

Great Bowden Neighbourhood Plan Review Submission January 2026
Consideration by Harborough District Council of Minor (non-material)/Major (material) updates to
the 'Made' Great Bowden Neighbourhood Plan (made 26 June 2018)

1 Planning process

Great Bowden Neighbourhood Plan passed Referendum with 343 yes votes out of 358 persons that voted on a turnout of 40.82% on 21 June 2018. There have however been a number of changes that have taken place since the Neighbourhood Plan was 'made', namely to national policy with the new National Planning Policy Framework (Dec 2024) and the Harborough Local Plan has commenced review (Regulation 19 stage in May 2025).

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

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

- An updated Statement of Basic Conditions;
- Updated SEA determination/screening
- Consultation Statement with updated Regulation 14 Consultation feedback and responses
- Statement from the Qualifying Body about whether the amendments are considered material or non-material.

Other appendices and supporting evidence base have also been submitted

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

2 Planning Strategy

The timescale for the 'made' Great Bowden Neighbourhood Plan was already aligned to the adopted Local Plan (2011 to 2031) in reflecting a time period of 2016-2031. The reviewed neighbourhood plan amends the plan period to extend to 2041, which will be the timeframe for the new Local Plan

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

The currently adopted Local Plan did not set a minimum housing requirement for Great Bowden in the Plan period.

Great Bowden housing supply position statement from Table 2 of the proposed submission Local Plan is as follows

- Completions 2020 to 2023 = 56
- Commitments at 01/04/2023 = 9
- New Local Plan Growth (policy DS01) = 100
- Settlement total 2020 to 2041 = 165

The housing requirement for Great Bowden of 100 dwellings is proposed in the new Local Plan 2020 to 2041. The policies in the review Great Bowden plan seeks to allocate housing for one site (policy H1) for 8 new dwellings.

Policy G1 allows for infill housing to come forward within the settlement boundary.

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

Par 14 of the NPPF 2024 states:

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

a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70)

3 Neighbourhood Plan Policies

The Review Neighbourhood Plan has introduced the comprehensive changes to the Neighbourhood Plan which was Made in 2018. The Local Planning Authorities consideration of the changes is provided in the table at appendix 1 (note that the supporting text changes in the submission plan have not been considered here, as they do not form part of the policy. Supporting text reflects changes in Great Bowden up to 2025 and are factually based)

In the statement of modifications the Qualifying Body include the following text:

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

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

4 Note on the Nature of the Changes

The Qualifying Body take the view that the changes were material modifications that affected the nature of the Plan and an Examination and Referendum are required.

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

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

The Review Neighbourhood Plan continues to direct growth through an allocated sites and within the defined limits to development; Local Green Space, Heritage and other protection policies are also included which help to define where growth occurs.

5 How are these changes regarded by the Qualifying Body?

The Qualifying Body are fully supportive of the changes to the Neighbourhood Plan as described above and take the view that the changes to the Plan are material and affect the nature of the Plan.

Consultation on the Pre-Submission Draft version of the revised Great Bowden Neighbourhood Development Plan ran from 8 September to 26 October 2025. A copy of the Pre-Submission Draft version of the revised Neighbourhood Development Plan was made available to download, along with supporting documentation, on the Parish Council website. A number of drop in consultation events were held to promote the Neighbourhood plan Review

All comments received have been considered by the Qualifying Body and used to amend the Pre-Submission Draft version of the revised Neighbourhood Plan, which was submitted by Great Bowden Parish Council on 30 January 2025.

6 Conclusion

It is the view of the Council that although some amendments do not change the nature of the plan, there are sufficient modifications to consider that overall the changes are material and do affect the nature of the Plan. Therefore, in the view of the Council, Great Bowden Review Neighbourhood Plan requires examination and referendum.

Each of the policies has been compared in Appendix 1 below, with commentary on the incorporated amendments. Policies that are considered to affect the nature of the plan are shaded.

Appendix 1

Policy ref	Great Bowden Plan Policy 2018	Policy ref	Great Bowden Review Plan Policy 2026	LPA consideration of policy changes
H1	<p>POLICY H1: HOUSING PROVISION New housing development will be limited to commitments, windfall development within the Settlement Boundary, Rural Exceptions Sites and housing in the countryside that satisfies NPPF paragraph 79.</p> <p>Additional sites for housing development will be brought forward in a review of the Neighbourhood Plan following an increase of the housing target for Selected Rural Villages in a review of the Harborough Local Plan or the failure of a housing commitment to be developed.</p>		Policy Deleted	No comments
H2	<p>POLICY H2: SETTLEMENT BOUNDARY Development proposals within The Plan area on sites within the Settlement Boundary, or in terms of new sporting or recreational facilities close or adjacent to the Settlement Boundary as identified on the Policies Map, will be supported where they respect the shape and form of Great Bowden and comply with the policies of The Plan.</p> <p>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</p>	G1	<p>POLICY G1: Settlement Boundary - Development proposals will be supported within the Settlement Boundary (or within any future Local Plan allocations) as identified in Figure 2. Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled. Appropriate development in the countryside includes: a) For the purposes of agriculture – including farm diversification and other land-based rural 19 businesses; b) For the provision of affordable housing through a rural exception site, where local need has been identified; c) For the provision of a formal recreation or sport use or for rural tourism that respects the character of the countryside.</p>	This is a modified policy that can be considered to not change the nature of the plan

