

**Broughton Astley Neighbourhood Plan Review Submission 28 April 2026**  
**Consideration by Harborough District Council of Minor (non-material)/Major (material) updates to**  
**the 'Made' Broughton Astley Neighbourhood Plan (made 20 January 2014)**

**1 Planning process**

Broughton Astley Neighbourhood Plan passed Referendum with 2461 yes votes out of 2747 persons that voted on a turnout of 38.3% on 16 January 2014. 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 and submission in April 2026).

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;
- 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 and made available on the Parish Council website

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' Broughton Astley Neighbourhood Plan is a time period of 2018 to 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 Broughton Astley Review Neighbourhood Plan seeks to identify a settlement boundary as a new policy in the review plan.

The currently adopted Local Plan did not set a minimum housing requirement for Broughton Astley in the Plan period, however the submitted version of the new Local Plan proposes to allocate a housing site in Broughton Astley.

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

- Completions 2020 to 2023 = 145
- Commitments at 01/04/2023 = 118
- New Local Plan Growth (policy DS01) = 475
- Settlement total 2020 to 2041 = 738

The housing requirement for Broughton Astley of 475 dwellings is proposed in the new Local Plan 2020 to 2041. The policies in the review Broughton Astley plan seeks to allocate housing for one site (policy 1) for about 138 new dwellings.

Policy 2 allows for windfall housing to come forward within the settlement boundary.

Since the Broughton Astley 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.

Para 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)*

Additionally the Levelling-up and Regeneration Act 2023 come into force on 25 March 2026. Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 amend the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 in respect of the legal compliance and the basic conditions requirements.

In summary, the further legal compliance requires, so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan:

- that the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and
- that the plan must be designed to take account of any local nature recovery strategy under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area. In addition, there is a new Basic Condition requirement that:
- the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made.

This replaces the former Basic Condition that the neighbourhood plan be in general conformity with the strategic policies contained in the development plan for the area.

### **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 Broughton Astley 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 has prepared the Neighbourhood Plan Review, which has been considered in light of the new legal requirements and basic condition and it is still believed that it 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 Broughton Astley Neighbourhood Development Plan ran from 21 November 2025 until 16 January 2026, but due to a technical issue was extended to Wednesday 18 February 2026 to allow for the statutory period of consultation. 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 Broughton Astley Parish Council on 28 April 2026.

## **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, Broughton Astley 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	Broughton Astley Plan Policy 2018	Policy ref	Broughton Astley Review Plan Policy 2026	LPA consideration of policy changes
H1	<p>POLICY H1 – HOUSING ALLOCATIONS POLICY</p> <p>i. Two sites for new housing development are allocated as a result of the public consultation and Options Appraisal Process.</p> <p>ii. The number of properties which are allocated for each development and the additional benefits for the community which the development site is expected to deliver have been included in a Development and Requirements Policy for each site.</p> <p>iii. A logical sequence of phased construction will be monitored by the Steering Group and its progress assessed to ensure that Broughton Astley is not falling below its allocation of housing (policy P1).</p> <p>iv. Progress on new development will be monitored on an annual basis. Should new housing not be delivered on the two allocated sites within the proposed phasing sequence; (policy P1) development on the identified reserve site may then be considered.</p> <p>v. New housing development in Broughton Astley will be accompanied simultaneously with the provision of local infrastructure including recreational and leisure facilities, retail provision and employment</p>	1	<p>POLICY 1: Residential Site Allocation: Land at Witham Villas is allocated for approximately 138 dwellings. Development will be supported where it:</p> <p>a) Provides a housing mix in line with Policy 4;</p> <p>b) Demonstrates high-quality design in accordance with Policy 6 and Appendix C;</p> <p>c) Includes safe and convenient pedestrian and cycle connections to the village centre.</p>	<p>A new and substantial allocation must be considered to be a modification that changes the nature of the plan</p>

