

# Scraptoft Neighbourhood Plan Review December 2025

## Consideration of Minor (non-material)/Major (material) updates to the Made Scraptoft Neighbourhood Plan (March 2016)

### 1. Planning process

The Scraptoft Neighbourhood Plan was formally 'Made' by Harborough District Council on 11 March 2016. However, since this time, the Harborough Local Plan (April 2019) has been adopted, a new Local Plan is in preparation and there is a new National Planning Policy Framework (December 2024) in force and updates have been made to the Planning Practice Guidance.

These significant developments resulted in the Parish Council taking the decision to formally review the Neighbourhood Plan to ensure that it remains relevant and shapes development within the Parish up to 2041, the timescale for the emerging Harborough Local Plan.

Some policies are new whilst others have changes or have a strengthened evidence base.

Most other provisions within the Neighbourhood Plan remain as they were in the version which passed referendum in 2016. We have sought to change only those policies that require updating in line with changed circumstances.

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

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

- An updated Statement of Basic Conditions;
- Housing Needs Assessment
- Design Guide and Codes
- Environmental Inventory

- Local Green Space and Open Space, Sport & Recreation sites Evidence List
- Updated SEA determination/screening
- Updated Regulation 14 Consultation feedback and responses
- Responses to request for confirmation amongst Regulation 14 Consultees as to whether the amendments are considered material or non-material.
- Statement from the Qualifying Body about whether the amendments are considered material or non-material.

## 2. Planning Strategy

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

## 3. Status of changes

Planning Practice Guidance, reviewed in 2024, introduces the following categories:

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

## 4. Neighbourhood Plan Policies

The first Neighbourhood Plan for the Parish of Scraftoft was "Made" (i.e., approved) by Harborough District Council on 11 March 2016. The significant policy changes incorporated in the NP Review, as compared to those in the Made NP, are summarised here.

POLICY HBE1: SETTLEMENT BOUNDARY – this is a new policy which establishes a Settlement Boundary for the built-up area and development principles inside and outside of the red line boundary.

POLICY HBE2: HOUSING MIX – this policy updates that from the Made Neighbourhood Plan (Policy S3) and is based on the 2021 Census data and a Housing Needs Assessment that was commissioned for the Neighbourhood Plan Review.

POLICY HBE3: AFFORDABLE HOUSING - this policy updates that from the Made Neighbourhood Plan (Policy S4) and is based on the 2021 Census data and a Housing Needs Assessment that was commissioned for the Neighbourhood Plan Review.

POLICY HBE4: WINDFALL SITES – this is a new policy which identifies criteria to be applied for all development proposals within the Settlement Boundary.

POLICY HBE5: BUILDING DESIGN PRINCIPLES – this policy replaces Policy S10 from the Made Neighbourhood Plan and draws its evidence from a Design Guide and Codes report that was prepared as part of the Neighbourhood Plan Review.

POLICY ENV 1: AREA OF SEPARATION – this policy replaces Policy S7 from the Made Neighbourhood Plan. It is now based on newly defined Green Wedge and Area of Separation land in the supporting evidence for the emerging HDC Local Plan to 2041.

POLICY ENV 2: LOCAL GREEN SPACES – this policy replaces Policy S9 from the Made Neighbourhood Plan. A comprehensive re-evaluation of all Open Spaces in the Neighbourhood Area using National Planning Policy Framework eligibility criteria for Local Green Space was undertaken. Two sites (of five in the Made NP) are now covered by the Policy.

POLICY ENV 3 – OPEN SPACE, SPORT AND RECREATION SITES – this is a new Policy. There was no policy for Open Space, Sport & Recreation sites in the Made NP. A comprehensive re-evaluation of all Open Spaces in the Neighbourhood Area using National Planning Policy Framework eligibility criteria for Local Green Space was undertaken. Nineteen sites (including three Local Green Spaces in the Made NP) are now covered by the Policy.

POLICY ENV 4: SITES OF NATURAL ENVIRONMENT SIGNIFICANCE – this policy replaces Policy S11 in the Made Neighbourhood Plan. It identifies, and provides protection for, habitat sites of known biodiversity significance in the Neighbourhood Area, using updated policy and guidance in the National Framework including Biodiversity Net Gain measures.

POLICY ENV 5: BIODIVERSITY AND HABITAT CONNECTIVITY ACROSS THE NEIGHBOURHOOD AREA –

this policy also replaces Policy S11 in the Made Neighbourhood Plan. It provides protection for biodiversity across the Neighbourhood Area wherever it is adversely affected by development proposals, using updated policy and guidance in the National Framework including Biodiversity Net Gain measures.

POLICY ENV 6: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE – this policy is new. Although the Made Neighbourhood Plan mentioned the Historic Environment (Conservation Area, Statutorily protected heritage assets) there was no policy

POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS – this is a new policy which seeks to identify, and provide protection at appropriate level for, buildings of local heritage significance that are not Statutorily protected.

POLICY ENV 8: RIDGE AND FURROW – this is a new policy which seeks to identify surviving areas of medieval ploughland and, following guidance in the National Framework, provide protection for them as Non-Designated Heritage Assets.

POLICY ENV 9: IMPORTANT VIEWS – this is a new policy which identifies the views across the Neighbourhood Area considered by the community to have intrinsic value and to define the Area's character.

POLICY ENV 10: FLOOD RISK RESILIENCE – this is a new policy which addresses the nationally-recognised need to protect communities from the increased risk of flooding caused by climate change.

POLICY ENV11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE – this is a new policy which seeks to add local detail to HDC Local Plan policy by identifying areas where proposals for turbines and solar PV arrays (subject to local conditions) would be supported.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES – this is a new policy which seeks to support the existing community facilities in Scraftoft Parish and encourage appropriate new facilities.

POLICY E1: EMPLOYMENT DEVELOPMENT – this is a new policy which establishes criteria for the protection of existing employment use and support for new employment-related proposals.

POLICY E2: WORKING FROM HOME – this is a new policy which establishes criteria for appropriate development proposals for home based employment proposals.

POLICY E3: REUSE OF AGRICULTURAL AND COMMERCIAL BUILDINGS – this policy establishes criteria for farm diversification.

POLICY E5: BROADBAND INFRASTRUCTURE – this policy promotes superfast broadband proposals and establishes criteria for above ground network installations where needed.

POLICY T1: SUSTAINABLE TRANSPORT – this new policy promotes sustainable transport and

encompasses policies S15 and S16 from the Made Neighbourhood Plan.

POLICY T2: ELECTRIC VEHICLES – this is a new policy which promotes communal vehicular charging points.

POLICY IN1: INFRASTRUCTURE – this policy updates Policy S14 from the Made Neighbourhood Plan with new priorities for infrastructure.

## **Note on the Nature of the Changes**

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

The Qualifying Body considers that the Neighbourhood Plan Review does not contain modifications which change the nature of the Plan and will therefore require examination but not a referendum.

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

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

**Scraptoft Parish Council,**

**December 2025**