H3	<p>POLICY H3: WINDFALL SITES</p> <p>Development proposals for infill and redevelopment sites will be supported where:</p> <ul style="list-style-type: none"> a. They are within the Settlement Boundary of Great Bowden; b. They help to meet the identified housing requirement for Great Bowden in terms of housing mix (PolicyH4); c. They reflect the character and historic context of existing developments within Great Bowden; d. They retain existing important natural boundaries such as trees, hedges and streams; e. They provide for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken; f. They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; and g. They do not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling. 	H4	<p>POLICY H4: WINDFALL SITES – Development proposals for infill and redevelopment sites will be supported where:</p> <ul style="list-style-type: none"> a) They are within the Settlement Boundary of Great Bowden; b) They help to meet the identified housing requirement for Great Bowden in terms of housing mix (Policy H2); c) They reflect the character and historic context of existing developments within Great Bowden; d) They retain existing important natural boundaries such as trees, hedges and streams; e) They provide for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken; f) They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise; g) Development does not cause harm to the significance of heritage assets, unless such harm is clearly outweighed by demonstrable public benefits; and h) They do not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling. 	This is a modified policy that can be considered to not change the nature of the plan
H4	<p>POLICY H4: HOUSING MIX</p> <p>Any new housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Great Bowden. Support will be</p>	H2	<p>POLICY H2: HOUSING MIX - In order to meet the future needs of the residents of the Neighbourhood Area in line with Appendix 3 Housing Needs Assessment, new housing development proposals:</p> <ul style="list-style-type: none"> 25 a) Should seek to 	This is a modified policy that can be considered to not change the nature of the plan

	given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people and those with restricted mobility. The provision of self-build units is supported. 4+ bedroom dwellings may be included in the mix of dwellings, but will be expected to comprise a clear minority.		create sustainable, inclusive and mixed communities by providing a mix of house types and size that reflect up to date published evidence of local need in Great Bowden; and b) Are encouraged to construct building regulations 2015 M4(2) “accessible housing” standard and to include some housing at M4(3) “wheelchair housing” standard.	
H3	POLICY H5: AFFORDABLE HOUSING PROVISION Development proposals for new housing should make provision for affordable housing in accordance with the emerging (or subsequently adopted) Local Plan policies. Development proposals that make affordable housing available for local people through shared ownership and starter homes will be supported	H3	Policy H3: AFFORDABLE HOUSING – Where affordable housing is to be provided as part of a development, it should be designed and delivered to be indistinguishable from market housing and be distributed evenly through the development. The provision of smaller homes, especially for young families and young people and for older people, will be supported, as is the provision of affordable housing for people with a local connection. The provision of First Homes at a discount of 50% is supported, subject to viability	This is a modified policy that can be considered to not change the nature of the plan
H6	POLICY H6: DESIGN STANDARDS Development proposals should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the parish. Development proposals should have regard to the Great Bowden Village Design Statement and are encouraged to have regard to the following design principles to a degree that is proportionate to the development: a. New development should enhance and reinforce the local distinctiveness and character of the area in which it is	G2	POLICY G2: DESIGN STANDARDS – All development proposals should demonstrate a high quality of design, layout and use of materials which make a positive contribution to the special character of the Neighbourhood Area. Any new development application should make specific reference to how the design guide and codes (Appendix 1) have been taken into account in the design proposals. Development within the Conservation Area will require conformity with the Great Bowden Conservation Area character statement. New development should consider the prevailing character area in which the proposal resides and seek to	This is a modified policy that can be considered to not change the nature of the plan