	<p>opportunities. This will include contributions where appropriate to sustainable transport measures, green infrastructure, improved waste recycling facilities, local services and community facilities.</p> <p>vi. New housing development which provides a mixture of housing types including family homes, starter homes, and homes designed for older people (including bungalows) will be encouraged.</p> <p>vii. New housing should not be constructed on land which is known to be on a floodplain within Environment Agency Zones 2 and 3; which has a moderate or significant flood risk where there are no flood defences or within the extent of extreme flood. (Fig 2). Developers will be required to demonstrate any additional flood modelling work that has taken place in order to supersede the Flood zone maps.</p>			
		2	<p><b>POLICY 2: LIMITS TO DEVELOPMENT</b>  Development proposals will be supported, in principle, on sites within the Limits to Development as shown in Figure 3 (above) where the proposal complies with the policies in this Neighbourhood Plan.  Land outside the Limits to Development is treated as open countryside, where development will be carefully managed in line with the provisions of this Neighbourhood Plan, the strategic policies of the Local Plan</p>	A new policy which changes the nature of the plan

			and national policies. The settlement boundary does not apply to land allocated for strategic development in the Harborough Regulation 19 Local Plan (Policy SA01). Development in this area will be guided by the Local Plan and an approved masterplan'	
		4	POLICY 4: HOUSING MIX New housing development shall provide for a mix of housing types that will be informed by the most up to date evidence of housing need as evidenced by the Housing Needs Assessment 2023, or more recent document. Applicants for development of 10 or more dwellings will need to demonstrate how their proposals will meet the housing needs of older households (especially bungalows) and the need for smaller, low-cost homes.	A new policy which changes the nature of the plan
H2	POLICY H2 – PROVISION OF AFFORDABLE HOUSING i. To meet identified needs within the community at least 30% of all new housing developments will be high quality affordable housing.  ii. Developments will be expected to contribute to the provision of affordable homes that are suitable to meet the needs of older people and those with disabilities	5	POLICY 5: AFFORDABLE HOUSING Development proposals for new housing where there is a net gain of more than ten dwellings, or on sites of more than 1,000 square metres, should provide at least 40% affordable housing. The provision of affordable housing for people with a local connection to Broughton Astley Parish (i.e. including living, working or with close family ties in the Parish) is supported. The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be dispersed throughout the development.	This is a modified policy that can be considered to not change the nature of the plan

			<p>Where delivered, affordable housing ratios should be provided on the basis of the most recent evidence of housing need. Where first homes are included, this should be at a level of 40-50% to make them affordable to two lower quartile earners subject to viability. Shared ownership where available should include a 10-25% share to make it affordable for the same group of people.</p>	
		H6	<p><b>POLICY H6: DESIGN</b>  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 in appendix C has been taken into account in the design proposals. New development should consider the prevailing character area in which the proposal resides and seek to contribute to and enhance the existing character.</p> <p>Innovative design will be supported where it promotes high levels of sustainability or helps to raise the standard of design more generally or contributes to the sense of place as long as it respects the form and layout of its surroundings.</p>	<p>A new policy which changes the nature of the plan as it does not build on an existing design code or guidance</p>
H3	POLICY H3 – WINDFALL AND BACK LAND DEVELOPMENT	3	<p><b>POLICY 3: WINDFALL HOUSING</b>  Residential development on infill and</p>	<p>This is a modified policy that</p>

	<p>i. It is accepted that there may be some windfall developments over the life of the Neighbourhood Plan on previously developed 'brownfield' or unallocated sites with direct highways access. Small, well designed residential sites which do not have a detrimental effect on the surrounding area and neighbouring properties will be supported. The impact of such windfall development will be incorporated into the on going monitoring and review process.</p> <p>ii. In principle development will be supported on sites of less than 5 dwellings on previously developed land.</p> <p>iii. In respect to back land and tandem development in gardens of existing properties; such developments will be resisted where they have the potential for loss of amenity of neighbouring properties; through loss of privacy, loss of daylight, visual intrusion by a building or structure, loss of car parking, loss of mature vegetation or landscape screening and additional traffic resulting from the development.</p> <p>iv. Any windfall, back land or tandem development must have a direct highway frontage.</p>		<p>redevelopment sites within the Limits to Development will be supported where the development:</p> <p>a. Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Broughton Astley or where the site is closely surrounded by existing buildings;</p> <p>b. Respects the shape and form of Broughton Astley in order to maintain its distinctive character and enhance it where possible;</p> <p>c. Retains existing important natural boundaries such as trees, hedges and streams;</p> <p>d. Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the existing and future occupiers of the dwelling (s); and</p> <p>e. Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise in line with Harborough District Council Planning Guidance.</p>	<p>can be considered to not change the nature of the plan</p>
S1	<p>POLICY STATEMENT S1 - SHOPPING</p> <p>i. The principal village centre shopping</p>	7	<p>POLICY 7: BROUGHTON ASTLEY VILLAGE CENTRE</p>	<p>This is a modified policy that can be considered to not change the</p>

