

Scraptoft Neighbourhood Plan Review Submission January 2026

Consideration by Harborough District Council of Minor (non-material)/Major (material) updates to the 'Made' Scraptoft Neighbourhood Plan (made 26 June 2018)

1 Planning process

Scraptoft Neighbourhood Plan passed Referendum with 355 yes votes out of 377 persons that voted on a turnout of 29.6% on 11 February 2016. 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) the adoption of the Local Plan 2011 to 2031 and the Harborough Local Plan has commencing 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' Scraptoft Neighbourhood Plan reflected a time period of 2015-2028. 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 Scraptoft Review Neighbourhood Plan continues to identify a settlement boundary and reinforces that policy.

The currently adopted Local Plan set a housing requirement of about 1200 dwellings for Scraptoft as part of a Strategic Development Area (SC1) in the Plan period.

Scraptoft/Thurnby/Bushby housing supply position statement from Table 2 of the proposed submission Local Plan is as follows

- Completions 2020 to 2023 = 334
- Commitments at 01/04/2023 = 134
- New Local Plan Growth (policy DS01) = 1250
- Settlement total 2020 to 2041 = 1718

The housing requirement for Scraptoft of 1250 dwellings is proposed in the new Local Plan 2020 to 2041. The policies in the review Scraptoft plan does not seek to allocate housing, leaving the housing delivery to the new Local Plan.

Policy HBE1 allows for infill housing to come forward within the settlement boundary.

Since the Scraptoft Neighbourhood Plan was 'made', further revisions have been made to the National Planning Policy. The 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 2016. 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.)

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 does not contain modifications which change the nature of the Plan and will therefore require examination but not a referendum..

4 Note on the Nature of the Changes

The Qualifying Body take the view that the changes were material modifications that did not affect the nature of the Plan and an Examination but not 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 within the defined limits to development; Local Green Space, Heritage and other protection policies are also included which help to define where growth occurs and which locations are protected.

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 but do not affect the nature of the Plan.

Consultation on the Pre-Submission Draft version of the revised Scruptoft Neighbourhood Development Plan ran from 4 December 2025 to 23 January 2026. 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 Scruptoft Parish Council on 10 February 2026.

6 Conclusion

It is the view of the Council that the amendments are material changes and do not change the nature of the plan. Therefore, in the view of the Council, Scruptoft Review Neighbourhood Plan requires examination but not referendum.

Each of the policies has been compared in Appendix 1 below, with commentary on the incorporated amendments.

Appendix 1

Policy ref	Scraptoft Plan Policy 2016	Policy ref	Scraptoft Review Plan Policy 2026	LPA consideration of policy changes
S1	<p>Policy S1: Housing Provision The minimum housing provision for Scraptoft for the period 2006 to 2028 has been met. Permission for housing development within the Scraptoft Limits to Development, as defined on the Policies Map, will be granted if the development: i) is in keeping with the scale, form and character of its surroundings; ii) does not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution; and iii) has safe and suitable access to the site for all people.</p>	HBE1	<p>POLICY HBE1: SETTLEMENT BOUNDARY - Development shall be located within the Settlement Boundary as defined in Figure 3 unless there are special circumstances to justify its location in the countryside outside the Settlement Boundary, as defined by the Harborough Local Plan and the NPPF.</p> <p>The settlement boundary does not apply to land allocated for strategic development in the Harborough Regulation 19 Local Plan (Policy SA04). Development in these areas will be guided by the Local Plan and an approved masterplan.</p>	<p>Although a new policy, HBE reiterates the importance of the Settlement boundary</p>
S2	<p>Policy S2: Beeby Road Land to the east of Beeby Road, northwest of The Mount, as shown on the Policies Map, is identified as a housing commitment for up to 178 dwellings. Planning permission for reserved matters will be supported subject to the following criteria: A existing footpaths shall be retained and new links, including cycleways, created between the development and: i) the Strawberry Fields development; ii) the new Community Hall; iii) footpath D26A.</p>		<p>Policy deleted</p>	