	<p>situated and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views; b. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of the development and add to the quality or character of the surrounding environment; c. New housing should reflect the character and historic context of existing developments within the parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context; d. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the parish should be sensitive to their distinctive character, materials and form; e. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible. Proposals to install street lighting in</p>		<p>contribute to and enhance the existing character.</p>	
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	<p>undeveloped areas of the parish that are currently dark at night (more than 50 metres from an existing street light) will not be supported. The use of on-street lighting will be appropriate and sympathetic to the context and consistent with the density and output of the lighting used in the surrounding area; f. Development should be enhanced by biodiversity and relate well to the topography of the area, with existing trees and hedges preserved whenever possible. Provision should be made for wildlife including roof design, bird boxes and the use of hedges; g. Where possible, enclosure of plots should be of native hedging, wooden fencing, or stone/brick wall. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original; h. Housing plots should accommodate storage containers compliant with the refuse collection system; i. Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology; and j. Development should incorporate sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change</p>			
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		G3	<p>POLICY G3: UNDERSTANDING LOCAL CHARACTER AND HERITAGE. 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:</p> <ul style="list-style-type: none"> • 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. <p>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</p>	<p>This is a new policy that seeks to protect the character and heritage of Gt Bowden</p> <p>The new policy makes material amendments which change the nature of the plan</p>
		H1	<p>POLICY H1: RESIDENTIAL SITE ALLOCATIONS - The plan makes provision for 8 new dwellings in Great Bowden up to 2041. This is met by land being allocated for residential</p>	<p>This is a new policy that introduces a site allocation. The new policy changes the nature of the plan and feedback from</p>

			development at the following location as shown in figure 3. GB01 Buckminster Close. Development will be supported subject to: a) The development providing only bungalows to a total number of 8; b) The bungalows will be a mixture of 2 and 3 bed dwellings; and c) A restrictive covenant is imposed on each bungalow which prevents the conversion into a house with one or more upper storey or the creation of living space in the eaves with dormer windows. d) Any subsequent planning application being accompanied by an assessment of the potential mineral resource adjacent and within the allocation in line with Policy M11 of the Leicestershire Minerals and Waste Local Plan (2019). Priority is to be given to the marketing of the bungalows to residents of Great Bowden in the first instance.	examiners suggests that when a new housing site allocation is included a referendum will be required.
ENV 1	POLICY ENV 1: AREAS OF SEPARATION Development in the Areas of Separation will be permitted where it would not compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of Great Bowden.	ENV1	POLICY ENV 1: AREAS OF SEPARATION – Development in the Areas of Separation (figure 5) will be permitted where it would not compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the separate identity and distinctiveness of Great Bowden	This is a modified policy that can be considered to not change the nature of the plan
ENV 2	POLICY ENV 2: PROTECTION OF LOCAL GREEN SPACE The following areas shown on the Policies Map are designated as Local Green Space, see supporting information. A. Churchyard of St Peter and St Paul parish church B. Great Bowden Cemetery C. Green Lane Great Bowden Neighbourhood Plan 41	ENV2	POLICY ENV 2: LOCAL GREEN SPACES – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details Appendix 5; locations figure 6) will not be permitted other than in very special circumstances. Churchyard of St Peter and St Paul Inventory reference 198 Great Bowden cemetery	This is a modified policy that can be considered to not change the nature of the plan

	D. Great Bowden Recreation Ground E. Community Wood Development that would be harmful to the openness of a Local Green Space will only be permitted in very special circumstances.		Inventory reference 116 Green Lane Inventory reference 146 Great Bowden recreation ground Inventory reference 203 Community Wood Inventory reference 201 Hursley Park Country Park, including contiguous amenity open spaces and play area Inventory reference 096/209/210	
ENV 3	<p>POLICY ENV 3: OTHER IMPORTANT OPEN SPACE The following areas are designated as Important Open Spaces and shown on the Policies Map. The areas shall be safeguarded as open spaces and enhanced to improve their quality and usage as open spaces.</p> <p>F. Upper Green (Common Land CL70; and roadside verges) G. Central Village Greens (Common Land and Registered Village Green VG81) H. Nether Green (Common Land CL75) I, J, K. Middle Green (Common Land CL71, 72 and 73) L. Leicester Lane verge M. Great Bowden Academy playing fields and woodland N. Market Harborough lawn tennis club courts and facilities O. Main Street verge P. Main Street verges (four) Q. Leicester Lane Allotments</p>	ENV3	<p>POLICY ENV 3: IMPORTANT OPEN SPACES – The following open spaces (locations, figure 7) are of high local value for sport, recreation, or amenity. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space's function is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.</p> <p>1. Open Spaces designated by Harborough District Council (Open Space, Sport & Recreation site on HDC Local Plan policies map): Upper Green (Common Land CL70) main part (Inventory reference 191 (part); reference A in 2018 Plan) Middle Green 1 (Common Land CL71) (Inventory reference 192, reference I in 2018 Plan) Central Village Greens, group 1 (part): Stock's Green (Inventory reference 194.2; reference J (part) in 2018 Plan) Central Village Greens, group 2 (parts) (Common Land (CL74, in parts); Registered Village Green VG81): Pond Green, Memorial Green, East Section and North Section (Inventory reference 195; reference G in 2018 Plan) Nether Green (Common Land CL 75) (parts) (Inventory reference 196, reference H in 2018 Plan) Great Bowden Academy</p>	This is a modified and extended policy that can be considered to be a material modification but not change the nature of the plan