<p>and business area will be maintained, with retail and service provision in this area supported and proposals resulting in loss of local retail provision or services resisted.(Fig. 3)</p> <p>ii. In order to prevent additional journeys out of the village for weekly food shopping the provision of a new supermarket on Site 1A will be supported. This should be between 20,000–30,000 sq ft, in an accessible and central position, adjacent to the existing settlement and provide good links to the existing settlement and other community facilities.</p> <p>iii. Acknowledging that there is limited space for expansion within the existing principal shopping and business area; additional proposals for local retail and other village centre uses which cannot be accommodated within this area will be supported in central and accessible locations elsewhere in Broughton Astley and sites will be supported in conjunction with housing development where appropriate. iv. Any proposals for retail development outside the existing village centre will be subject to the sequential test and impact assessment in accordance with paragraph 26 of the NPPF.</p> <p>v. A multi-agency ‘village centre’ strategy will be developed to improve and enhance the principal village shopping and business area that:</p>	<p>The vitality and viability of Broughton Astley Village Centre should be maintained and enhanced.</p> <p>Within the Village Centre, as shown in figure 4, proposals for Commercial Business and Service Uses (Class E of the Town and Country Planning Act use classes order 1987 as amended) will be supported provided development proposals do not detract from the character of the area. Except where changes of use are allowed through permitted development, Commercial, Business and Service Uses should remain the dominant use in the Village Centre and development leading to an over-concentration of any other one use will not be supported. Planning applications for uses other than Commercial, Business and Service Uses will not be supported unless it is to occupy a premises that has remained vacant for a period of at least 12 months and has been subject to a marketing campaign lasting for a continuous period of at least six months.</p> <p>A sequential test will be applied to planning applications for Commercial, Business and Service Uses that are not within the Village Centre. Proposals for Commercial, Business and Service Uses should be located in the Village Centre, then in edge of Village Centre locations and only if suitable sites are not available should out of Village Centre sites be considered. When assessing applications for retail development outside of the Village Centre, an impact assessment will be required</p>	<p>nature of the plan</p>
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	<ul style="list-style-type: none"> <li>• Discourages the change of use of ground floor premises to residential dwellings;</li> <li>• Supports and encourages businesses to thrive through initiatives such as improvement grants and shop-front competitions;</li> <li>• Encourages a greater mix of shopping and additional facilities, for example a café, delicatessen and banking facilities;</li> <li>• Attracts greater foot-fall through the village centre via clear and attractive signage and clear pedestrian routes; and</li> <li>• Provides additional and safe parking facilities via a traffic management plan</li> </ul>		<p>if the development is to provide more than 100m<sup>2</sup> retail floor space. This should include an assessment of the impact of the proposal on Village Centre vitality and viability. Where an application fails to satisfy the sequential test or is likely to have an adverse impact on Village Centre vitality and viability, it will not be supported.</p> <p>To be supported, development proposals across the Parish to alter, replace or introduce shop fronts in the village centre must be of high quality, contributing to an overall improvement in terms of urban design and architecture, by:</p> <ul style="list-style-type: none"> <li>a) being in keeping with surrounding buildings;</li> <li>b) enhancing streets and spaces through quality design and architecture;</li> <li>c) supporting crime prevention, community safety and security; and</li> <li>d) any lighting should be subtle.</li> </ul>	
		8	<p><b>POLICY 8: VILLAGE CENTRE PARKING</b></p> <p>For new developments in the village centre, residential or business, they should ensure that there is appropriate provision for car parking in line with Highways Standards. The extension or improvement of existing off-street public parking facilities to provide additional spaces and cycle parking to serve the village centre will be supported.</p>	A new policy which changes the nature of the plan