	<p>B a landscaping scheme should be implemented to provide for an improvement in biodiversity and include: i) the retention of important ponds, trees and hedgerows; ii) planting along the northern and eastern boundary of the site to provide a soft, landscaped edge to the northern entrance to Scraftoft; iii) a landscaped area of at least 20m depth between Beeby Road and the new houses; iv) on-site allotment provision; v) an appropriately designed, constructed and maintained sustainable drainage system.</p>			
S3	<p>Policy S3: Housing Mix New housing development shall provide for a mix of housing types that will be informed by the most up to date Strategic Housing Market Assessment and local evidence of housing need. In particular, applicants will need to demonstrate how the housing needs of older households will be met.</p>	HBE2	<p>POLICY HBE2: HOUSING MIX - Where practicable and viable, new housing development proposals should provide a mixture of housing types specifically to meet identified and evidenced local needs. In this context proposals that deliver smaller homes (three bedrooms or fewer) and homes suitable for older people (especially those who wish to downsize) will be particularly supported.</p>	<p>HBE2 is an extended policy which does not change the nature of the Plan</p>
S4	<p>Policy S4: Affordable Housing All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Scraftoft Parish (i.e. including living, working or with close family ties in the Parish).</p>	HBE3	<p>POLICY HBE3: AFFORDABLE HOUSING - Affordable housing should reflect local needs and be integrated with market housing to help meet the identified needs of the Parish as set out in the HNA. A tenure mix of 60% social/affordable rent and 40% affordable home ownership is recommended. The provision of smaller homes, especially</p>	<p>HBE3 is an extended policy that does not change the nature of the plan</p>

		<p>for young families and young people and for older people who wish to downsize, will be supported, as is the provision of affordable housing for people with a local connection.</p> <p>Affordable housing should be designed and delivered to be indistinguishable from market housing and, wherever practicable, should be distributed evenly throughout the development.</p> <p>First Homes at a discount of 30% are supported.</p>	
	HBE4	<p>POLICY HBE4: WINDFALL SITES - Development of infill and/or redevelopment sites comprising individual dwellings or small groups of dwellings within the Settlement Boundary will be supported where it:</p> <ul style="list-style-type: none"> a) retains existing important natural boundary features of gardens, trees, hedges and streams; b) It helps to meet the identified housing requirement in terms of housing mix; c) provides for safe vehicular and pedestrian access and any traffic generation and parking impact created does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety; d) does not diminish existing parking provision, and; e) does not reduce existing garden space to such an extent it adversely impacts on the character of the area or results in an unacceptable loss of amenity for neighbouring occupiers by reason of loss 	<p>HBE 4 is a new policy which builds on policies such a settlement boundary and housing mix. The policy does not change the nature of the plan</p>

			of privacy, loss of daylight, visual intrusion or noise	
S5	Policy S5: Landscape Protection Development that will have a significant adverse impact on topography and landform or lead to the removal of important features of the historic landscape, including parks and gardens, estates and mature hedgerows and woodlands, will not be permitted. New development on the edge of the built-up area of Scraftoft should incorporate design and mitigation measures that minimise any adverse impact on the surrounding landscape.		Policy deleted	Policy S5 sought to protect important landscape features in Scraftoft
S10	Policy S10: Design All new developments should reflect the distinctive character of Scraftoft as demonstrated by the traditional architectural features and building materials evident in the Scraftoft Conservation Area.	HBE5	<p>POLICY HBE5: BUILDING DESIGN PRINCIPLES - 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.</p> <p>Any new development application should make specific reference to how the design guide and codes (Appendix 2) has been taken into account in the design proposals. Any deviation from the design guide and codes should be justified.</p> <p>New development should consider the prevailing area types in which the proposal resides and seek to contribute to and enhance the existing character</p>	HBE5 is an extended design policy which introduces the Design Codes and Guidance but doe not change the nature of the plan
S6	Policy S6: Green Wedge The open and undeveloped character of the		Policy deleted	Policy S6 sought to retain the character of Scraftoft