			<p>playing fields and woodland (Inventory reference 200, reference M in 2018 Plan) Market Harborough lawn tennis club courts and facilities (Inventory reference 202, reference N in 2018 Plan) 2. Open Spaces designated by this Neighbourhood Plan: Leicester Lane verges (Inventory reference 186; reference L in 2018 Plan) Main Street verges north 1 (inventory reference 187; reference O in 2018 Plan) Main Street verges south 1 (inventory reference 188; reference P (part) in 2018 Plan) Main Street verges north 2 (inventory reference 189; reference P (part) in 2018 Plan) Main Street verges south 2 (inventory reference 190; reference P (part) in 2018 Plan) Leicester Lane allotment gardens (Inventory reference 145, reference Q in 2018 Plan) Upper Green (Common Land CL70); parts not designated by HDC and roadside verges (Inventory reference 191 (parts); reference A in 2018 Plan) Middle Green 2 (Common Land CL72) (Inventory reference 194.1, reference J (part) in 2018 Plan) Middle Green 3 (Common Land CL73) (Inventory reference 193, reference K in 2018 Plan) Central Village Greens, group 1 (part): Roadside verge and 'Phil's Green' (Inventory reference 194.2; reference J (part) in 2018 Plan) Central Village Greens, group 2 (parts) (Common Land (CL74, in parts); Registered Village Green VG81. Village Hall Green and roadside verge opposite, church verge (Inventory reference 195; reference G in 2018 Plan) Nether Green (Common Land CL 75) (parts) Roadside verges and green lane to Buckminster Close</p>	
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			(Inventory reference 196, reference H in 2018 Plan) Hursley Park open space: 'Central Green' (Inventory reference 211) Hursley Park open space: Welham Lane Allotments (Inventory reference 212) Isaac Martin Lane Open Space (Inventory reference 213) Frank Burditt Drive Open Space (Inventory reference 214) Heathcote Grange children 's playground (Inventory reference 215) Berry Close open space (Bowden Chase) (Inventory reference 216) The Paddocks Open Space (Inventory reference 217) Frank Burditt Drive balancing pond open space (Inventory reference 218)	
ENV 4	POLICY ENV 4: PROTECTION OF OTHER SITES OF HISTORICAL ENVIRONMENTAL SIGNIFICANCE The following sites shown on the Policies Map contain evidence of local historic assets or archaeological potential. Development proposals that affect them should be appraised in accordance with national guidance and local strategic policy. The demonstrable benefits of development proposals must be balanced against the significance of the local historic asset. R, S. Green Lane group (Iron Age, Romano-British and medieval) T. Green Lane paddock (medieval) U. Dingley Road paddocks (Iron Age to medieval) V. Buckminster Close, Nether Green (medieval to early modern) W. Christchurch paddock (medieval to early modern) X. Knights End Close (medieval)	ENV4	POLICY ENV 4: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE – The sites mapped in figure 8 (details in Appendix 4) have been identified as being of local or wider significance for history. 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.	This is a modified policy that has been renamed and does not change the nature of the plan
ENV 5	POLICY ENV 5: RIDGE AND FURROW The areas of ridge and furrow earthworks,	ENV5	POLICY ENV 5: RIDGE AND FURROW - The areas of ridge and furrow earthworks mapped	This is an updated policy that does not change the nature of

	mapped on the Policies Map, are non-designated heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the demonstrable benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets		in figure 9.3 are non-designated heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the significance of the ridge and furrow features as heritage assets must be weighed against the demonstrable benefits of such development	the plan
ENV 6	<p>POLICY ENV 6: NON-DESIGNATED HERITAGE ASSETS The structures and buildings listed as shown on the Policies Map are nondesignated heritage assets and their features and settings will be protected wherever possible. Any harm arising from a development proposal, or a change of land use requiring planning approval, will need to be balanced against their significance as heritage assets.</p> <p>1. Canal bridge, Leicester Lane (NGR SP 732891) 2. Railway over-bridge, Langton Road (NGR SP 743894) 3. Railway footbridge 4. Disused railway embankment south of A6 By-Pass (NGR SP 743896) 5. Bridge over Langton brook (NGR SP 741908) 6. Old turnpike Road (NGR SP 720904) 7. Cemetery, Dingley Road 8. Village Hall 9. Bowden Stores – façade 10. Bishop’s House 11. Nos. 74 - 108 Main Street 12. Green Lodge 13. Navvies’ Row, Leicester Lane 14. Nether Green Lodge 15. Nether House 16. Upper House 17. Mud walls, Rectory House 18. J.G. Pears factory site (NGR SP 720902)* 19. Victorian</p>	ENV6	<p>POLICY ENV 6: NON-DESIGNATED HERITAGE ASSETS – The buildings listed here (locations figure 11, as numbered here) are non-designated heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village and Neighbourhood Area. The benefits of a development proposal, or of a change of use requiring planning approval, will need to be judged against their significance as heritage assets, and their features and settings should be protected wherever possible.</p> <p>1. Buildings and structures in the Leicestershire Historic Environment Record (HER) as ‘Non-Listed historic buildings’: 41 MLE15958 Garage at The White Cottage, 9 Sutton Road, Great Bowden MLE16149 Fernie Hunt Stables, Nether Green, Great Bowden MLE16448 13 Main Street, Great Bowden MLE16611 Gallow Hill Bone Mill, Great Bowden MLE16748 Great Bowden Congregational Church, Main Street, Great Bowden MLE16833 Footbridge over railway, Great Bowden MLE16905 24 & 25, The Green, Great Bowden MLE16906 Sybil’s Cottage, 23, The Green, Great Bowden MLE16910 Bishop’s House, 37, The Green, Great Bowden</p>	This is a modified policy to reflect the new NPPF . The modifications do not change the nature of the plan