			The loss of Village Centre parking facilities will not be supported unless it is replaced by equivalent or better parking provision in terms of quantity, quality and location.	
E1	<p>POLICY E1 - EMPLOYMENT</p> <p>i. The existing employment area at Swannington Road should be protected as a Key Employment Area, recognising that it provides the only significant employment opportunities at present.</p> <p>ii. An area of 1.7ha of employment land will be allocated within development Site 1A; adjacent to the existing Key Employment Area.</p> <p>iii. Land at Broughton Way will be allocated for mixed employment / service and leisure use; its purpose to create employment for local people and contribute towards the economy of Broughton Astley.(Site EMP 1)</p> <p>iv. Employment opportunities on mixed-use development sites will be supported providing that the type of use proposed would not have a detrimental effect on the environment or wellbeing of people in neighbouring properties.</p> <p>v. The construction of the community and leisure facility to provide employment opportunities within the village will be supported.</p> <p>vi. Through multi-agency working we will create a wider range of employment opportunities within Broughton</p>	9	<p>POLICY 9: EMPLOYMENT AND BUSINESS DEVELOPMENT</p> <p>Development proposals that result in the loss of, or have a significant adverse effect on, an existing employment use will not be permitted unless it can be demonstrated that the site or building is no longer suitable for employment use.</p> <p>Proposals for employment-related development (for new and/or expansion of employment uses, including homeworking) will be supported where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell or traffic; that it will not result in an increase in on-street 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>	This is a modified policy that can be considered to not change the nature of the plan

	<p>Astley to meet local needs by:</p> <ul style="list-style-type: none"> <li>• Identifying and reducing barriers to potential employers who wish to relocate to Broughton Astley;</li> <li>• Encouraging facilities which provide direct employment; i.e. leisure centre or café;</li> <li>• Developing opportunities for employment which enhance the village and prevent the loss of key services will be encouraged;</li> <li>• Setting up or improving new initiatives to develop skills and employment opportunities for local people; and</li> <li>• Providing safe and attractive pedestrian and cycle routes to the edge of village employment areas will be encouraged.</li> </ul>			
		10	<p><b>POLICY 10: COTTAGE LANE INDUSTRIAL ESTATE AND ESTLEY GREEN BUSINESS PARK</b>  Cottage Lane Industrial Estate and Estley Green Business Park, as defined on Figure 5 and the Policies Maps, are Key Employment Areas. Development will only be supported where it:</p> <ul style="list-style-type: none"> <li>a) Is for industrial, storage or distribution uses (Use Classes B2 or B8); or</li> <li>b) Allows for a community purpose; or</li> <li>c) Is for small-scale uses providing services to support the business use; and</li> <li>d) Would not be detrimental to the quality and attractiveness of the Key Employment Area.</li> </ul>	<p>Although a new policy it can be considered that this does not change the nature of the plan as it build on existing policies relating to employment sites</p>