	Leicester/Scraptoft Green Wedge, as defined on the Policies Map, will be retained.			
S7	Policy S7: Area of Separation The Area of Separation, as defined on the Policies Map, will be maintained to the east of Station Lane and south of Covert Lane, to ensure the retention of identity of Scraptoft and prevent coalescence with the villages of Thurnby and Bushby	ENV1	POLICY ENV 1: AREA OF SEPARATION - Development in the designated Area of Separation (Figure 5) must maintain physical and visual separation between Scraptoft, Thurnby and Leicester.	ENV1 is an amended policy and does not change the nature of the plan
S8	Policy S8: Countryside The Countryside (land outside the Scraptoft Limits to Development as defined on the Policies Map) will be protected for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be limited to that which requires a rural location.		Policy deleted	Policy S8 sought to protect countryside and features outside the LTD
S9	Policy S9: Local Green Spaces The Local Green Spaces identified on the Policies Map will be protected and enhanced. Development which is harmful to these Local Green Spaces will not be approved	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 (locations, Figure 6; evidence, Appendix 3) will not be supported, other than in very special circumstances. Edith Cole Memorial Park Local Green Space [Appendix 3 reference] 001 (also as OSSR in HDC audit as Amenity Open Space) Scraptoft Nature Reserve and Local Green Space 002 (also as 'War Field Nature Reserve', Natural greenspace, in HDC OSSR audit)	ENV2 is an extended policy which does not affect the nature of the Plan

			<p>All Saints churchyard and Scraptoft Hall Local Green Space, comprising 006 Scraptoft Hall frontage, 015 Scraptoft Hall Lake and 016 All Saints churchyard; (also Natural Greenspace and Amenity Open Space in HDC Audit)</p> <p>Scholars Grange Local Green Space, comprising 005 (also Mitchell Grove Play Area and Amenity Open Space OS122A in HDC Audit) and 012 (part) (also Coulter Close Amenity Open Space (012) OS122 in HDC Audit); both HDC and/or Scraptoft Parish Council Open Spaces</p> <p>Stocks Green Local Green Space 024 (confirmed as Local Green Space in HDC Local Plan to 2041)</p>	
S13	Policy S13: Allotments Community allotments will be provided at Beeby Road (see Policies Map).	ENV3	<p>Policy ENV 3 - OPEN SPACE, SPORT AND RECREATION SITES: The following open spaces (locations figure 7; details Appendix 3) are of high value for recreation, sport and amenity, or for their managed or potential natural environment value. Loss of identified open spaces (Figure 7) will only be supported where equivalent replacement is provided or the space is proven surplus to requirements. Open Spaces provided as a condition of planning consent (i.e. to meet national and local standards) in future new developments will fall under this policy following their completion and formalisation as open space, however owned and managed.</p> <ul style="list-style-type: none"> • The Mount woodland (Inventory reference 003); Natural Greenspace; OSSR, this Plan • Elizabeth Heyrick Drive (004) Amenity Open Spaces and Play area, OSSR, this 	<p>ENV3 seeks to protect and enhance sites and landscape that characterises Scraptoft. It is a new policy reiterates the fundamental goals of Policies such as S5, S6 and S8. Policy S13 also sought to enhance and protect OSSR sites through allotment provision.</p> <p>In this way it is a material change but does not change the nature of the plan</p>