	letterbox		<p>MLE16911 Green Lodge, Sutton Road, Great Bowden MLE17024 Upper House, Main Street, Great Bowden MLE17025 Stable block, Upper House, Great Bowden MLE17026 Memorial Green, Great Bowden MLE17144 8, Manor Road, Great Bowden MLE17197 Village Hall, 40 The Green, Great Bowden MLE17198 Nether Green Lodge, Sutton Road, Great Bowden MLE17204 Outbuilding to rear of 45, The Green, Great Bowden MLE19585 Stables, Welham Bush Farm, Great Bowden MLE20483 49, Main Street, Great Bowden MLE24450 Outbuildings east of The Grange, Nether Green (east side), Great Bowden MLE24535 Navvies' Row, 14 - 38 (even no.'s), Leicester Lane, Great Bowden MLE24540 C20th Post Box 1m from 28, The Green, Great Bowden MLE24542 Bowden Stores, 3 The Green, Great Bowden 2. Buildings and structures identified by the Plan as additional Non-designated Heritage Assets: GBLL1 Canal bridge, Leicester Lane (NGR SP 732891) GBLL2 Railway over-bridge, Langton Road (NGR SP 743894) GBLL3 Railway footbridge GBLL4 Bridge over Langton brook (NGR SP 741908) GBLL5 Nos. 74 – 108 Main Street GBLL6 Nether House. Note that this building was included in the LCC HER list (as part of MLE16063) but the whole site has since been redeveloped except for Nether House, which retains its heritage significance GBLL7 Mud walls, Rectory House GBLL8 Victorian letterbox</p>	
ENV 7	POLICY ENV 7: PROTECTION OF IMPORTANT VIEWS Development should not have a significant adverse	ENV7	POLICY ENV 7: PROTECTION OF IMPORTANT VIEWS – Development proposals should not have a significant adverse impact on the	ENV7 is an updated and modified policy that does not change the nature of the plan

	<p>impact on the following views shown on the Policies Map: Great Bowden Neighbourhood Plan 47</p> <p>1. South of Leicester Lane to Bowden Ridge; 2. 180° panorama south from Main Street to the rising land of Bowden Ridge, where very well preserved ridge and furrow can be seen clearly; and 3. From Welham Road/Sutton Road junction northwards, west to east, including Nether Green and a large paddock: a characteristic Great Bowden scene linking the built environment with historic open spaces</p>		<p>following views (as shown in figure 12, details Appendix 6): 1. South from Leicester Lane to the Bowden Ridge 2. 120° panorama south from Main Street to the rising land of Bowden Ridge, where very well preserved ridge and furrow can be seen clearly 3. 180° panorama from Welham Road/Sutton Road junction northwards, west to east, including Nether Green and a large paddock: a characteristic Great Bowden scene linking the built environment with historic open spaces 4. View from south end of Berry Close to the Neighbourhood Area boundary with Dingley on the ridge beyond 5. View north across open countryside from the balancing pond (open space) on Frank Burditt Drive 6. View from Hursley Park across the country park (Local Green Space) and other open spaces into open countryside, including fields in the area set aside for re-wilding (see Policy Env 10) and Great Bowden Borrow Pit SSSI.</p>	
ENV 8	<p>POLICY ENV 8: PROTECTION OF OTHER SITES AND FEATURES OF NATURAL ENVIRONMENTAL SIGNIFICANCE</p> <p>Twenty-eight sites, listed below, as shown on the Policies Map have been identified as being of at least local significance for wildlife. Development proposals affecting site 1 will be considered against national and strategic local policies. Development proposals affecting the other sites should demonstrate that the need for, and benefits of, the development in that location clearly outweigh the impact on</p>	ENV8	<p>POLICY ENV 8: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped here (figure 13) are recognised as being of local ecological and environmental importance within the Neighbourhood Area. These areas contribute to biodiversity, carbon sequestration, and are valued by the community. a) Development proposals affecting these sites or features must: I. Demonstrate how potential impacts on biodiversity and ecological value have been assessed. II. Provide evidence-based proposals to deliver a minimum of 10% Biodiversity Net Gain (BNG). Where harm to biodiversity</p>	<p>ENV8 is a renamed, updated and modified policy that does not change the nature of the plan</p>