		11	<p>POLICY 11: COVENTRY ROAD BUSINESS PARK  Some 6.9 hectares of land off north of Coventry Road, as shown on Figure 5 and the Policies Maps, is allocated for mixed-use development. Development will be supported subject to the following criteria:</p> <p>a) The development is for:</p> <p>I. Industrial, storage or distribution uses (Use Classes B2 or B8); or</p> <p>II. Trade counters, bulky goods retail; or</p> <p>III. Sui Generis uses that have similar characteristics to business use; or</p> <p>IV. Small-scale uses providing services to support the above uses; or</p> <p>b) Development would not, alone or cumulatively, result in the Business Park ceasing to be predominantly for industrial, storage or distribution uses (Use Classes B2 or B8);</p> <p>c) Development should not prejudice the delivery of community infrastructure or the vitality and viability of Broughton Astley Village Centre in accordance with Policy 7; A pedestrian/cycle link shall be created from the site access to the village and a new crossing point provided;</p> <p>d) Existing hedges are retained and there is significant new planting along the site's boundaries; and</p> <p>e) Surface water and foul water drainage strategies shall be devised in consultation with the relevant infrastructure bodies prior to any construction and this should incorporate an appropriately designed, constructed and</p>	<p>Although a new policy it can be considered that this does not change the nature of the plan as it build on existing policies relating to employment sites</p>
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			maintained sustainable drainage system.	
		12	<p>POLICY 12: RURAL BUSINESS</p> <p>The re-use, adaptation or extension of existing rural buildings for business use will be supported where:</p> <p>a) Any enlargement is proportionate to the size, scale, mass and footprint of the original building(s);</p> <p>b) The development would not have a detrimental effect on the fabric, character and setting of historic buildings;</p> <p>c) The development respects local building styles and materials;</p> <p>d) The building is surveyed for protected species and mitigation measures are approved where necessary;</p> <p>e) The proposed development would not generate traffic of a type or amount which would detrimentally affect the character of the countryside; and</p> <p>f) The proposed development would not materially harm the character of the surrounding rural area.</p>	Although a new policy it can be considered that this does not change the nature of the plan as it build on existing policies relating to employment sites
T1	<p>POLICY T1 – TRANSPORT AND TRAFFIC MANAGEMENT</p> <p>We will work together with the Highway Authority, public transport providers, local schools and developers to develop a long term sustainable strategy for improvements to the highway network and the management of traffic in and around Broughton Astley to reduce the impact of development on the community by:</p>	13	<p>POLICY 13: TRAFFIC MANAGEMENT</p> <p>New housing or commercial development 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 mitigation measures are undertaken;</p> <p>b) Provision is made for accessible and efficient public transport routes within the</p>	This is a modified policy that can be considered to not change the nature of the plan

	<ul style="list-style-type: none"> <li>• Encouraging better access to and increased use of public transport;</li> <li>• Working with the District Council to refurbish the existing village centre car park in order to provide more spaces;</li> <li>• Ensuring that new development takes place adjacent to the built up area where there are good travel choices;</li> <li>• Improving links within the existing built-up area for walking, cycling and bus provision;</li> <li>• Ensuring other vehicular traffic keeps to appropriate routes; and</li> <li>• Encouraging 'safe routes to schools' schemes.</li> </ul>		<p>development site or the improvement of public transport facilities to serve the development;</p> <p>c) Improvements to pedestrian and cycle routes are incorporated to serve the development, where appropriate, and to provide safe, convenient and attractive routes to shops, employment, schools and community facilities and which are integrated into wider networks;</p> <p>d) It retains existing rights of way or provides acceptable diversions;</p> <p>e) It incorporates adequate parking and manoeuvring space within the development in accordance with the Highway Authority's standards; and:</p> <p>f) Travel packs are to be provided on residential developments to encourage sustainable forms of transport and to promote existing pedestrian and cycle routes.</p> <p>Measures to improve pedestrian safety and reduce traffic speed within the village will be supported, including support for 20mph zones particularly in new large developments.</p>	
		14	<p>POLICY 14: BROUGHTON WAY</p> <p>The creation of a new footway/cycleway alongside the B581 Broughton Way is supported.</p>	A new policy which changes the nature of the plan
		15	<p>POLICY 15: ELECTRIC CAR CHARGING</p> <p>The provision of communal vehicular charging points within the Parish will be supported where there is universal access and their presence does not impact negatively on existing available parking in the Parish.</p>	A new policy which changes the nature of the plan