		<p>Plan • James Way / Church Hill green and Scraptoft Hall frontage (006) Amenity greenspace, Amenity greenspace, on HDC Policies Map (2019) but not in HDC audit. Scraptoft Parish Council OSSR • ‘Jimmies’ (Aylestone St James Rugby Club sports field) (007) Natural greenspace, on HDC Policies Map (2019) but not in HDC open spaces audit as Sports Facility • Field owned by Parker Strategic (008) Sports Facility; on HDC Policies Map (2019) but not in HDC open spaces audit • Scraptoft Rise verge (wildflower planting) (009); Amenity Open Space; OSSR, this Plan • Mount View estate balancing pond, play area, and natural buffer open spaces (010) Amenity Open Space, play area; OSSR, this Plan • Scraptoft Natural Burial Ground (011) Burial Ground OSSR in HDC Audit, owned by Ginns & Gutteridge Undertakers • Coulter Close Amenity Open Space (012, part) OS122 in HDC Audit; Scraptoft Parish Council OSSR • Covert Lane Amenity Open Space (013) OS122C in HDC Audit, Scraptoft Parish Council OSSR • Facers Lane verges (014); part is Amenity Open Space OS122B in HDC Audit, Scraptoft Parish Council OSSR; remainder is Amenity Open Space this plan • Scraptoft Hall connecting amenity open space (015, part) Amenity Open Space in HDC Audit, currently managed by Scraptoft Hall estate management company • Pulford Drive (016) Balancing Facility OS123 in HDC Audit, managed by Pulford Place estate management</p>	
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		ENV4	<p>POLICY ENV 4: SITES OF NATURAL ENVIRONMENT SIGNIFICANCE - The sites and features mapped here (Figure 6; details in Appendix 3) have been identified as being of at least local significance for the natural environment. They are ecologically important in their own right, and are locally valued. Development proposals affecting them will only be supported if the value of the development can be shown to outweigh the biodiversity significance of the site, and they will be required to include evidence-based, measurable proposals for delivering biodiversity net gain at a minimum of 10%. using the appropriate metric for the scale of the development. 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 193a of the National Planning Policy Framework, 2024</p>	<p>ENV4 in much the same way as ENV3, seeks to protect and enhance sites of natural value and landscape that characterises Scraptoft. It is a new policy reiterates the fundamental goals of Policies such as S5, S6 and S8.</p> <p>In this way it is a material change but does not change the nature of the plan</p>

S11	<p>Policy S11: Biodiversity New development should not harm the network of local ecological features and habitats. New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity. The retention and improvement of Scraftoft Local Nature Reserve is supported. Improvements should include: i) maintaining the quality and increasing the extent of species-rich grassland; ii) improving the appearance and biodiversity value of boundaries; iii) information to the public; and iv) public safety</p>	ENV5	<p>POLICY ENV 5: BIODIVERSITY AND HABITAT CONNECTIVITY ACROSS THE NEIGHBOURHOOD AREA – All new development proposals will be expected to safeguard habitats and species across the Neighbourhood Area, including those of local significance, and to deliver biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement (via biodiversity net gain at 10%) or compensation, planning permission should be refused, in conformity with paragraph 193 (a) of the National Planning Policy Framework (December 2024). Development proposals that adversely affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. New development should be designed to retain such trees and hedges wherever possible. Where destruction cannot be avoided, developers will be required to deliver 10% biodiversity net gain by planting replacement trees and/or hedges on site or by providing compensatory planting elsewhere in the Neighbourhood Area. Compensatory plantings should be of native or suitable exotic/ornamental species and should take account of current best practice regarding plant disease control and aftercare. To comply with current legislation and guidance, all development proposals in the Neighbourhood Area should take account of the possibility of</p>	<p>ENV5 is an extended policy that seeks to protect and enhance biodiversity sites across Scraftoft.</p> <p>It can be considered to be a material change that does not affect the nature of the plan</p>
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			<p>bats, their roosts and commuting and foraging habitats, in and adjacent to the development site. They should:</p> <ul style="list-style-type: none"> • in known bat habitat areas, not incorporate exterior artificial lighting (on buildings or open areas) unless demonstrably essential • in known or potential bat habitat areas, not remove trees unless demonstrably essential • in all locations, apply mitigation methods in the design and location of artificial lighting using current best practice in respect of dark buffers, illuminance levels, zonation, luminaire specifications, curfew times, site configuration and screening • in all locations, incorporate integral or external bat boxes in an agreed ratio of boxes to number of buildings or site size. <p>Development in the Neighbourhood Area will be expected to protect and enhance the identified wildlife corridors (Figure 9.1) and other potential habitat links. It should not create barriers to the permeability of the landscape for wildlife in general, or result in the fragmentation of populations of species of conservation concern.</p> <p>The field mapped in figure 9.2 is allocated for off-site Biodiversity Net Gain offsetting. No other types of development proposal on it will be supported.</p>	
		ENV6	<p>POLICY ENV 6: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE - The sites mapped in Figure 10 are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried</p>	<p>ENV6 is a new policy that seeks to protect the historic environment.</p> <p>The policy goes further than Policy S8 which seeks to protect</p>

