plan Area - which to use consitently? Also all of the NPPF Refs need checking - I've picked up some but by no means all.	Noted	Change to be made as indicated.
				There don't appear to be (m)any map references to any of the identified assets? Will there be one unified	Each map has a unique figure	Change to be

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
15	Policies map		Resident Leicester Lane	Policies Map or a series thereof? If so, references to the Policies Map or Maps will need inserting/checking.	number. There is no single policies map as there are too many separate maps to make a coherent single map. Map references will be checked prior to submission	made as indicated.
15	Consistency & proof reading. Front cover,		Resident Leicester Lane	why does it say 2022? Surely at very least it should be the last reviewed date 2020. And technically I suspect it should date from the made plan 2018, which, if we followed HDC lead it would date from 2019 - 2041. I don't believe the date should reflect when people were working on the review - it should reflect the made plan.	The timeframe should be 2021 – 2041 as per the Regulation 19 Local Plan. It is this start date from which the calculation of housing numbers commences.	Change to be made as indicated.
15	What Changes Have Been Made?	Env1	Resident Leicester Lane	Haven't checked this page properly as it seems like a last action. I have however spotted this: Policy Env 1 – Areas of Separation is unchanged Not true.	Agreed	Change to be made as indicated.
15	Introduction		Resident Leicester Lane	This is the Pre-Submission version of the Neighbourhood Plan Review for Great Bowden Parish. It has been prepared by the Great Bowden Neighbourhood Plan Monitoring and Review Committee, which brings together members of the local community and Parish Councillors and has been led by the Parish Council. A Neighbourhood Plan is a relatively new type of planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to	Agreed. We will add a footnote	Change to be made as indicated.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				create a framework for delivering a sustainable future for the benefit of all who live or work in that community, or who visit it. As the Plain English Guide to the Localism Act 2011 states, "Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live". [Comment: quotes style but more pertinent, should we source this ref in a footnote*? Source appears to be: https://assets.publishing.service.gov.uk/media/5a79a0b740f0 b642860d98a2/1896534.pdf]		
				It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and industrial units should be built, what new buildings and extensions should look like, and which areas of land should be protected from development. Neighbourhood Plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with District-wide planning policies, have regard for national planning policies and must be prepared in a prescribed manner. [*As it is 'new legislation' to this Revision version I think it would be wise to add information about Biodiversity Net Gain legislation, which since early 2024 is a legal consideration for almost all planning applications (with a few limited exceptions), and which should enable the Env Section to avoid stating in policies blah blah (mainly 8 & 9?) that we require a net gain... as if the application*	We do not consider this to be necessary.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				of BNG is somehow negotiable. I have tried to fit this text to the Environmental section but it fits much better here. Hence:] As mentioned, numerous legislative changes have and are being made to the planning system and the various prescribed targets set within it. Since the last Great Bowden Made Plan, one significant change that underlies both housing and environmental policies nationally and locally is the introduction of a mandatory provision for Biodiversity Net Gain (BNG) on almost all new developments. BNG is a way of creating and improving natural habitats. BNG legislation makes sure development has a measurably positive impact ('net gain') on biodiversity compared with that which was there before development. BNG is mandatory (in England) under Schedule 7A of the Town and Country Planning act 1990 (as inserted by Schedule 14 of The Environment Act 2021). It requires that Developers must deliver a biodiversity Net Gain of not less than 10%. There is a Government approved system (Natural England's Biodiversity Metric) for measuring this gain, a version of which must be used by all qualifying* development proposals. As BNG will result in more or better quality natural habitat		
				than there was before the permitted development occurs, the Review Plan welcomes this legislation. The BNG requirement will apply to almost all development that will take place in Great Bowden Parish. [And attach a footnote to qualifying* as shown above		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				that gives these links so that curious readers can discover for themselves: https://www.gov.uk/guidance/biodiversity-net- gain-exempt-developments ; see also https://www.legislation.gov.uk/uksi/2024/47/regulation/4/mad e#f00004 The first link gives readers info about what the exemption criteria are. And please add a 'see also' link to the actual legislation re De minimis exemption [which it seems we're all confused about, me included] then the intro continues: All comments received through the pre-submission consultation process will be taken on board and the Neighbourhood Plan Review Submission version amended where appropriate. The current Neighbourhood Plan will remain in place until the review document is formally Made by Harborough District Council. After being 'Made', each time a planning decision relating to development in the Parish has to be taken by Harborough District Council, or any other body, they will be required to refer to the Neighbourhood Plan Review (alongside Harborough District Council's own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed. This Neighbourhood Plan contains a range of policies designed to address locally important issues. ~~It is important to note that **not** having a Neighbourhood Plan~~ does not mean that development won't happen. [I find that negative difficult to follow/understand so I	Agreed – we will use the revised sentence with the	Change to be made as

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				would strike that sentence and replace with:] Whether or not a Parish has a Neighbourhood Plan development will still take place. However, without the policies in this Review Plan decisions about development would be based on Harborough District's broad policies rather than on those seeking to preserve the distinctive local character of Great Bowden Parish as set out in the policies	amendment 'Whether or not a Parish has a Neighbourhood Plan development could still take place'.	indicated.
				contained in this Review Plan. ~~Development will still take place, but without the policies in this Plan, which set out the type of development that is in keeping with the area's character, having any effect.~~ ~~Decisions will instead be primarily based on the District's policies rather than local criteria.~~		
15	Consistency & proof reading. page, 7,		Resident Leicester Lane	A Neighbourhood Plan is not prepared in isolation. It also needs to be in general conformity with relevant national and District-wide (i.e. Harborough) planning policies. For Great Bowden,... maybe replace District wide with local as you then go on to specify what/which local plan(s). Further down: The new Labour Government has indicated its desire to review the NPPF. The Neighbourhood Plan Review includes the latest ~~available~~ version of the NPPF ... Maybe includes references to the latest version of the NPPF, December 2024. Further down: ~~Furthermore, these policies are specific to Great Bowden and reflect the needs and aspirations of the community~~. I would just get rid of that all together - confusing.	Use 'local' and not district wide Remove 'new Labour' Agree to remove 'available' and do not delete the sentence beginning with 'Furthermore..	Change to be made as indicated.
15	Consistency & proof reading.		Resident	Page 8 Section 4 ...Harborough Local Plan Review. Comment: should it be Harborough District Local Plan Review?	No, it is the Harborough Local Plan.	None.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
	Page 8		Leicester Lane			
15	Consistency & proof reading. Page 11		Resident Leicester Lane	Page 11 How the Plan... At the start of the process, an Advisory Committee was established by the Parish Council and members of the community were invited to open events in the Village Hall on 6/7 May 2016. These events set out the context and stages of the project and asked questions about people's thoughts about Great Bowden. An analysis of the event is included in the supporting information. Comment: maybe be clearer about this section? From the very beginning of the Neighbourhood Planning process, an Advisory... Give a link to the supporting info and to the questionnaire results etc? I don't think these are among the current Appendices?	These documents will be part of the consultation statement to be sent to HDC on submission.	None
15	Consistency & proof reading. Page 17		Resident Leicester Lane	Page 17 Settlement Boundary etc The Harborough Local Plan (2021-2031) removed Limits to Development as a planning tool, ... Should we acknowledge that our 2020 Conformity Review	We do not consider this to be necessary …	None
				introduced the term Settlement Boundary to replace Limits? Maybe move the this text up to after ...within the Review, viz., The redefined Settlement Boundary takes into account recent planning permissions. You may want to check and amend slightly this first para because Reg 19 Draft Submission version in policy AP01 Development in Settlements, section 2 introduces the term ...(including within 'settlement limits' where these are identified in Neighbourhood Plans)... - see also section 4 of the same policy for HDC exclusions, etc. Therefore for increased clarity, you might want to amend the sentence to read: The Regulation 19 Local Plan for		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Harborough introduces a new term 'settlement limits' which for the purposes of conformity should be interpreted to have the same meaning as the term 'Settlement Boundary' used in this Review Plan. Further down: It is national and local planning policy that development in the countryside should be carefully controlled. Supporting "the intrinsic character and beauty of the countryside and supporting thriving rural communities within it" is a core planning principle in the NPPF. Does anyone know where that quote comes from - can't find it in 2024 NPPF or the preceding version - maybe from 2018? And later on: ...because it will help ensure that development is focused in more sustainable settlements with a greater range of... Umm, how many settlements does Great Bowden Parish have? it might read better as in more sustainable areas - because we mean in and around Bowden village and not in the countryside. Whatever!	See NPPF 2024 para 187 b). The term 'settlements' refers to the general benefit of settlement boundaries …but we will change to say 'in the built-up area'?	None Change to be made as indicated.
15	Consistency & proof reading. Page 18	Methodology	Resident Leicester Lane	In drawing up the Limits to Development, the Plan Review has adopted the following principles: Comment: Settlement Boundary **Bullet**: Generally, open areas of countryside – agricultural land, meadows, woodland and other greenfield land (with the exception of residential land) – have been excluded; We then go on to include on the boundary map the park area of Hursley Park (which is also a candidate LGS) - surely that is not correct? The red line should go around the Play area etc but exclude the SUDs etc. Reason for change: Policy G1 says that development within the settlement boundary will be supported. Also on map: I have raised this before but I'll try again; the	Noted The area is protected from development because of its designation as Local Green Space	None.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				mapped area for Leicester Lane allotments is not correct it shows a indent as allotment which is actually Woodyard/ Old Saw Mill... and has been developed.		