	<p>the site and the identified features. 1. Great Bowden borrow pit (SSSI) 2. Grand Union Canal (LWS) 3. Old railway embankment (pLWS) 4. Dry ponds (pLWS) 5. Langton Brook (pLWS) 6. River Welland (pLWS) 7. Ash tree 1, Welham Lane (pLWS) 8. Group of parkland trees (pLWS) Great Bowden Neighbourhood Plan 49 9. Horses railway bridge (fern site) (pLWS) 10. Langton Road railway bridge (fern site) (pLWS) 11. Collapsed willow, Welham Lane (pLWS) 12. Ash tree, Dingley Road (pLWS) 13. Railway bridge (fern site (pLWS) 14. Ash trees, Green Lane (pLWS) 15. Lime trees, churchyard (pLWS) 16. Ash tree, Welham Lane 2 (pLWS) 17. Ash trees, Knights End (LWS & cLWS) 18. Ash trees, Langton Road (cLWS)) 19. – 22. Species-rich and/or preEnclosure hedgerows (not mapped) 23. Priority habitat, good quality, species-rich semi-improved grassland 24. Priority habitat, good quality, species-rich semi-improved grassland 25. Priority habitat, good quality, species-rich semi-improved grassland 26. Priority habitat, good quality, species-rich semi-improved grassland 27. Priority habitat, good quality, species-rich semi-improved grassland 28. Ash trees, Dingley Road (cLWS)</p>		<p>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: i. Respect the ecological function and character of the identified sites. ii. Avoid fragmentation of habitats or disruption of ecological networks. iii. Where relevant, incorporate enhancements such as native planting, habitat creation, or connectivity improvements.</p>	
	<p>POLICY ENV 9: BIODIVERSITY a. Development proposals will be expected to protect local habitats and species and</p>	ENV9	<p>POLICY ENV 9: BIODIVERSITY AND HABITAT CONNECTIVITY a) Biodiversity Net Gain and Habitat Protection Development proposals for</p>	<p>This is a modified policy that does not change the nature of the plan.</p>

	<p>where possible and viable, to create new habitats for wildlife and promote and increase biodiversity; b. The wildlife corridors shown on the Policies Map and listed in the supporting information will be maintained, promoted and supported as a biodiversity resource. Development proposals which impact on the corridors will be resisted</p>		<p>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 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 include consultation with the Leicestershire</p>	
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			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	
		ENV10	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 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: a) Maintain or enhance public access, including safe and enjoyable pedestrian and cycle movements and b) Minimise vehicular movements and	ENV10 is a new policy that includes the rewilding area purchased by Harborough Council and its partners to create a landscape scale Nature Recovery Area, including sites for rewilding and biodiversity net gain. Its inclusion is a material modification that changes the nature of the plan

			<p>potential conflict with pedestrian, cycle and ecological networks and c) 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 d) Avoid negative visual impacts on the landscape and respect the area's rural and natural setting and e) Do not generate harmful emissions, odours, or other forms of pollution that would detract from the enjoyment or ecological value of the area and f) 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. Identified infrastructure requirements for waste management facilities 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 Plots 1, 2 and 3.</p>	
ENV 10	<p>POLICY ENV 10: FOOTPATHS AND CYCLEWAYS Development proposals should include measures to facilitate and encourage safe access by cycle and on foot; and the protection of, connection to, and extension where</p>	ENV11	<p>POLICY ENV 11: FOOTPATHS AND CYCLEWAYS - Development proposals should include measures to facilitate and encourage safe access by cycle and on foot; and the protection of, connection to, and extension where practicable of, existing pedestrian and cycle</p>	<p>ENV11 is unchanged but renumbered and can be considered to be a minor modification</p>

	practicable of existing pedestrian and cycle routes. Where the diversion of a footpath or cycleway is necessary, or where a route is absorbed into a development proposal, the route should be designed and bounded to retain its character. The creation of new footpaths, or the enhancement of existing footpaths, to encourage walking from the new developments to the village amenities for leisure and wellbeing, is supported.		routes. Where the diversion of a footpath or cycleway is necessary, or where a route is absorbed into a development proposal, the route should be designed and bounded to retain its character. The creation of new footpaths, or the enhancement of existing footpaths, to encourage walking from the new developments to the village amenities for leisure and wellbeing, is supported.	
		ENV12	<p>POLICY ENV 12: FLOOD RISK RESILIENCE – Development proposals within the areas indicated in Figure 18 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure. Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up area, will be supported, provided they do not adversely affect important open spaces, or sites and features of natural or historical environment significance. Development proposals of one or more dwellings and/or for employment or agricultural development should demonstrate that:</p> <ul style="list-style-type: none"> • if in a location susceptible to flooding from rivers or surface water (figure 18), no alternative site is available; • its location and design respect the 	ENV12 is a new policy that is a material modification that changes the nature of the plan