			archaeology on the site, and they are locally valued. Development proposals adversely affecting them will only be supported if the benefits of the development can be shown to outweigh the value of the heritage assets	heritage The policy can be considered a material change that does not affect the nature of the plan
		ENV7	<p>POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS - The structures and buildings listed here (and mapped in Figure 12) are Non-Designated Heritage Assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The loss of, or substantial harm, to a Non-Designated Heritage Asset listed here will not be supported unless it is demonstrated that the loss or harm cannot be avoided or mitigated and would clearly be outweighed by the benefits of the development.</p> <p>Non-listed historic buildings in the Leicestershire Historic Environment Record (HER): MLE21240 War Memorial Homes, Scraptoft MLE29196 Scraptoft Lodge Farm (partly in ruin?) MLE27064 The White House, Scraptoft MLE13517 Stables and Coach House, Scraptoft Hall, Scraptoft (redeveloped?)</p>	<p>ENV7 is a new policy that seeks to protect the historic environment.</p> <p>The policy goes further than Policy S8 which seeks to protect heritage</p> <p>The policy can be considered a material change that does not affect the nature of the plan</p>
		ENV9	POLICY ENV 9: IMPORTANT VIEWS - The following views (mapped in Figure 14) are important to the setting and character of Scraptoft. Development proposals should respect and whenever possible protect them. Development which would have an	Important views (ENV9) is seeking to undertake what S5 and S6 did (i.e. landscape protection) but in a more structured way.

		<p>unacceptably adverse impact on the identified views will not be supported.</p> <ol style="list-style-type: none"> 1. From Edith Cole Memorial Park and Church Hill, east to Scraftoft Hall 2. From Leticia Avenue to Scraftoft Hall, and the matching view from the Hall along Letitia Avenue 3. From Scraftoft Lane junction, panorama south to east across fields to Thurnby Brook valley and open farmland of east Leicestershire 4. From Goodrich estate northeast across open countryside over the Melton Brook valley and into high east Leicestershire 5. Views of and from the Amenity (natural buffer) Open Space off Mountview Road ('Dandelion Lane;'; ref 010 in Policy ENV 3), through and from Mount Woodland, and eastwards across the open spaces beyond. 6. From Elizabeth Heyrick Drive north across open fields and footpaths to Covert Lane and the woodland along the ridgeway 	<p>It can be considered a material change but not affecting the nature of the Plan.</p>
		<p>POLICY ENV 10: FLOOD RISK RESILIENCE - Development proposals within the areas indicated (Flood Risk Zone 3; 0.1% AEP defended (present day) and 3.3% AEP defended for rivers (climate change prediction); and surface water) in Figure 14 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</p>	<p>The 'made' neighbourhood plan did not have a policy relating to flood risk, however it sought to mitigate against environmental damage through other policies.</p> <p>For that reason it can be reasonably assumed that the policy is a material change that does not change the nature of the plan</p>

		<p>mitigation strategies and infrastructure. Proposals to construct new(or modify existing) flood water 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 historic environment significance.</p> <p>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 14), no alternative site is available; • its location and design respect the 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 adversely affect other natural habitats and water systems; • its design includes, as appropriate, 	
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			<p>sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;</p> <ul style="list-style-type: none"> • 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, taking into account the effects of climate change. 	
		ENV11	<p>POLICY ENV 11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE - Proposals for renewable energy generation infrastructure will be supported in the areas mapped in figure 17 as follows and subject to the specified mitigations and conditions below:</p> <p>Turbines: one or two small turbines in any location, of maximum tip height 40m</p> <p>Solar Arrays: one or more medium arrays up to 10 ha distributed across the Neighbourhood Area so that no group (two or more) cumulatively exceeds 10 ha</p> <p>Proposals will only be supported subject to avoidance or mitigation of the following harmful effects on environment and amenity:</p> <ul style="list-style-type: none"> • adverse impact (noise, reflections, glare, shadow, flicker, other visual impact, water pollution, smell, air quality impairment, gaseous or particulate emissions) on the health, wellbeing or amenities of residents and third parties • adverse impact on identified views or on 	<p>The ‘made’ neighbourhood plan did not have a policy relating to renewable energy, however it sought to prevent harm to the character of Scraftoft through other policies.</p> <p>For that reason it can be reasonably assumed that the policy is a material change but the changes are not so significant or substantial as to change the nature of the plan.</p>