15	Settlement Boundary Page 19	G1	Resident Leicester Lane	this surely needs changing to account for HDC's Statutory housing requirement for GB? POLICY G1: Settlement Boundary - Development proposals will be supported within the Settlement Boundary as identified in Figure 2. Subject to the exception of any site allocations in the made HDC Local Plan 2020 – 2041, land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled. Appropriate development in the countryside includes: [then three categories listed, etc] Comment: You might want to check. On face of it, Land outside...etc doesn't quite correspond to Reg 19 emerging plan, so are these policies to be read as additional to AP03 (residential) and AP04 (commercial)? HDC 'residential' follows NPPF para 73? and the definition of rural exception in the glossary. Concerned about Examiner seeing this as duplication of HDC policy so we be clearer about what we mean specifically in relation to GB???	It is dangerous to include the potential Local Plan allocations in the Settlement Boundary in case they do not pass examination … but the form of words 'subject to LP allocations … is a good way of addressing it.	Change to be made as indicated.
15	Consistency & proof reading.	Great Bowden Design Guidelines	Resident	second/third paras read: The VDS is now over 20 years old and the opportunity has been taken through the Neighbourhood Plan Review to refresh the approach to design within the Parish – ~~to build on the VDS but to establish a more comprehensive response to the future development within Great Bowden.~~ Suggest clearer as: ...within the Parish. These renewed design criteria, which build on the VDS, are detailed in Great Bowden Design	Agreed	Change to be made as indicated.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
	Page 20	& Design Codes (see Appendix 1).	Leicester Lane	Guidelines & Design Codes (see Appendix 1). The Plan seeks to ensure that all development proposals (including minor works) are of good quality and designed sensitively to ensure that the generally good-quality built environment of the Parish is maintained and enhanced, particularly where they are located within or in close proximity to the Conservation Areas and/or a Listed Building or its setting. ~~New designs should respond in a positive way to the local character through careful and appropriate layout use of high-quality materials and detail. Proposals should also~~		
				~~demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area in which it is proposed to be situated.~~ Comment: that is the text in the Policy wording - no need to repeat it. Comment: re the Para starting Objective 9... Objective 8 etc These references to the in-force local plan are accurate but will make the 'conformity review' ever more urgent - almost as soon as HDC's LP is made (next summer?). Could we do without that para as in essence it repeats our G2 Policy and the content of our Design Code. See: Objective 4 of the draft HDC Local Plan (Regulation 19, March 2025) requires plan areas... 'thoughtfully to accommodate development to preserve and enhance our rural landscape, built heritage and the vitality of rural communities'. While Policy DM01 of the same document requires High Quality Inclusive Design - as do Great Bowden's revised Design Guidelines and Design Codes. There are 9 sub-parts to the second part of DM01 which specify	We disagree. The reference to the Local Plan objective is to demonstrate conformity to help the Examiner. I don't think it is helpful to delete it. Once made, the policy will be the critical aspect, rather than the justification for it in the narrative.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				'development will be permitted where...'		
15	Consistency & proof reading. Page 21	Housing	Resident Leicester Lane	Para: The Plan takes a positive approach that reflects the presumption in favour of sustainable development. Through the process of developing a Neighbourhood Plan, consideration has been given to the type and extent of new development required, where it should be located in the Parish, and how it should be designed. Comment: would that be better as: Through the process of reviewing the made Neighbourhood Plan,...	Agreed	Change to be made as indicated.
15	Consistency & proof reading. Page 22	Residential Site Allocation	Resident Leicester Lane	Same 'picky' comment as above: Through the... might be better as: In Reviewing the Neighbourhood Plan, (given we had no specified allocation in the original) Then next para beginning The Neighbourhood... might be more comprehensive as: In addition to a revised set of design guidelines and codes the Plan Review process included revision of the Housing Needs Assessment. Based on data from the 2021 Census it shows the housing mix and tenure required in Great Bowden (see Appendix 3). The Review plan also promotes the improvements to infrastructure that are needed locally to support sustainable development. Next para: and one site submitted to the Neighbourhood Plan Call for Sites. One site submitted during the...?	We do not consider these changes to be necessary	None
				At the various HDC meetings/briefings for Neighbourhood Planners (attended by Peter and myself) there was an informative discussion with Tess Nelson, Strategic Planning Manger about the concept of 'residual' housing requirements - that is to say that if we have a Statutory Housing allocation of 100 in addition to the various completions and commitments etc (to March 2023 from memory),	The policy should stay the same. I don't think it is necessary or helpful to change the	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
15	Residential Site Allocations	H1	Resident Leicester Lane	and then a application comes in for say 60 homes on Leicester Lane (likely any day now) and is approved by HDC, does that count towards our allocation? In other words, our residual Statutory Housing allocation then becomes 40 dwellings to 2041. The round about answer appeared to be 'yes it could' - note 'could' not 'will'. At this stage - and it will be struck through by HDC/Examiner if outside the scope/powers of NPs - I would be very inclined to take a flier and change the Housing Policy to read: Policy H1: Residential Site Allocations In addition to delivery of existing housing commitments and completions and the consequent residual housing requirement for Great Bowden as set out in Harborough District Council's Emerging Local Plan, 2020 to 2041, 8 (eight) new dwellings will be delivered in the plan period in the following location as shown in figure 3. [and rest of Policy follows]	narrative to anticipate further development.	
15	Housing Mix Page 23	H2	Resident Leicester Lane	87% of households in Great Bowden have at least one extra bedroom in their homes, Comment: Do they? I don't have an extra bedroom but I do have a mostly unused one - I thinks that is what is intended 'unused' not extra. Housing Mix Bullet a) ...up to date published evidence of local need in Great Bowden - should we point to the data which is found in Appendix 3 Bullet b) Ooh -HDC's emerging, Reg 19, LP - Policy HN02 - which please Note is a Strategic Policy - requires ALL homes to meet M4(2) and major residential developments of 10 or more homes, require wheelchair accessibility as follows: a) 5% market homes must meet	This is taken from the HNA and is their terminology. Agreed. Helpful to reference App 3 here The Adopted Local Plan does not contain this requirement – the best that the NP Review can do is encourage it. If this remains in the emerging Local Plan once	None Change to be made as indicated. None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				M4(3)A - which is wheelchair adaptable; and 10% of affordable homes must meet M4(3)B - which is wheelchair accessible.	adopted, then it will apply in GB anyway …	
				So rather than correct ours and set out the above, and thus DUPLICATE policy, should we amend to read: b) should meet the requirements of HDC's Draft Local Plan (Regulation 19, March 2025), Strategic Policy HN02. By the way "wheelchair housing" isn't used by HDC - sounds like a shed for one's wheelchair!		