			<p>geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction; • it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and that the development will not threaten other natural habitats and water systems; • its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces; • proposed SuDs infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting; • it does not increase the risk of flooding to third parties; • it takes the effects of climate change into account; • it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage 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; and • for</p>	
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			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	
CAF 1	POLICY CAF1: PROTECTION OF EXISTING COMMUNITY AMENITIES & FACILITIES Proposals for the change of use or redevelopment of an existing community facility, public house or shop should demonstrate that: a. There is no longer any need or demand for the existing community facility; or b. The existing community facility is no longer economically viable; or c. The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the parish.	CAF1	POLICY CAF1: PROTECTION OF EXISTING COMMUNITY AMENITIES & FACILITIES - Proposals for the change of use or redevelopment of an existing community facility and amenity including the Village Hall, Church Hall, Community Pavilion and St Peter & St Paul's Church, Welton's Deli, Bowden Stores, the Shoulder of Mutton public house and The Red Lion public house. should demonstrate that: a) There is no longer any need or demand for the existing community facility; or b) The existing community facility is no longer economically viable; or c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the parish.	This policy has been amended but the changes can be considered to be material modifications that do not change the nature of the plan
CAF 2	POLICY CAF2: PROVISION OF NEW OR THE EXTENSION OF EXISTING COMMUNITY AMENITIES & FACILITIES Proposals that extend an existing community facility or diversify or enhance the range of community amenities and facilities will be supported provided that the development: a. Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties; b. Will not generate a need for parking that cannot	CAF2	POLICY CAF2: PROVISION OF NEW OR THE EXTENSION OF EXISTING COMMUNITY AMENITIES & FACILITIES - Proposals that extend an existing community facility or diversify or enhance the range of community amenities and facilities will be supported provided that the development: a) Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties; b) Will not generate a need for parking that cannot be adequately catered for; c) Meets a locally identified need and is of a type and scale appropriate to the	This policy is unchanged

	be adequately catered for; c. Meets a locally identified need and is of a type and scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and d. Would not result in a significant loss of amenity to local residents or other adjacent users.		needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and d) Would not result in a significant loss of amenity to local residents or other adjacent users.	
CAF 3	POLICY CAF3: EXPANSION OF GREAT BOWDEN ACADEMY Proposals for the expansion of Great Bowden Academy will be supported provided that: a. Expansion would not create severe access related or traffic circulation problems that cannot be mitigated; b. The development would not result in a significant loss of amenity to local residents or other adjacent users; and c. Safe Routes to Schools' schemes and similar initiatives are introduced wherever possible and appropriate utilising developer contributions where appropriate	CAF3	POLICY CAF3: EXPANSION OF GREAT BOWDEN ACADEMY - Proposals for the expansion of Great Bowden Academy will be supported provided that: a) Expansion would not create severe access related or traffic circulation problems that cannot be mitigated; b) The development would not result in a significant loss of amenity to local residents or other adjacent users; and c) Safe Routes to Schools' schemes and similar initiatives are introduced wherever possible and appropriate utilising developer contributions where appropriate	This policy is unchanged
T1	POLICY T1: PARKING PROVISION AND NEW DWELLINGS The provision of tandem parking in new developments is not supported.	T1	POLICY T1: PARKING PROVISION AND NEW DWELLINGS - The provision of tandem parking in new developments is not supported	This policy is unchanged
T2	POLICY T2: COMMUNITY CAR PARKS The provision of car parking in the village centre, with low visual impact, and improvements to the surface and capacity of the Community Pavilion car park for residents and visitors are supported.	T2	POLICY T2: COMMUNITY CAR PARKS - The provision of car parking in the village centre, with low visual impact, and improvements to the surface and capacity of the Community Pavilion car park for residents and visitors are supported.	This policy is unchanged
T3	POLICY T3: CYCLE ROUTES AND	T3	POLICY T3: CYCLE ROUTES AND BRIDLEWAYS -	This policy is unchanged