		16	<p><b>POLICY 16 SCHOOL EXPANSION</b>  Proposals for the expansion of educational facilities in the Parish will be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) expansion would not exacerbate existing access related or traffic circulation problems, unless suitable mitigation measures are brought forward as part of the proposal;</li> <li>b) the development would not result in a significant loss of amenity to local residents or other adjacent users and is in character, scale and form to the current building;</li> <li>c) 'Safe Routes to Schools' schemes and similar initiatives are introduced wherever possible utilising developer contributions where appropriate.</li> </ul> <p>The provision of onsite parking for staff and appropriate parking/drop off/pick up points for parents and children will be supported.</p>	A new policy which changes the nature of the plan
		17	<p><b>POLICY 17 BROADBAND INFRASTRUCTURE</b>  Proposals to provide increased access to gigabit capable full-fibre broadband (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses 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 and not be located in or near to open landscapes.</p> <p>All new developments should have access to gigabit capable full-fibre broadband.</p>	A new policy which changes the nature of the plan

			<p>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 build on the development is complete.</p> <p>Developers should take active steps to incorporate superfast broadband, ideally, fibre to the premises (FTTP) solution, where possible. In all cases developers should engage with telecoms providers as early as possible (at the pre planning phase) to ensure that broadband connectivity is available to residents as soon as the homes are occupied.</p>	
L1	<p><b>POLICY L1 – IMPROVED LEISURE FACILITIES</b></p> <p>Site 1B (south of Broughton Way) is allocated for the provision of additional community and leisure facilities. The second and third choice sites suggested during the Big Plan consultation will be considered if the allocated site is not granted permission to proceed (Ref: 3.15.1).</p> <p>Site 1B is allocated for a centrally located community and leisure facility which will provide a minimum 4-court sports hall, gym and dance facilities, all-weather pitch, changing facilities, meeting rooms and associated administration and parking facilities for the benefit of all the community.</p> <p>The community and leisure facilities will be provided by the developer of Site 1B,</p>	19	<p><b>POLICY 19: INFRASTRUCTURE</b></p> <p>New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:</p> <ul style="list-style-type: none"> <li>a) Sport and recreation facilities at the Community Hub Leisure Centre site including a swimming pool and an extension to the leisure centre car park;</li> <li>b) The improvement of facilities at Frolesworth Road Recreation Ground;</li> <li>c) Recreation facilities accessible and suitable for all ages;</li> <li>d) A Community Building for young people;</li> <li>e) The creation of a new footway/cycleways to encourage pedestrian and cycle use, including a footway/cycleway alongside the B581 Broughton Way. to encourage pedestrian and cycle use;</li> </ul>	<p>This is a modified policy that can be considered to not change the nature of the plan</p>

	<p>as part of the overall development package for the combined sites. Any additional funding required to enhance the facilities or specification will be sought from the District and County Councils, and sports funding bodies, so that the facility is built in a timely manner.</p> <p>It is expected to be operated on a similar model as Harborough and Lutterworth Leisure Centres; and achieved by working in partnership with District &amp; County Councils, Leicestershire and Rutland Sport, and the Harborough District Leisure Trust and others as necessary.</p> <p>The Parish Council will seek to purchase additional land in order to increase the number of formal sports pitches and changing rooms to meet the needs of local clubs and groups.</p>		<p>f) Health care at the Community hub Leisure Centre site (see policy 18) or in the current Village Centre location;</p> <p>g) The improvement, remodelling or enhancement of education facilities at Hallbrook, Old Mill and Orchard Primary Schools, Thomas Estley Community College Broughton Astley Community Library lending stock plus reference, audio visual and homework support material;</p> <p>h) The extension of the existing Rights of Way networks to include along the former Midland Counties Railway line;</p> <p>i) Community infrastructure improvements including the provision of parish notice boards, defibrillator equipment, seats, bus shelters, litter bins and grit bins; footpaths;</p> <p>j) Village Centre improvements to promote foot fall, access to shops and amenities; and</p> <p>k) Foul capacity must be addressed as part of any major development.</p> <p>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 may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.</p>	
W1	<p>POLICY W1 – IMPROVED HEALTHCARE FACILITIES</p> <p>i. The provision of a facility which provides additional services such as minor surgery, phlebotomy and</p>	18	<p>POLICY 18: COMMUNITY HUB</p> <p>The provision of a facility which provides additional services such as minor surgery, phlebotomy and physiotherapy and midwifery services to reduce the need to make additional</p>	<p>This is a modified policy that can be considered to not change the nature of the plan</p>