15	Windfall Sites Page 25	H4	Resident Leicester Lane	Windfall sites are small infill or redevelopment sites that come forward. Comment: we have been pulled up and tripped up (at appeal hearings) about this definition. NPPF which states Windfall sites: Sites not specifically identified in the development plan. And HDC defines them as: sites that are developed during the plan period which have not been specifically identified in the development plan. Thus it could say: Windfall sites: These are sites that come forward during the plan period but which have not been specifically identified in the development plan. These are usually small infill or redevelopment sites; they often comprise redundant or vacant buildings including barns, or gaps between existing properties in the built up area. Next Para: Limits to development should be Settlement Boundary... Also, is it wise to mention the 33 homes on Bufton's site - someone is bound to point out these were not within the Settlement Boundary... (see point a) of the Policy).	Agreed We do not see any benefit in referencing this.	Change to be made as indicated. None
				C: The Natural, Historical ~~and Social~~ Environment [comment: where has social come from? Surely the 'Social environment' of the Parish encompasses all of	This isn't essential. It is included because the policies	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
15	The Natural, Historical ~~and Social~~ Environment Page 26	ENV 8 & 9	Resident Leicester Lane	the NP policies not just those of the natural and historical environment. See, if you must, para 98 of NPPF 2024. I would strike the term here and return to The Natural and Historical Environment] [Bottom of page 26] The modern parish, although now bounded to the south by Market Harborough and to the west by the Grand Union Canal, retains the north and east boundaries of the historic parish, including its mostly agricultural land. [comment: In the made NP we have resource linked here about the evolution of Great Bowden - still seems valid background for an examiner and others, so link again?]	for Local Green Space and Open Space, Sport & Recreation sites (and to a lesser extent Views) rely on 'community value' as evidence for candidacy under the relevant NPPF criteria	
				Page 27 Environmentally significant characteristics of The Plan Area... 1st bullet refs GD5 - it is also Policy DM04 Landscape Character and Sensitivity in the Submission Draft of HDC's LP, should you wish to reference that also. Then scroll down to text under bullet list: Great Bowden residents are aware of the contribution the Neighbourhood Plan can make to sustainable development, in particular the balance between development and the environment that is the foundation of sustainable development as defined in the NPPF, 2024. [*Comment*: this looks like a good place to amplify and consolidate the national & local policies & frameworks that to one degree or another affect the broad gamut of environmental and ecological development planning in HDC's Development Plan (existing & emerging) and thus our 'made' and this (emerging) Review Plan... I suggest this text so that we don't have to keep repeating the provisions in individual policies, see especially ENV 8	This is a matter of style.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				and Env 9. Frankly I find the preamble to those two policies is misleading and open to misinterpretation - also, the Planning Practice Guidance (PPG) is very clear that as BNG is a mandated legislative policy, plan-makers should not keep repeating it... so we can recognise its legislative existence once in this section and be done; the PPG also cautions against trying to 'localise' or suggest provisions different to those stated in law. So here goes with a suggested addition:] Underpinning the policies in this Review Plan are the Policies in the adopted Harborough District Council Local Plan (2011- 2031); the Policies emerging in the Submission Draft Local Plan (Regulation 19, March 2025) for example strategic development Policies DS03 and DS04; and where relevant, the in-force policies of Leicestershire County Council's Nature Recovery Strategy. Additionally, most planning proposals in the UK are subjected to a range of international and European protocols, together with a raft of UK law providing rules and regulations concerning - amongst other topics - pollution, conservation, climate change, health and safety; laws that protect endangered species, plants and habitats; and those designed to enhance biodiversity and guard against its depletion. Far too many laws and regulations to detail here but this Review Plan recognises and supports the Local Planning Authority		
				[LPA] in the appropriate application and enforcement of the laws and regulations relevant to all development proposals concerning the Plan Area. This Review Plan aims to ensure that all qualifying		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				development sites in the Plan Area contribute to the recovery of our local nature networks and the protection and enhance our local ecology by delivering a biodiversity net gain of not less than 10% in accordance with the Government's biodiversity net gain hierarchy. (See the current Planning practice guidance re BNG: https://www.gov.uk/guidance/biodiversity-net-gain). The Guidance also sets out the 'mitigation' hierarchy, that is the manner in which the net gains should be prioritised: 'on-site 'biodiversity gains should be considered first, followed by registered 'off-site' gains, and as a last resort by the purchase of 'statutory biodiversity credits'. (If none of these mitigation options are viable, the application should be refused - see Paragraph 193a of NPPF, 2024.) This Review Plan also aims to ensure a very significant level of protection for sites in the Plan Area which the community consider to be of high ecological value (see policy maps or diagram XYZ) and to achieve a substantial enhancement to biodiversity in the plan-areas immediately surrounding those sites - see Policies OR Maps blah, blah. This section of the Review Plan identifies the key local features (both natural and historical), and the habitats and species the community wishes to preserve and enhance. We seek to ensure that development contributes to the protection of the local ecological networks and achieves the required contribution to biodiversity net gain. Thus the Policies below seek to increase biodiversity, improve habitat quality, and create a connected and resilient landscape for the enjoyment of people and the protection of wildlife. The environmental inventory conducted for the Plan, and the following Policies, provide a template for strategic		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				land use planning in the Plan Area.		
15	Relationship of the Neighbourhood Area to Market Harborough Page 27	ENV1	Resident Leicester Lane	Relationship of the Neighbourhood Area to Market Harborough This is a picky comment but this statement is untrue (about 4 lines down): This development has now reached the top of Bowden Ridge but is still **not** visible from the village below. I'm afraid to say it **is** visible so... has reached... and is now visible from the village below. Would be more accurate to qualify it if you must by barely visible or now just visible or whatever. Next para, again picky but... I would capitalise Medium Village and say in the emerging etc End of para = stylisation of Harborough Local Plan Policy GD5 make consistent with whatever style is chosen. Also, I would future proof a bit and say: ...GD5; see also Policy DM04 Landscape Character and Sensitivity in the Regulation 19 Draft Local Plan.)	We do not consider the proposed changes to be necessary	None
				Next para - it might be better - in view of what we know - and don't yet know but suspect - about Leicester Lane developments to change opening para to: Policy SAO3 of the Regulation 19 Draft Harborough Local Plan contains a proposal for 850 new homes to be built east of Leicester Road (Ref MH2). The site, which is to the west of Great Bowden, is bounded on three sides by the Grand Union Conservation Area. [Continue/Move to here:] It is, therefore, proposed that a third formal Area of Separation is created which would be ~~west~~ east of the canal and north of Leicester Lane ~~and would serve to prevent any erosion of the remaining gap in this area~~ as shown in Figure 5. [not 6]		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				I would delete this (struck through) text completely and re purpose later in section, as shown below the strike through here. ~~This potential expansion of Market Harborough across the southern loop of the Grand Union Canal would not bring the town closer to Great Bowden than it is at present. It would, however, weaken the current distinction that landform provides between the lower-lying Great Bowden and the more elevated setting of Market Harborough in this area.~~ ~~Although the canal and adjacent tree cover would maintain a boundary along the edge of the allocated site but proximity to the western edge of Great Bowden, linked by Leicester Lane, would nonetheless be likely to create some sense of Great Bowden becoming contained on two sides by Market Harborough.~~ Then continue as next para after Fig 5: The following statements are taken from page 45 of a report commissioned by HDC entitled: Areas of Separation, Review of existing and potential areas, by Land Use Consultants (LUC), November 2024. 'The potential expansion of Market Harborough across the southern loop of the Grand Union Canal would not bring the town closer to Great Bowden than it is at present. It would to an extent weaken the current distinction that landform provides between the lower-lying Great Bowden and the more elevated setting of Market Harborough in this area, but the latter would still be on higher ground and so would retain some landform distinction.' 'The canal and adjacent tree cover would maintain a strong boundary along the edge of the allocation site but proximity to the western edge of Great Bowden, linked by Leicester Lane, would nonetheless be likely to		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				create some sense of Great Bowden becoming contained on two sides by Market Harborough. An extension of the existing AoS west to the canal and north of Leicester Lane would serve to prevent any erosion of the remaining gap in this area.' [Source: https://www.harborough.gov.uk/download/downloads/id/8784/ area_of_separation_study.pdf\] Continue: The findings support the inclusion in the Review Plan of the new Area of Separation to the North of Leicester Lane. This proposed new separation land to the north of Leicester Lane ~~would seem~~ is a logical and reasonable extension to the existing Areas of Separation in the Neighbourhood Plan. It will add ~~adding~~ to, and enhance, the ~~wider~~ strategic designation(s?) in the adopted (and emerging?) Local Plan(s) that continue the strict policy of protecting the identity and character of Great Bowden. Its inclusion in the Review Plan is therefore fully justifiable. [**Reason for suggested change:** Given the imminent arrival of a planning application for the field next to Heathcote I consider it vital to insert this text as 'quoted' and 'sourced' not just something we made up. HDC may not like it, but the source doc is in the public domain on planning portal. We will need all the ammunition we can get to stave off development of the whole of the northern side of LL!]		
15	Local Green Spaces Page 31	ENV 2 & 3	Resident Leicester Lane	General comment is as per the starting observation re general comments = stylisation needs serious review and bringing into line with whole document style, or vice versa. Para 107 in the NPPF, December 2024, refers should you wish to look. HDC emerging gives prominence to 6 defining characteristics but I agree with 7 as per NPPF. In this line of the opening text page 31 ...relevant criteria	Noted. Changes will be made where appropriate	Change to be made as indicated.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				in		
				the inventory (Appendix 4) Comment: for the avoidance of doubt I would say Environmental Inventory (Appendix 4) simply because the LGS criteria/scoring are, as subsequently shown, in Appendix 5 - and stylisation of inventory labels/titles??? And in the policy wording itself: ...(details Appendix G; locations Figure 6)... Try Appendix 5 Would you please note and change in the LGS Inventory Appendix 5 that Green Lane (A51) is a Byway Open to all Traffic (BOAT) NOT a Byway Open at All Times as stated! (I have not thoroughly checked the inventory - no time - just scanned it -there may be other glitches) Moving on to: Important Open Spaces (OSSRs) This line: Respondents to the community questionnaire selected the greens as the most valued village characteristic. I think this is not the first instance of the emboldened term, however I'll note my comment here: You should qualify when that questionnaire took place (date) and you should link to it in the supporting documentation of the 'made' version Otherwise the Examiner will likely query where is your evidence for this statement and propose to strike it. Further on: The value of all these sites as open spaces within and close to the built-up areas and/or their current, or potential, value, as community resources are recognised in Policy ENV 3. The policy adds local detail to, and is in conformity with, HDC Policy G12 Open Space, Sport and Recreation. [You may want to add a 'See also' ref to the to the emerging Reg 19 LP? Relevant policy is Policy DM05: Green and Blue Infrastructure and Open Space.]	Happy for change to be made The Consultation Statement will include all references, but dates can be added here	Change to be made as indicated. Change to be made as indicated.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Policy itself: Open Spaces designated by Harborough District Council (Open Space, Sport & Recreation site on HDC Local Plan policies map): Suggest you add a specific identifier to this to avoid planners and examiners confusing Policy Maps - existing v emerging. So you could qualify something like ...Council (see Open Space, Sport & Recreation sites shown on HDC's Local Plan,		
				2011 - 2031, policies map): Etc. (Note I have not checked all the Refs - no time). Then under the policy: Note: The following open spaces with Open Space, Sport & Recreation functions (five are in the HDC open spaces audit, as listed, two are new) are now designated as Local Green Space by this Plan, Policy ENV 2: they are noted here for reference, but to avoid inconsistency when policy decisions are being made they are not covered by Policy ENV 3: Comment: which HDC Open Spaces Audit? What's its date? Is this in the supporting docs? Or on-line or where can an examiner find it?? And it might be better to use a more common phrase for the second highlighted text: ...but for the avoidance of doubt...		