			<p>the sensitivity and character of the landscape</p> <ul style="list-style-type: none"> • adverse effect on footpaths and other recreational and amenity walking, cycling and riding routes • adverse effect on biodiversity or identified species and habitat sites. Proposals will be required to include a practical, measurable strategy to deliver 10% biodiversity net gain (policy ENV 4 will apply) • adverse effect on statutory historic environment features or sites, non-designated heritage assets, or ridge and furrow (policies ENV 6, 7 and 8 will apply) • adverse effect on flood risk (policy ENV 10) In the case of solar PV arrays, proposals should also include appropriate and relevant assessments and documentation in respect of transport, heritage, archaeology, landscape impact, environmental impact, flood impact, ecology, agricultural land quality, arboriculture (impact and method) and tree protection. Proposals for renewable energy generation infrastructure larger than specified above and in Figure 17 (number, height, area and location) will not be supported 	
S12	Policy S12: New Community Hall A new Community Hall will be developed on land at Beeby Road (see Policies Map). The Community Hall will provide a multi-use facility that will incorporate recreation facilities and will be capable of	CF1	POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility (Community Hub, Village Hall, Co-operative Store, Post Office, Village Store, All Saints Church, White Horse Pub) will only be supported	CF1 is an extension of policy S12 and does not change the nature of the plan

	hosting a branch GP surgery.		<p>where it can be demonstrated that any of the following apply:</p> <p>a) There is no longer any proven need or demand for the existing community facility;</p> <p>b) The existing community facility is no longer economically viable and there are no alternative uses for the building that meet a community need; or</p> <p>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 which complies with the other general policies of the Neighbourhood Plan Review.</p> <p>Small scale proposals to enhance the provision of community facilities, including healthcare provision, a pharmacy and facilities for older children to meet an identified local need will be supported subject to the proposals demonstrating that they will not generate unacceptable disturbance in respect of, noise, fumes, smell or traffic; have appropriate off-road parking; that they will respect and be compatible with the local character and surrounding uses; and that they will, where appropriate, protect residential amenity.</p>	
		E1	<p>POLICY E1: EMPLOYMENT DEVELOPMENT - Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be supported unless it can be demonstrated that the site or building is</p>	<p>E1 is a new policy which seeks to apply protection criteria to new and existing employment development.</p> <p>Whilst a material modification</p>

			<p>no longer suitable for employment use. Proposals for employment-related development (for new and/or expansion of employment uses) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; has appropriate off-road parking; that it will respect and be compatible with the local character and surrounding uses; and that it will, where appropriate, protect residential amenity.</p>	<p>is can be reasonably considered that this addition is not so significant or substantial as to change the nature of the plan.</p>
		<p>E2</p> <p>POLICY E2: WORKING FROM HOME - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale freestanding buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:</p> <p>a) The commercial development of the property is for the primary use of the property residents only and where the proposed commercial use remains ancillary to the main use of the building as a residential dwelling;</p> <p>b) Any extension or free-standing building does not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction; and</p> <p>c) Such development will not result in significantly increased traffic movements or significant and adverse impact to nearby residents or other sensitive land uses from noise, fumes, light pollution, or</p>	<p>E2 is a new policy which seeks to apply protection criteria to sites where working from home might occur</p> <p>Whilst a material modification is can be reasonably considered that this addition is not so significant or substantial as to change the nature of the plan.</p>	

			other nuisance associated with the work activity.	
		E3	<p>POLICY E3: REUSE OF AGRICULTURAL AND COMMERCIAL BUILDINGS - The reuse, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:</p> <p>a) The use proposed is appropriate to the rural location;</p> <p>b) The conversion/adaptation works respect the character of the surrounding area;</p> <p>c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;</p> <p>d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and</p> <p>e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk</p>	<p>E3 is a new policy which seeks to apply protection criteria to the reuse, conversion and adaptation of rural buildings for small businesses</p> <p>Whilst a material modification is can be reasonably considered that this addition is not so significant or substantial as to change the nature of the plan.</p>
		E5	<p>POLICY E5: BROADBAND INFRASTRUCTURE - Proposals to provide improved access to faster broadband for businesses and households in Scraftoft Parish will be supported; this includes suitable connectivity for future generations of mobile technology. Improvements to the mobile telecommunication network that serves businesses and households within the</p>	<p>E5 is a new policy which seeks to provide policies concerning broadband infrastructure.</p> <p>Whilst a material modification is can be reasonably considered that this addition is not so significant or substantial as to change the nature of the plan.</p>