	<p>physiotherapy and midwifery services to reduce the need to make additional journeys out of the village will be supported.</p> <p>ii. Land for a healthcare facility will be provided within Site 1B. Funding for the new facility will be sought through developer contributions and other sources, to ensure that medical facilities remain near to the centre of the existing village, being convenient and accessible enough to meet the needs of local people.</p>		<p>journeys out of the village will be supported providing that the development will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties, or generate a need for parking that cannot be adequately catered for.</p> <p>Funding for the new facility will be sought through developer contributions and other sources, to ensure that medical facilities remain near to the centre of the existing village, being convenient and accessible enough to meet the needs of local people.</p>	
EH1	<p>POLICY EH1 – ENVIRONMENT HERITAGE AND OPEN SPACES FOR PROTECTION</p> <p>i. Working with the Highway Authority, developers and local environmental groups improved access to the countryside will be sought by improving the network of existing public rights of way.</p> <p>ii. The green spaces at Frolesworth Road Recreation Ground, War Memorial, Cottage Lane and the disused railway, which have been demonstrated to be of significance to the local community, are designated as ‘Local Green Spaces’ in order to protect their identity. The Local Green Spaces are identified in (Fig.6)</p> <p>iii. Existing areas of public open space and Local Green Spaces will be preserved in order to promote social interaction, community activity and active play.</p> <p>iv. New public open space, including</p>	20 and 21	<p>POLICY 20: IMPORTANT OPEN SPACES The following open spaces (locations, figure 6) are of high local value for sport, recreation, amenity, beauty, tranquility and/or biodiversity. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the current functions and amenities are 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>St Mary’s Churchyard (Inventory reference 001) In HDC OSSR audit as St Mary’s Churchyard, Broughton Astley Cemeteries, disused churchyards and other burial grounds Memorial Garden (002) In HDC OSSR audit (no name); BAPC open space Civic space / Amenity green space Thomas Estley College grounds (main part) (005) In HDC OSSR audit as Thomas Estley College, Broughton Astley Leics CC Estate Outdoor sport facilities / Provision for</p>	<p>This is a modified policy that can be considered to not change the nature of the plan</p>