				The first para: ...the medieval plough did not have a reversible coulter, 4 so... footnote there that is perhaps an orphan? because where are the preceding three footnotes - have I missed them? And the diagram of the four fields is presumably Figure 9? Needs a label in same style as previous ones? Figure 9.1 Ridge and furrow in Great Bowden c.1947 as	Noted. Changes will be made where appropriate We believe this section is	Change to be made as indicated. None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
15	Ridge & Furrow Page 35		Resident Leicester Lane	mapped by Hartley (Leics. CC) this looks suspiciously like the survey plan draw by Rosemary Culkin and team before 2016 - see supporting docs for the made plan (2 docs) which explain how Rosemary, Jim & Team made the map and identified other earthworks; that map is very valuable because it has the field numbers on it! I did not do much work on R&F last time because Rosemary, being an archaeologist, was the Env Group's resident expert and had clearly done masses of work/study/research on this subject with the local group. I am very uncomfortable with the current Ridge and Furrow section text and I query the new Figures and their labels - something doesn't feel right based on my previous awareness. I would like to know that Rosemary, Jim, and the team have reviewed the new text/figures and signed it off as accurate.	accurate.	
				Then on page 36 - same topic - it states: ...recommendations for protection and management. The ridge and furrow in Great Oxendon mapped for Turning the Plough in about 1999 (figure 9.2) provides a baseline for a new survey undertaken for this Plan in 2016, and this has been updated again in 2022 (figure 9.3). The summary results show the decline since World War II; because the detailed, fieldwork-based 2022 survey identified on the ground some areas missed by the 1999 study**, the situation is now as follows: Great Oxendon? ...provided a baseline for a survey undertaken in 2016 for the Plan; for the Review Plan this data has been updated in when? 2022 or as the legend on the map 9.3 says 2024? I will send with this set of comments the PDF note giving sources for the mapping exercise by Rosemary	Great Oxendon is a typo which will be corrected.	Change to be made as indicated.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				and crew which is published on GB website and is part of our Made 'made' Plan. Right onto the policy and its newly inserted preamble on pge 38 which reads: In future, and whenever possible, increased local housing need or development to deliver new targets required at a higher level in the planning system **should only be fulfilled in the Plan Area by allocating development to available sites where there is no surviving ridge and furrow.** The policy has regard for NPPF (2024) paragraph 216. Here is what Para 216 (NPPF,2024) actually says: 216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. I would like to know how in an appeal hearing in front of even the most mediocre Planning Barrister acting for an Appellant we expect to have the policy preamble given	It is the policy wording that will carry weight.	None
				much, if any, weight? Esp when the Policy itself (ENV 5) actually more closely mirrors Para 216, viz. It says: ...Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the significance of the ridge and furrow features as heritage assets must be weighed against the demonstrable benefits of such development.		
				These structures are statutorily protected and the list		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
15	Buildings and structures of historic environment significance Page 39		Resident Leicester Lane	(taken from the January 2023 schedule on the online Historic England National Heritage List for England (NHLE). [That sentence doesn't make sense!] This is stated for reference and to ensure their settings are taken into account when planning policies are drafted and proposals are being determined. We could try: These structures are statutorily protected beyond the level that can be provided by this Plan. See Figure 10 for their location, the detail of which has been taken from the online Historic England National Heritage List for England (NHLE), January 2023 schedule. This information is stated for reference, and to ensure their settings are taken into account when planning policies are drafted and proposals are being determined. Page 39 Non- designated Heritage Assets (the 'local list') Style again! Itals and things like ...this Plan - or this Review Plan or? The 'working part' of the policy wording is not nearly as 'tight and direct' as the previous wording and yet really nothing has changed. For example previously we said... 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. [That's basically what NPPF Para 216 says; I would tighten the Policy again by running on after in the village and Plan Area, and their features and settings will be... etc - as I've typed above so that the weight-bearing bits of Policy read as the last ENV6.]	This narrative was from the Made NP and is appropriate. We wish to keep the policy as it is..	None
				Same query as before re this phrasing: of consultation during the Plan's preparation - which Plan? and shown in figure 12, details Appendix 7) - it is listed as		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
15	Important Views Page 41	ENV 7	Resident Leicester Lane	Appendix 6 elsewhere. View 4 comment: Is the arrow pointing in the correct direction for Dingley? View 6 from Hursley Park across the country park (Local Green Space) and other open spaces into open countryside, including fields in ~~the 'Rewilding Great Bowden' area~~ and Great Bowden Borrow Pit SSSI. [Comment: The strike through is a made up title - it is also terribly misleading - it is not a GB Parish project; and surely we as a Parish do not want to bear any responsibility for the management or associated costs. The rewilding project at Tin House Farm, is owned by HDC and managed by them in conjunction with Leicestershire and Rutland Wildlife Trust (LRWT) is actually called The Market Harborough Rewilding Project. Thus the text must be amended to ...say into the open countryside including over the fields included in The Market Harborough Rewilding Project.] (BTW I don't see that the arrow points anywhere near the Borrow Pit SSI do you?)	To be checked and corrected if necessary The arrow is not pointing in the correct direction. View 4 should be about 2 O'clock. View 6 needs to be pointing to 11 O'clock	Change to be made as indicated Change to be made as indicated
15	Sites and features of natural environment significance Page 42	ENV 8	Resident Leicester Lane	Page 42 Here I have a large problem with this preamble starting: Policy ENV8 delivers and ending with ...delivering Biodiversity Net Gain. Firstly I think site-specific compliance is ambiguous and misleading; it will cause problems of clarity for decision makers... and the examiner. And that is not to mention that the list of legislation is potentially a hostage to fortune as legislation changes so quickly - often due to the use of Statutory Instruments some of which hardly ever make the public space - and all of which detail is levels above the remit of a Neighbourhood Plan. Detailed knowledge needed for the application of such matters is best left to professional planners who at least have the	Noted, however this narrative has featured in other Made NPs.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				benefit of endless regular briefings from the Gov's chief planner and from their professional bodies. Surely it goes without stressing that the broader Policies in the Made LP are foundational to the Policies in our NP. And that includes about provisions for BNG... And of course fairly shortly - next year when HDC's Emerging Plan is 'made' - we shall be faced with another 'conformity review' - this time of the Review Plan in relation to the new development plan. Additionally Planning Practice Guidance re Biodiversity Net Gain [https://www.gov.uk/guidance/biodiversity-net-gain] is clear on this matter: "Plan-makers should be aware of the statutory framework for biodiversity net gain, but they do not need to include policies which duplicate the detailed provisions of this statutory framework. It will also be inappropriate for plans or supplementary planning documents to include policies or guidance which are incompatible with this framework..." So, with regard to the latter, I have suggested an addition to the Review Plan's Introduction in order to highlight BNG as a major new mandatory requirement. Additionally I have attempted to address some of the 'shopping list' of legislation in ENV 8 (referenced again in ENV9) in the some expanded text that would fit on Page 27 Environmentally significant characteristics of The Plan Area... There fore I suggest deletion of the text Policy ENV8 delivers and ending with ...delivering Biodiversity Net Gain. I suggest it is replaced by Policy ENV 8 applies to individual development proposals within the Neighbourhood Plan Area, ensuring alignment with the relevant environmental	We do not feel it necessary to reiterate national policies / legislation and discuss their agendas / objectives in the NP	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				legislation and Harborough District Council's Local Plan. On the Policy text itself I suggest you get rid of this text: ~~Development proposals on the identified sites will be expected to include evidence-based, measurable proposals for delivering biodiversity net gain at a minimum 10%.~~ ~~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 193(a) of the NPPF (2024).~~ See PPG text quoted above for the reason. Also I have already explained the mitigation hierarchy in Page 27 to avoid constantly repeating BNG mandatory legislation.		
15	Biodiversity & Habitat Connectivity Page 44		Resident Leicester Lane	Moving on to Page 44 Records of at least eleven species, including several nationally scarce or threatened types, and 20 proven roosts/breeding sites, are in the Leicestershire Environmental Records data (Leics. CC). Not the correct title Maybe: ...sites, are in the database of the Leicestershire and Rutland Environmental Records Centre (LRERC). Next page 45: Habitat connectivity is delivered by wildlife corridors, which are designated to prevent obstacles to the movement or spread of animals and plants that would otherwise be imposed by new developments. They also help to re-connect populations and habitats within parishes and more widely. A wildlife corridor is mapped in this Plan (figure 15) for attention when development proposals within it are under	The Wildlife Corridors policy is unchanged from the Made NP	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				consideration.I believe there's more than one wildlife corridor? The legend on Figure 15 says: Figure 15: Wildlife corridors in Great Bowden. And do you mean development proposals within the wildlife corridors, or adjacent to the routes, or what? Ambiguous. [The text from the 'made' plan re explaining Wildlife Corridors would benefit this plan if it was reintroduced.]		