			<p>Parish will be supported. If a new mast is installed, this should be shared, where possible, by more than one provider.</p> <p>Any infrastructure improvements requiring above ground network installations, must be sympathetically located, designed to integrate into the local area, and not be visually intrusive in open landscapes</p>	
S15	<p>Policy S15: Village Centre Parking Once the new Community Hall has been constructed, the redevelopment of the existing Village Hall as an off-street car park will be supported provided there is no significant ongoing requirement for the community facilities it provides.</p> <p>Policy S16: Parking Standards At least two off-street car parking spaces shall be provided for each new dwelling. A minimum of three such spaces should be provided for four-bedroom or larger dwellings.</p>	T1	<p>POLICY T1: SUSTAINABLE TRANSPORT - Transport assessments for major development (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 regulation 2(1) of new housing should demonstrate that:</p> <p>a) The cumulative impact on traffic flows on the strategic and local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigate on measures are undertaken where feasible;</p> <p>b) Provision is made for accessible and efficient public transport routes within the development site (or through financial contributions where appropriate solutions are outside the developers control) or the improvement of public transport facilities to serve the development;</p> <p>c) Improvements to pedestrian and cycle routes and the provision of sustainable options are supported to serve the development, where appropriate, and to provide safe, convenient and attractive routes to shops, employment, schools, adjoining housing and community facilities, and Leicester City Centre, and</p>	<p>T1 is an extended policy relating to traffic and parking policies.</p> <p>The changes to the policy can be considered material modifications but are not so significant or substantial as to change the nature of the plan.</p>

			<p>which are integrated into wider networks, by lateral pedestrian and cycle links to adjoining housing;</p> <p>d) It retains existing rights of way or provides acceptable diversions;</p> <p>e) At least two off-street car parking spaces shall be provided for each new dwelling. A minimum of three such spaces should be provided for four-bedroom or larger dwellings; and</p> <p>f) Travel packs are to be provided on residential developments to encourage sustainable forms of transport and to promote existing and new pedestrian and cycle routes.</p>	
S14	<p>Policy S14: Infrastructure New development will be supported by the provision of new or improved infrastructure as set out in policies S2, S4, S10, S12, S13 and S17, together with financial contributions for the following off-site infrastructure requirements: i) the provision of additional school places at Fernvale Primary School and secondary schools arising from the development subject to confirmation from the Local Education Authority; and ii) the provision of a new Community Hall to include healthcare facilities; iii) the improvement, remodelling or enhancement of sports and recreation provision in Scraftoft including the provision of</p>	IN1	<p>Policy IN1: INFRASTRUCTURE - New development will be supported by the provision of new or improved infrastructure together with financial contributions for the following off-site infrastructure requirements:</p> <p>a) the provision of additional school places at Fernvale Primary School and secondary schools arising from the development subject to confirmation from the Local Education Authority;</p> <p>b) the improvement, remodelling or enhancement of sports and recreation provision in Scraftoft including the provision of allotments;</p> <p>c) A pharmacy;</p> <p>d) Medical facilities;</p> <p>e) Recreation provision for older children; and</p> <p>f) Traffic calming measures.</p>	<p>IN1 is an amended policy from the 'made' Plan giving more detail about the infrastructure requirements from the neighbourhood area.</p> <p>The changes to the policy can be considered material modifications but are not so significant or substantial as to change the nature of the plan.</p>

	allotments. Contributions will be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary. To ensure the viability of housing development, the costs of the Plan's requirements will be applied flexibly where it is demonstrated that they are likely to make the development undeliverable		Contributions will be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary. To ensure the viability of housing development, the costs of the Plan's requirements will be applied flexibly where it is demonstrated that they are likely to make the development undeliverable	
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