	BRIDLEWAYS The provision of cycle routes and bridleways north to Welham Lane and west to Leicester Lane and the canal will be supported, as will any measures which facilitate bicycle access to the centre of the village and village amenities		The provision of cycle routes and bridleways north to Welham Lane and west to Leicester Lane and the canal will be supported, as will any measures which facilitate bicycle access to the centre of the village and village amenities	
T4	POLICY T4: SUPPORTING PUBLIC TRANSPORT The provision of travel packs to new residents to include information on cycling and walking routes, public transport timetables and a 6 months' free bus pass per adult should be provided on developments of more than 5 dwellings in accordance with Leicestershire County Council's policy on Developer Contributions. The provision of bus shelters and benches in keeping with the village and sited close to developments will be supported.	T4	POLICY T4: SUPPORTING PUBLIC TRANSPORT - The provision of travel packs to new residents to include information on cycling and walking routes, public transport timetables and a 6 months' free bus pass per adult should be provided on developments of more than 5 dwellings in accordance with Leicestershire County Council's policy on Developer Contributions. The provision of bus shelters and benches in keeping with the village and sited close to developments will be supported.	This policy is unchanged
EMP1	POLICY EMP1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES: Planning applications for the change of use of or for the redevelopment of land or buildings of commercial or retail use (Use Classes A and B and sui generis) to a use that does not provide employment opportunities should demonstrate that: a. The commercial premises or land in question has not been in active use for at least 12 months; and b. The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment	EMP1	POLICY EMP1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES - Planning applications for the change of use of or for the redevelopment of land or buildings of commercial or retail use (Use Classes A and B and sui generis) to a use that does not provide employment opportunities should demonstrate that: a) The commercial premises or land in question has not been in active use for at least 12 months; and b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign	This policy is unchanged

	generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.		lasting for a continuous period of at least six months.	
EMP2	<p>POLICY EMP2: NEW EMPLOYMENT OPPORTUNITIES In supporting additional employment opportunities, new development will be required to:</p> <p>a. Be sited in existing buildings, on areas of previously developed land or within the boundary of the Settlement Boundary for Great Bowden; b. Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the wider Plan area, including the countryside; c. Not involve the loss of dwellings; d. Not increase noise levels, fumes, odour or other nuisance to an extent that they would unacceptably disturb occupants of near-by residential property; e. Not generate severe levels of traffic movement and provides on-site car parking for all employees and visitors; f. Contribute to the character and vitality of the local area; g. Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the main building by reason of height, scale, massing, location or the facing materials used in their construction; and h. Be well integrated into and complement</p>	EMP2	<p>POLICY EMP2: NEW EMPLOYMENT OPPORTUNITIES - In supporting additional employment opportunities, new development will be required to:</p> <p>a) Be sited in existing buildings, on areas of previously developed land or within the boundary of the Settlement Boundary for Great Bowden; b) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the wider Neighbourhood Area, including the countryside; c) Not involve the loss of dwellings; d) Not increase noise levels, fumes, odour or other nuisance to an extent that they would unacceptably disturb occupants of near-by residential property; e) Not generate severe levels of traffic movement and provides on-site car parking for all employees and visitors; f) Contribute to the character and vitality of the local area; g) Any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the main building by reason of height, scale, massing, location or the facing materials used in their construction; and h) Be well integrated into and complement existing businesses.</p>	This policy is unchanged

	existing businesses.			
EMP3	<p>POLICY EMP 3: BROADBAND INFRASTRUCTURE</p> <p>Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses, the school and other properties within the parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape. Every individual dwelling in new housing developments should have access to superfast broadband of at least 30Mbps, or faster to reflect higher minimum speeds that may be prevalent through the lifetime of The Plan. Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as the development has been completed.</p>	EMP3	<p>POLICY EMP 3: BROADBAND INFRASTRUCTURE</p> <p>- Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses, the school and other properties within the parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape. Every individual dwelling in new housing developments should have access to gigabit capable, full-fibre broadband infrastructure. Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as the development has been completed</p>	This policy is unchanged
INF1	<p>POLICY INF 1: DEVELOPER CONTRIBUTIONS</p> <p>Where policies in this plan require contributions to community infrastructure, they will be made through contributions through Section 106 agreements or the Community Infrastructure Levy (CIL) where applicable in accordance with HLP Policy IN1 in which is in accordance with the Council's Planning Obligations</p>	INF1	<p>POLICY INF 1: DEVELOPER CONTRIBUTIONS -</p> <p>Where policies in this plan require contributions to community infrastructure, they will be made through contributions through Section 106 agreements or the Community Infrastructure Levy (CIL) where applicable in accordance with HLP Policy IN1 2019)2which is in accordance with the Council's Planning Obligations Supplementary Planning Document.</p>	This policy has been updated to reflect the Local Plan. The changes are material modifications that do not change the nature of the plan

	Supplementary Planning Document			
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