15	Preamble to the Policy ENV9 - page 45 & 46	ENV 9	Resident Leicester Lane	Preamble to the Policy ENV9 - page 45 & 46 ~~While policy ENV 8 delivers site-specific compliance in the Plan Area with the relevant Harborough District Council Local Plan policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019 and the UK Environment Act 2021, this policy (ENV 9) does the same for *strategic planning and future development proposals across the Neighbourhood Area*. The policy is explicitly supported by National Planning Policy Framework~~	This narrative helps set the context for the policy.	None
				~~(December 2024) paragraphs 187, 192 and 193(a), on which this policy's wording is partly based. The community also expects all planning strategies, proposals and decisions affecting the Neighbourhood Area to comply with the requirements of the *Climate Change Act* 2008, to follow the spirit of the *Paris Agreement* (UK ratification 2017) and the UK's *25 year environment plan (2018)*, and to plan for *biodiversity net gain* through the mechanisms described in the *Environment Act 2021*, the relevant *Planning Practice Guidance* of December 14, 2023 and paragraphs 192(b) and 193(d) of the NPPF December 2024.~~ ~~45~~		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Same comments as above at the preamble for ENV 8 - likely to lead to confusion for planners; strategic planning operates at a higher scale than site-specific. And again repeat of mandated policy, viz., BNG (see PPG guidance re 'repeating' and 'reframing'). Why not say something simple like: this policy supports compliance with relevant environmental legislation and local planning policies at the site level within the Neighbourhood Plan Area or for preference, just reuse the suggested wording at ENV 8: As with Policy ENV8 this Policy (ENV9) applies to individual development proposals within the Neighbourhood Plan Area, ensuring alignment with the relevant environmental legislation and Harborough District Council's Local Plan.		
15	Biodiversity & Habitat Connectivity Page 46	ENV 9	Resident Leicester Lane	As with Policy ENV8 this Policy (ENV9) applies to individual development proposals within the Neighbourhood Plan Area, ensuring alignment with the relevant environmental legislation and Harborough District Council's Local Plan. Policy ENV9: Biodiversity and Habitat Connectivity a) All new development proposals in the Plan Area will be expected to safeguard habitats and species, including those species and habitats of local significance as noted in the Environmental Inventory		
				(Appendix 4) and on the Policy map/Figure XYZ . [Where is this Policy map?]; b) In addition to complying with the legal requirements and safeguards in place for all	This cross-reference to the Made NP can be removed	Change to be made as indicated

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				protected species, all development proposals in the Plan Area will be expect to pay special attention to preserving and enhancing the habitats of priority or threatened species such as swifts, bats and hedgehogs; c) To promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species in the Plan Area; qualifying developments must identify and pursue opportunities for securing measurable net gains for biodiversity; and d) Development proposals in locations where bats (all species) are known to occur (Figure 14) and which involve demolition, extension affecting roof-space or roof-line, or changes to eaves, chimneys, ridge, soffits, slates/tiles, must include a record of consultation with the Leicestershire County Council (LCC) Ecology Team and demonstrate that the resulting recommendations are incorporated in the proposal; similarly, new development proposals in the areas where great crested newts (*Triturus cristatus*) are known to occur (Figure above needs a legend) must include a record of consultation with LCC's Ecology Team and demonstrate that the resulting recommendations are incorporated in the		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				proposal; Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridors identified in Figure 15; and		
				e) [Is this a housing design policy - it probably should be?] All proposals in the Plan Area that are in or adjacent to known bat locations (Figure 14) are required to design their proposed layouts and dwellings to safeguard the habits and habitats of bats (nocturnal mammals) by: - following best practice* for the design and location of artificial lighting in respect of dark buffers, illuminance levels, zonation, luminaire specifications, curfew times, site configuration and screening; and unless demonstrably essential, not to incorporate exterior artificial lighting (on buildings or open areas); • retaining all trees unless removal is demonstrably essential; and • incorporating integral or external bat boxes in an agreed ratio of boxes to number of buildings or site size.	Not sure what changes are proposed?	None
				I dislike the entirety of this section - who decided on a		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
15	Nature Recovery and Biodiversity Net Gain Page 47	ENV 10	Resident Leicester Lane	Rewilding Great Bowden Plan? Hursley Park it seems? Who has designated land belonging to other persons - from the canal in the west to the bypass in the east - as a Rewilding Great Bowden initiative? HDC purchased Tin House Farm (£1.8 million of reserves) without any public consultation; and the Family of James Adler - bless them - have donated a small stretch of land as a nature reserve in perpetuity in memory of James; plus there is Hurley Park which is privately owned and managed (management supported by tranches of public money). As for the rest who owns it?	Noted. Amendments to policy wording agreed as above.	Change to be made as indicated
				So Great Bowden residents do not own any of this land - well, as individual rate payers, the smallest fraction of Tin House Farm land perhaps. And let it be noted that HDC's Rewilding Project of some of the Tin House Farm land is actually called **The Market Harborough Rewilding Project** - nothing whatever to do with Great Bowden. HDC brought Tin House Farm to trade Biodiversity Net Gain Credits to developers making applications in the District by offering an 'off-site' facility for their 30 year gains; and/or allowing them as last resort them the purchase of BNG credits from HDC - (poacher turned game keeper?) This whole HDC project will be interesting to watch given HDC's stated commitment to the BNG 'mitigation hierarchy'; one wonders what will happen when, as is not unusual, some of those development companies go bust? Doe the Parish of Great Bowden want in anyway to be responsible for it by claiming it as 'a Great Bowden project'? I suspect if folk knew the ins and out of this stuff they would vote against any formal involvement. It residents want to volunteer to help Leics & Rutland Wildlife Trust manage		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Plots 1, 2, 3 as shown on map Figure 16 then fine but... So Figure 16 needs re titling to The Market Harborough Rewilding Project Anyway on to a more positive approach. I suggest Policy ENV 10 is reduced to: Preamble or reason for this policy: The plots marked Rewilding Plots 1, 2 and 3 on figure 16 were purchased with public funds by Harborough District Council for rewilding purposes, thus supporting the aspirational provisions expressed in the Government's legislation concerning the enhancement of natural resources and thus the need for restorative strategies, such as Leicestershire County Council's Nature Recovery Strategy and the Biodiversity Net Gain provisions made under Schedule 7A of the Town and Country Planning act 1990 (as inserted by Schedule 14 of The Environment Act 2021). As a part of HDC's rewilding and biodiversity policies, these Plots will also serve as sites capable of providing off-site Biodiversity Net Gain Offsetting for developers across the district who are unable to meet, in whole or in part, their statutory pre-commencement obligations under the in-force Biodiversity Net Gain provisions. As these sites are wholly within the Great Bowden Plan Area, GBPC notes their inclusion in the Parish and recognises that		
				the Parish Council has a duty to conserve and enhance biodiversity under the provisions of Section 102 of the Environment Act 2021. Therefore, after consultation with HDC, we include the following policy provision. Policy ENV10 Plots 1, 2 and 3 (figure 16) are recognised by this Plan as sites to be used primarily by HDC for the purpose of		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				rewilding those areas in accordance with its duties to enhance and conserve biodiversity; and also to facilitate off-site Biodiversity Net Gain Offsetting for developers. Other than the provision of infrastructure which facilitates free public access to the rewilded areas or which enables the proper maintenance and management of those areas, commercial development of these areas is not supported by this Plan.		
15	Flood Resilience Page 52	ENV 12	Resident Leicester Lane	...Development proposals within the areas indicated in Figure 18... which areas Zone 1, 2 or 3 or combinations thereof? How will a Planner decide? Further on: if in a location susceptible to flooding from rivers or surface water (figure 17), actually Figure 18. And I think the detailed provisions are not likely to be followed by developers of very small sites in Zones 1 & 2. Hydrological and Geological core surveys are unbelievably expensive so there would be little merit (pofit) from building 3 new houses on a flood plain. Final note: the Fly Tipping thing was a community aspiration last time - has that category disappeared? Ends 26 October 15:00 CEF	We consider the policy to be appropriate.	None
16	General		Stakeholder via Philip Cowen, Partner Godfrey Payton	I am writing with regard to the consultation process relating to the Great Bowden Neighbourhood Plan review process. I am writing with a representation on behalf of the Heygate family, who own land which is located between Dingley Road, the A6 Harborough Bypass and the eastern end of Nether Green. The land in question forms a significant part of the GB2 draft Housing Allocation which is detailed as part of the Regulation 19 Submission Draft Local Plan which was consulted on by Harborough District Council in April 2025.	Noted. The consultation with residents has been extensive and has included an open event and newsletter communication, as well as regular discussions at Parish Council meetings.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Unfortunately we were not aware of the latest consultation stage in respect of the Great Bowden Neighbourhood Plan until late last week, and hence my apologies for the late message. Despite owning the land for several generations, we do not appear to have been consulted as part of the development of the new Plan for the village.	M&RC did communicate with the landowner at their home address in Melton Mowbray and at the e-mail address that we had on record since 2017. Of course, all stakeholders have access to the GBPC website and can receive the GB Newsletter on-line which gives updates every three months on progress with the development of the GB Neighbourhood Plan.	None
16	Settlement Boundarys	G1	Stakeholder via Philip Cowen, Partner Godfrey Payton	We do not support either the concept of a Settlement Boundary or the position of the Boundary as identified in Policy G1. In particular, the proposed boundary as identified does not allow for any growth of the village to any extent beyond minor infill development which will ultimately lead to a position whereby a significant-sized new development has to be accommodated by the village beyond the Settlement Boundary in order to achieve planned and sustainable growth. This point is further reinforced when considered alongside the proposed western extension to the Area of Separation, and the proposed Nature Recover Area proposals. Within the boundary as proposed in the current draft document, there is only one small residential development site which is allocated for development (which we understand may be difficult, or impossible, to deliver in any event), and hence a restrictive Settlement	Noted, however we disagree. The Neighbourhood Plan exceeds to housing requirement for the Parish and therefore it meets housing need over the Plan period. If housing need changes over time, consideration will be given to a further review of the NP to identify further	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Boundary as proposed is only likely to lead to further significant sized residential schemes ultimately gaining planning consent in an uncontrolled manner – in a similar way to that which occurred for the new constructed site off Welham Lane previously. We suggest that this policy needs careful reconsideration, or should be removed in its entirety. We also believe that a Settlement Boundary can only be properly established in consultation with the Local Planning Authority, as ultimate Local Plan policies will over-ride the NP to a substantial extent. .	appropriate locations for sustainable development.	
16	Housing Allocations,	H1	Stakeholder via Philip Cowen, Partner Godfrey Payton	The NP comments on Policy DS01 as part of the emerging Local Plan, and the identified strategic growth requirement for 100 houses. However as part of Policy H1, the NP only allocates a single site for 8 new dwellings, as bungalows. The NP is therefore clearly in conflict with National and Local Planning policy in that respect, and furthermore when considering the proposed Settlement Boundary and associated policy detail, it is very clear that there is insufficient other land within the NP's proposals which could go anywhere near to settling the Local Planning Authority's identified requirement for 100 houses. We therefore formally object to the "Residential Allocation" section of the proposed NP, which includes Policy H1.	This is a misunderstanding of the housing requirement, which is met, and indeed exceeded, by a combination of the allocations in the Local Plan and the Neighbourhood Plan.	None
				It is clear that many of the conclusions which have determined the NP policies were reached following publication of the "Site Options and Assessment" report by Aecom in June 2024. We were not aware that report had been commissioned or published until recently, and as the owner of one of the sites which has been assessed as part of the report it seems extraordinary	Noted. The process for undertaking the site options appraisal is tried and tested and has been completed in countless neighbourhood plans across the country. The	

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
16	Alternative Sites	Appendix 2	Stakeholder via Philip Cowen, Partner Godfrey Payton	that the author did not seek to establish key facts and relevant detail relating to our site (which in some instances had previously been made available to the Local Planning Authority, and hence was in the public domain) prior to writing that report. Therefore as part of our objection the NP, we believe that the Evidence Base which has been relied upon (refer to pages 17 and 18 of that report) is both too limited, incomplete and therefore incorrect in the ultimate assumptions of that report. This has resulted in conclusions being formed for the purposes of the NP which are both misleading and unbalanced. It is our firm submission that the "Site Options and Assessment" report should be fully updated and reviewed by the NP Committee, and that Aecom (as author) should be instructed to contact the owner of each site that they have assessed in order to establish correct and appropriate detail with regard to each site. We firmly believe that a more balanced approach, in considering the requirements of the Local Planning Authority, potential modifications to the proposed Settlement Boundary and key factors relating to each of the identified sites would have led to a different and more sustainable ultimate conclusion as part of an emerging NP. Although these are our 3 principle areas of objection to the proposed Neighbourhood Plan, we also wish to make it clear that the Heygate family support much of the other policy detail which is proposed as part of the NP as drafted. We therefore look to the Qualifying Body to re-assess these aspects of the Plan prior to submission of the Plan to Harborough District Council such that it can ultimately be put forward on a more	report was signed off by Locality as the Government's agents in this. Noted	None

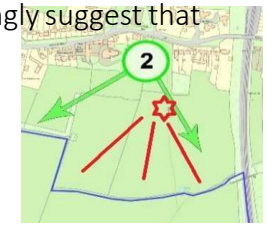
No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				sustainable basis and in a manner which meets to clear requirements of the emerging Local Plan and therefore both national and local Planning Policy.		
17	General		Stakeholder Coventry Area	I write in respect of the Great Bowden draft Neighbourhood Plan Review, and in particular the latest Consultation Period, which we note closes this evening. Unfortunately, having received Stakeholder Consultation emails and documents in the past, we appear to have been omitted from more recent communications and hence were not aware of the consultation deadline until late last week. Therefore I am sorry only to be writing at this late stage.	Noted. We attempted to send a notification to the stakeholder's e-mail address but received a 'not sent' message. A further attempt was made to make contact via an organisation that the stakeholder is associated with but again couldn't find any facility to leave a message or e-mail address. The Regulation 14 consultation was publicised widely in the Parish.	None
17	Housing allocation,	H1	Stakeholder Coventry Area	A strong, sustainable and fit-for-purpose Neighbourhood Plan must consider the District Council's emerging planning policies and consider whether those policies should either be challenged, or alternatively accepted – and if the policies are accepted, the plan should address how to accommodate the needs of that emerging Local Plan. The NP comments on Policy DS01 of the emerging Local Plan, and the identified strategic growth requirement for 100 houses for Great Bowden. However as part of Policy H1, the NP only allocates a single site for 8 new dwellings, as bungalows. The NP is therefore clearly in conflict with Local Planning policy, but no reasons or justification is given within the NP as	The NP allocation is in addition to the Local Plan allocation; therefore the housing requirement is more than met.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				to how that position of conflict is justified. We therefore cannot support, and formally object to, the "Residential Allocation" section of the proposed NP, which includes Policy H1. The Residential Allocation section of the NP should go much further and look to identify Housing Allocations within the Parish boundary for sites that can accommodate 100 houses during the course of the next 10-15 years, even if the sites that are identified are done so on a phased basis.		
17	Settlement boundary,	G1	Stakeholder Coventry Area	We do not support either the concept of a defined Settlement Boundary or the position of the Boundary as identified in Policy G1. The proposed boundary as identified does not allow for any growth of the village to any extent beyond some very small areas of potential infill development, and it is our view that approach will ultimately lead to a position whereby a significant-sized new development has to be accommodated beyond the Settlement Boundary in order to deliver planned and sustainable growth as part of the Local	Noted. The housing requirement for the neighbourhood plan period is met through the Local Plan and the Neighbourhood Plan. If the housing requirement increases, the NP will be reviewed.	None None
				Planning Authority's policies for the District as a whole. This point is further reinforced when considered alongside the proposed western extension to the Area of Separation, and the proposed Nature Recovery Area proposals. Within the boundary as proposed in the current draft document, there is only one small residential development site which is allocated for development (which we understand may be difficult, or impossible, to deliver in any event), and hence a restrictive Settlement Boundary as proposed is only likely to lead to further significant sized residential schemes ultimately gaining planning consent in an uncontrolled manner – in a similar way to that which occurred for the now built site off Welham Lane	In these circumstances, the Settlement Boundary is appropriate and has not been objected to by HDC. This position is noted but is an inaccurate reflection of	None None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				previously. We suggest that this policy needs careful reconsideration, or should be removed in its entirety. We also believe that a Settlement Boundary can only be properly established in consultation with the Local Planning Authority, as ultimate Local Plan policies will over-ride the NP to a substantial extent.	the relationship between local plan and neighbourhood plan policies.	
17	Aecom site assessment, Appendix 2		Stakeholder Coventry Area	It is clear that many of the conclusions which have determined the NP policies were reached following publication of the "Site Options and Assessment" report by Aecom in June 2024. We were not aware that report had been commissioned or published until recently, and as the owner of one of the sites which has been assessed as part of the report it seems remarkable that the author did not seek to establish key facts and relevant detail relating to our site (which in some instances had previously been made available to the Local Planning Authority, and hence was in the public domain) prior to writing that report. Therefore as part of our objection the NP, it is our assertion that the Evidence Base which has been relied upon (refer to pages 17 and 18 of that Aecom report) is both too restricted, unduly limited, incomplete and hence leads to incorrect conclusions. By way of example, had Aecom made contact with us, we would have been able to provide detailed highway and landscape evidence (and perhaps other detail) which may well have led to different conclusions. Some of that detail has in any event already been submitted to Harborough District Council as part of their own Planning consultation processes. The result of these shortcomings in that Aecom report is that inaccurate conclusions have been reached for the purposes of the NP which are both misleading and unbalanced. It is	Noted. The process for undertaking the site options appraisal is tried and tested and has been completed in countless neighbourhood plans across the country. The report was signed off by Locality as the Government's agents in this.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				our firm submission that the "Site Options and Assessment"		
				report should be fully updated and reviewed by the NP Committee, and that Aecom (as author) should be instructed to contact the owner of each site that they have assessed in order to establish correct and appropriate detail with regard to each site. We firmly believe that a more balanced approach, in considering the requirements of the Local Planning Authority, potential modifications to the proposed Settlement Boundary, the relevant technical detail for each site and other key factors relating to each of the identified sites would have led to a different and more sustainable ultimate conclusion as part of an emerging NP.		
17	Area of separation,		Stakeholder Coventry Area	Much of the detail that is written about the need for an Area of Separation is supported by us, in particular so far as the Parish is concerned. However there are statements within the draft NP which are inaccurate: Para 2 – "Any further northern development of the latter would destroy the quality of the remaining landscape, the distinctness of the two settlements, the excellent views and viewpoints from the top and bottom of Bowden Ridge and the exceptional ridge and furrow earthworks that are visible on these northern slopes (HDC Local Plan Policy GD5)." It is not accurate to include that statement within the NP, as there are areas (and one site in particular) on the northern periphery of Harborough where development would lie outside the currently defined Area of Separation where development of that land would not have the impact that is being suggested. A wide-ranging statement of	This narrative text is from the Made NP	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				that nature must be qualified to only apply to those areas of land to which the Statement genuinely applies. Our objections also go further in that the majority of the land which is being referred to in this context lies out the Parish boundary – and hence should not be the focus on a "Neighbourhood Plan" for the Parish. This paragraph requires further qualification prior to adoption. a. It is our firm belief, and submission, that the draft NP would carry considerably more weight if a detailed review of the Areas of Separation were undertaken by qualified consultants with a particular focus on landscape value. There are some small areas of land within the proposed Area, particularly on the south side of the Village, where small- scale and limited residential development (and hence a small potential Housing Allocation) would NOT compromise the general principles of the Area of Separation. The Neighbourhood Plan is an opportunity for the village community to reinforce the reasonably defendable boundaries of that Area of Separation – it should not merely accept and repeat the previous area which was proposed and adopted by the District Council following a wide-ranging review many years ago	We disagree. The need for the policy given the potential of coalescence is clear.	None
				.		
			Stakeholder	On a point of detail, the principal of including Important Views as part of the NP is fully supported. However under draft Policy ENV7, the accompanying map requires annotation with regard to Position No 2. At present there is *NO View*, let alone any Important View, from the position marked 2 on the Plan. The views to both the southwest and southeast of that point passes through several mature and tall hedgerows on generally	We don't agree with the respondent. There is a view up the escarpment towards the Ridgeway from this view point.	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
17	Important views	ENV 7	Coventry Area	flat ground, with Bowden Ridge lying further to the south beyond the confines of the Village boundary. We therefore strongly suggest that the position of Point 2 should be moved as in reality the view occurs at the point where the public footpath comes in to the much larger open field at the point which lies to the south of the field boundary which is shown immediately below the existing point 2. The arrows should then lead from that revised point in a south-westerly to south- easterly direction – as indicated in red text on the copied image below. 		
18	General Comments		HDC Officer	The Plan is well-structured and clearly reflects community aspirations. However, some policies and supporting text either: Lack clarity or precision in planning terms, Repeat existing national or local policy without adding local distinctiveness, Or use terminology that may not be enforceable or meaningful in planning decisions.	Noted	None
18	BNG Pages 43 & 45	ENV8 & 9	HDC Officer	Since BNG is now a legal requirement, repeating it in the NP without adding local specificity could be seen as redundant. Instead, the plan could reference the legal framework and direct applicants to Planning Practice Guidance or HDCs own guidance with regard to this.	Noted. We believe it is worth reinforcing the need for this new legal provision.	None
				Pages 43 and 45 re: Policy ENV 8 and ENV 9– "Site-specific compliance" the phrasing is ambiguous and potentially misleading. It risks implying a level of enforceability or legal precision that may not be appropriate for a neighbourhood plan.		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				A clearer alternative might be something like: *"This policy supports compliance with relevant environmental legislation and local planning policies at the site level within the Neighbourhood Area."* *Or* *"This policy applies to individual development proposals within the Neighbourhood Area, ensuring alignment with relevant environmental legislation and Harborough District Council's Local Plan."* Page 45: The phrase *'**this policy (ENV 9) does the same for strategic planning and future development proposals across the Neighbourhood Area**.'* This could lead to some confusion. Strategic planning typically operates at a broader scale than site-specific applications, so combing strategic with site specific actions may dilute the clarity of the policy or policies. It might be better to separate the strategic intent from site- level application, or reframe the policy to focus on how it guides future development in line with environmental priorities.	We are content for this change to be made. Agreed. We will change the phrase 'this policy (ENV 9) does the same for strategic planning and future development proposals across the Neighbourhood Area' with 'this policy (ENV 9) helps guide future development proposals across the Neighbourhood Area'.	Change to be made as indicated. Change to be made as indicated
18	Sites & features of natural environmental significance	ENV8	HDC Officer	Policy ENV8 might be rephrased as follows to support the protection and enhancement of locally significant natural assets and align with national planning policy and the Harborough Local Plan, while adding local emphasis and specificity. *The sites and features identified on the Policies Map (Figure 13) are recognised as being of local ecological and environmental importance within the Neighbourhood*	Agreed	Change to be made as indicated

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				Area. These areas contribute to biodiversity, carbon sequestration, and are valued by the community. ***a) Development proposals affecting these sites or features must:***		
				Demonstrate how potential impacts on biodiversity and ecological value have been assessed. *Provide evidence-based proposals to deliver a minimum of 10% Biodiversity Net Gain (BNG).* *Where harm to biodiversity cannot be avoided, proposals must show how impacts will be mitigated or compensated. If this is not possible, planning permission should not be supported.* ***b) Proposals should also:*** *Respect the ecological function and character of the identified sites.* *Avoid fragmentation of habitats or disruption of ecological networks.* *Where relevant, incorporate enhancements such as native planting, habitat creation, or connectivity improvements.*		
	Biodiversity &		HDC Officer	Policy ENV9 might be rephrased as follows ***Policy ENV 9: Biodiversity and Habitat Connectivity*** ***a) Biodiversity Net Gain and Habitat Protection*** *Development proposals for two or more dwellings, or other non-householder development, must demonstrate how they will protect and enhance biodiversity within the Neighbourhood Area, in accordance with national*	Agreed	Change to be made as indicated

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
18	habitat connectivity	ENV9		*legislation and guidance.* *Where BNG involves tree or hedge planting, species should be native or locally appropriate, and planting schemes must follow current best practice for disease control and long-term maintenance.* *Planning permission should be refused where significant harm to biodiversity cannot be avoided, mitigated, or compensated for.* ***b)** Bat Habitat Considerations* *In areas identified as known bat habitats (see Figure 14), development proposals involving demolition, roof alterations, or changes to external building features must include evidence of consultation with the Leicestershire County Council Ecology Team. Proposals must demonstrate how ecological advice has been incorporated.* *To minimise impacts on bats and their habitats, proposals should:* *Avoid unnecessary artificial lighting in known bat areas.* *Retain mature trees unless removal is essential and justified.* *Apply lighting mitigation measures using best practice (e.g. dark buffers, low illuminance, curfews).* *Include bat boxes or roosting features proportionate to the scale of development.* ***c)** Great Crested Newt Protection* *In areas where great crested newts are known to occur, development proposals (excluding minor householder works on managed gardens or hardstanding) must*		

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				include consultation with the Leicestershire County Council Ecology Team and demonstrate how recommendations have been addressed. ***d) Wildlife Corridors and Habitat Connectivity*** *Development proposals must not adversely affect the habitat connectivity provided by the wildlife corridors identified in Figure 15. Proposals should demonstrate how they maintain or enhance ecological networks across the Neighbourhood Area.* Policies ENV 8 and ENV9 above have some overlap, and it might be worthwhile considering combining the two policies into one. That would of course mean redrafting the Plan to take account of the policy number changes etc.	We think the policies are better left as separate	None
				objectives of the Local Nature Recovery Strategy. Development proposals within or adjacent to this area should demonstrate how they contribute positively to nature recovery. Proposals that would significantly harm the ecological value of the area or prevent its enhancement will not be supported. *Where Biodiversity Net Gain (BNG) offsetting is required, applicants are encouraged to deliver BNG measures within the designated Nature Recovery Area, unless otherwise justified* *Development proposals within or adjacent to areas identified for rewilding, nature recovery, county parks, and public access (as shown in Figure 16) must demonstrate that they will not compromise the future use, accessibility, or ecological integrity of these spaces. Proposals will be supported where they:* 1. *Maintain or enhance public access, including safe and enjoyable pedestrian and cycle*	Revised wording has been agreed and will be incorporated into the revised draft.	Change to be made as indicated

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				movements and 2. *Minimise vehicular movements and potential conflict with pedestrian, cycle and ecological networks and* 3. *Do not result in a significant increase in traffic volumes or introduce inappropriate vehicle types that would adversely affect the character or safety of the area and* 4. *Avoid negative visual impacts on the landscape and respect the area's rural and natural setting and* 5. *Do not generate harmful emissions, odours, or other forms of pollution that would detract from the enjoyment or ecological value of the area and* 6. *Safeguard land identified for Nature Recovery and Biodiversity Net Gain (BNG), ensuring such areas remain viable for future environmental enhancement.* *Development proposals that fail to meet these criteria will not be supported.* *Rewilding Plots 1, 2 and 3 (figure 16) are designated by this Plan, and thus become allocations in the planning system, as sites for off-site Biodiversity Net Gain offsetting.* • *The area indicated in Plot 2 is excluded from the allocation as a potential area for infrastructure.*		

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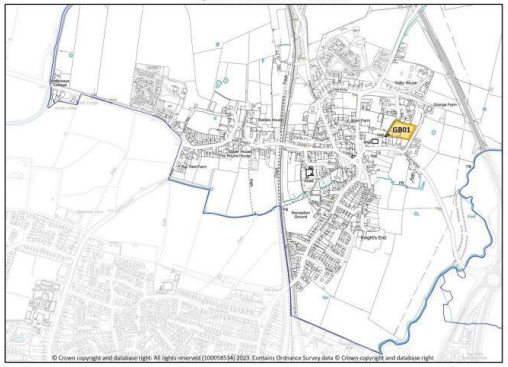
				Identified infrastructure requirements will be supported in the excluded area of plot 2. • *Development associated with the operation and promotion of the Nature Recovery Area will be supported in the remainder of Plots1,2 and 3*		
18	Housing allocation,	H1	HDC Officer	The allocation appears supported by robust evidence (e.g. site assessment, sustainability appraisal which appears in the supporting appendices). Ensure the site is deliverable e.g is the site access available and in the control of the site promoter. The site lies within the Conservation Area and occupies a **sensitive location to the rear of several listed buildings**. There are also multiple **Historic Environment Record (HER)** entries within or adjacent to the site. If not already, a **Heritage Impact Assessment** should therefore be required to evaluate the potential impact on the significance of these assets. Figure 3 – Residential allocation 	Noted. We are confident that the site is developable and deliverable through regular contact with the landowner and agents. There was no request in the Strategic Environmental Assessment Determination that a Heritage Impact Assessment was required related to the development of site GB01. This should be picked up at planning applications stage.	None None

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				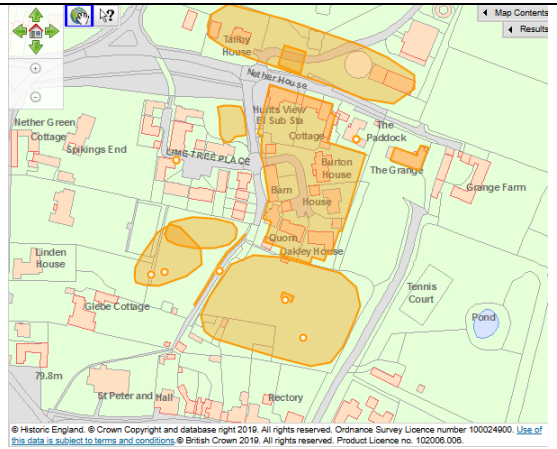		
18	Developer Contributions	INF1	HDC Officer	This policy largely reflects Harborough Local Plan Policy IN1. It may be worth clarifying whether the bullet pointed list is a list of projects that the community want to see supported through planning gain	The bullet point list is of infrastructure priorities as identified through the NP, as is described on page 70.	None
18	Community Facilities	CAF 1 & CAF 2	HDC Officer	These policies generally duplicate Local Plan Policy HC2. Suggest refining to highlight **specific facilities in Great Bowden** and any locally important criteria or requirements	Agreed – we will name the facilities in the policy itself.	Change to be made as indicated.
18	Use of "Neighbourhood Area" vs "Plan		HDC Officer	• The terms are used interchangeably. For clarity, use **"Neighbourhood Area"** consistently, as defined in the designation.	Agreed	Change to be made as indicated.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
	Area"					
18	Page 18		HDC Officer	For consistency suggest that 'Limits to Development' in first sentence is amended to 'Settlement Boundary'	Agreed	Change to be made as indicated.
18	Page 22		HDC Officer	For clarity the appendix reference could be inserted in third paragraph *The Neighbourhood Plan also states how new housing should be designed through an updated design guide and code (Appendix 1); shows the housing mix and tenure required in Great Bowden based on an updated Housing Needs Assessment (Appendix 3) which utilises Census data from 2021; and promotes the improvements to infrastructure that is needed locally.*	Agreed	Change to be made as indicated.
18	Page 23		HDC Officer	For clarity it may be worthwhile considering a a more detailed plan for the housing allocation GB01 to show boundaries of the site.	Agreed	Change to be made as indicated.
18	Page 25		HDC Officer	For consistency change 'Limits to Development' to 'Settlement Boundary' in paragraph 2 of Windfall Sites section.	Agreed	Change to be made as indicated.
18	Design	G2	HDC Officer	As Policy G2 refers to the distinctive character of the Parish and its history, it could **explicitly reference the Great Bowden Conservation Area character statement** and/or **encourage applicants to refer to it** when proposing development within or adjacent to the Conservation Area. Consider inserting a specific **heritage impact assessment requirement** for proposals within or affecting the Conservation Area or Non-Designated Heritage Assets (NDHAs), for example: "Applications should be accompanied by a statement	Agreed Section A2 of the Design Guide addresses the issue of local character. We do not feel that further reference is necessary	Change to be made as indicated. None.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				assessing the significance of heritage assets and the impact of the proposal, in line with paragraph 207 of the National Planning Policy Framework (NPPF)."		
18	Windfall Sites	H4	HDC Officer	Add an additional criterion to ensure that: "Development does not cause harm to the significance of heritage assets, unless such harm is clearly outweighed by demonstrable public benefits." Expanding Guidance on Setting (Page 38)	Agreed	Change to be made as indicated.
18	Setting Page 38		HDC Officer	Expanding Guidance on Setting The Plan currently references "setting" but would benefit from cross-referencing Historic England GPA3. Mapping key settings and views, particularly of the church, village greens, and ridge and furrow fields would provide further support for Policies ENV6 and ENV7.	We do not think this is necessary.	None
18	Heritage Assets	Policy X	HDC Officer	Contextual studies in support of application, which is		
			HDC Officer	more heritage specific but works with the design code. It may be beneficial to include a policy that explicitly requires applicants to demonstrate an understanding of Great Bowden's historic form and character. This would help ensure that proposals respond appropriately to local distinctiveness. **Suggested Policy Wording:** **Policy X: Understanding Local Character and Heritage**	Agreed	Change to be made as indicated.

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				a. All development proposals within Great Bowden Parish must demonstrate a clear understanding of the village's historic form, character, and setting. Proposals should respond positively to the established pattern of development, the relationships between buildings and spaces, and the special qualities that contribute to the village's distinctive identity. b. To ensure high quality and contextually sensitive design, applicants are required to submit a **Heritage Impact Assessment** and a **Character Assessment** proportionate to the scale and nature of the proposal. These should: • Identify any heritage assets affected (designated and non- designated) and assess the contribution their setting makes to their significance; • Describe the key characteristics of the site and its surroundings, including building form, materials, plot pattern, landscape features, and the relationship to historic routes, greens, and spaces; • Demonstrate how the proposed design has been informed by, and responds positively to, the identified heritage significance and local character. c. Proposals that fail to demonstrate an adequate understanding of, or a positive response to, the historic character and setting of Great Bowden will not be supported.		
				A Policy regarding materials and craftmanship may be helpful to include to use materials that are local but often the detailing and execution can have a significant impact. Below is a potential policy to include.	We do not think this is necessary	None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
18	Quality of Materials and Craftmanship		HDC Officer	Development within the Great Bowden Conservation Area, or affecting its setting, must use **high-quality, durable, and locally appropriate materials** that reflect the traditional palette of the village, including red brick, slate or clay roof tiles, timber joinery, brick boundary treatments as some examples. b. Proposals should demonstrate an understanding of **traditional building techniques and craftsmanship**, ensuring that new work complements historic forms, detailing, and proportions. c. The use of non-traditional materials (such as plastic cladding, uPVC windows, or artificial slates) will not normally be supported unless it can be clearly demonstrated that the proposal preserves or enhances the character or appearance of the Conservation Area. <u>Traditional Openings and Detailing</u> Something that also is significant is detailing of windows, doors and other architectural elements. Please see example of policy that may be included in the plan: The design, proportion, and detailing of windows, doors, and other architectural elements should reflect traditional local patterns and materials. b. Where replacement is proposed, new elements should **match the original in material, profile, and appearance**, unless robust evidence demonstrates that an alternative approach would preserve or enhance the character of the		

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				building and the Conservation Area.		
18	Ridge & Furrow	ENV 5	HDC Officer	It is good to see that the information on ridge and furrow is based on a recent survey. If the results of the survey show differing quality in the ridge and furrow it would be useful to show this on the map in figure 9.3.	No quality distinction was made	None
18	Non designated heritage assets	ENV6,	HDC Officer	P.38 refers to 19 buildings or structures recognised as non-designated heritage assets, however the list on P.39 contains more than 19 entries. The text also states that 'most of them (entries identified in the 2018 plan) were subsequently added to the Leicestershire Historic Environment Record…' Assets identified in the NDP as non-designated heritage assets are normally all added to the HER so it is recommended that a check is made to identify any that may have been missed. It is recommended that the 8 new additions identified in the plan (p.39) are checked against the HER for duplication as, for example, GBLL7 'Mud Walls, Rectory House' appears to be on the HER MLE 17021 'Mud wall at Nether Green, Great Bowden'. • Suggested appendix Although work has been undertaken to support the inclusion of entries on the local list, the information is not easily available to the reader to help them identify the assets and understand their significance. It is recommended that the information on 'Buildings and structures of historic environment significance' are put together in an appendix, perhaps at the end of the plan. In this should be the document on listed buildings as this itemizes the entries and provides the reader with a hyperlink to the list entry, which is tremendously useful for the reader. By providing the hyperlink it also ensures that the reader is taken to the most up to date listing	P38 states that 19 buildings or structures have been identified by residents as having local or wider importance historically..... The list on P39/40 includes these and other non-designated heritage assets total 31 including 8 additional NDHA's Reference will be made to supporting information on the GBPC Website under Neighbourhood Plan. Listings can change over time and the BG PC website will contain the latest information.	None Change to be made as indicated. None

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
				entry at any given time (listings are subject to amendments from time to time). Each of the non-designated heritage assets has a page of information which includes an image and some information to explain and support the selection of the asset for the list. These should also be included.		