	<p>formal open space, walking routes and spaces for informal/formal community activities will be created at Site 1B and Site 2</p> <p>v. Broughton Astleys Listed buildings - St Marys Church, Sutton in the Elms Baptist Church, Quaker Cottage and the Stone House - will be protected in line with national policy. (Fig 7).</p> <p>vi. Liaison will take place with appropriate authorities to provide support to community groups to maintain and improve the brook through the village.</p> <p>vii. The use of renewable energy solutions as part of new developments will be encouraged.</p>	<p>Children and Young people Frolesworth Road Cemetery (007) In HDC OSSR audit as Frolesworth Road Cemetery; BAPC open space Cemeteries, disused churchyards and other burial grounds Orchard School Grounds (008) In HDC OSSR audit as Orchard School, Broughton Astley; Leics CC Estate Outdoor sport facilities / Provision for Children and Young people Deniston Avenue / Amsden Rise open space (009) In HDC OSSR audit [no name]; owned/managed by HDC Amenity green space</p> <p>Gorham Rise open space (010.1) In HDC OSSR audit [no name]; owned/managed by HDC Community Orchard (Amenity green space)</p> <p>Gorham Rise / Baldwin Rise open space (010.2) In HDC OSSR audit [no name] owned/managed by HDC (Amenity green space)</p> <p>Windsor Way open space 1 and play park (011) Developer-provided open space in new development. Currently maintained by management company. Amenity green space / Provision for Children and Young People</p> <p>Windsor Way open space 2 (including footpath to Gorham Rise) (011.2) Developer-provided open space in new development. Currently maintained by management company. Amenity green space</p> <p>Coventry Road / Broughton Way open space (012) In HDC OSSR audit as Coventry Road/Broughton Way Junction owned/managed by LCC Amenity greenspace</p> <p>Warwick Road open space (013) In HDC OSSR audit as Warwick Road; owned/managed LCC</p>	
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		<p>Amenity green space  Sutton in the Elms Baptist Church cemetery (014) In HDC OSSR audit as Sutton in the Elms cemetery, Broughton Astley; Sutton in the Elms Baptist Church Charity. Cemeteries, disused Churchyards and other burial Grounds  Sutton Allotments (015) In HDC OSSR audit as Sutton Allotment Site Allotments, community gardens  Western Willows allotments (016) In HDC OSSR audit as Western Willows allotments, Broughton Astley Allotments, community gardens  Orchard Road / Coventry Road open space (017) In HDC OSSR audit [no name] Amenity green space  Blenheim Crescent open space (018) In HDC OSSR audit [no name] Amenity green space  Farleigh Close / Malling Avenue open space (019) In HDC OSSR audit [no name] Amenity green space  Rear of Willowbrook Close (020) In HDC OSSR audit as Willowbrook Corridor Natural and seminatural green space  Croft Way open space (021) In HDC OSSR audit as Croft Way / Swannington Road, Broughton Astley Amenity green space  Holbeck Drive / Croft Way open space [Buffer zone for Employment Area development designated as open space.] (022) In HDC OSSR audit as Cottage Lane play area, Broughton Astley Amenity green space/Provision for Children and Young people  Cromford Way open space (023) In HDC OSSR audit as Cromford Way POS, Broughton Astley;</p>	
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		<p>Amenity green space  Netherfield Close open space (024) Not in HDC OSSR audit; owned/managed privately  Amenity green space  Cromford Way / Chandler Way open space (025) Not in HDC OSSR audit; owned/managed by Jelson Ltd  Amenity green space  Chandler Way open space (026) Not in HDC OSSR audit; developer-provided open space; owned/ managed privately  Amenity green space  Pond and open space on Chandler Way (027) Not in HDC OSSR audit; developer-provided open space; owned/managed privately  Amenity green space  Chandler Road open space (028) Not in HDC OSSR audit; developer-provided open space; owned/managed privately  Amenity green space  Croft Way open space (029) Not in HDC OSSR audit; developer-provided open space; owned/managed by HDC  Amenity green space  Townsend Close open space (030) In HDC OSSR audit as Townsend Close  Amenity green space  Station Road / Broughton Way junction open space (031) In HDC OSSR audit [no name]  Amenity green space  Harris Close open space (032) In HDC OSSR audit [no name]  Amenity green space  Byre Crescent / Harris Close open space (033) In HDC OSSR audit [no name]  Amenity green space  Open space at top of Stiles Close (034) In HDC OSSR audit as Stiles Close  Amenity green space  Arkwright Farm (Burnside Road Balancing</p>	
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		<p>Lagoon) (035) Locally known as The Dip. In HDC OSSR audit as Arkwright Farm, Burnside Road Balancing Lagoon Amenity green space</p> <p>Pickering Road open space (036) In HDC OSSR audit as Pickering Road. Amenity green space</p> <p>Hallbrook School grounds (037) In HDC OSSR audit as Hallbrook School – Broughton Astley; LCC Estate Outdoor sports facilities / Provision for Children and Young people</p> <p>Byre Close / Richardsons Close open space (038) In HDC OSSR audit [no name] Amenity green space</p> <p>Stich Close open space (039) In HDC OSSR audit [no name] Amenity green space</p> <p>Kiln Close open space (040) In HDC OSSR audit as Kiln Close, Broughton Astley Amenity green space</p> <p>Byre Crescent open space (041, 042) In HDC OSSR audit as Byre Crescent play area, Broughton Astley Amenity green space / Provision for Children and Young people</p> <p>Devitt Way open space 1 (043) In HDC OSSR audit as Devitt Way (Community Facility) – Broughton Astley Amenity green space</p> <p>Machin Drive open Space (044) In HDC OSSR audit as Coltsfoot Way / Clump Hill – Broughton Astley; owned/managed privately Amenity green space</p> <p>Machin Drive / Geveze Way / Pinel Close open space (045) In HBC OSSR audit as Coltsfoot Way / Clump Hill – Broughton Astley; owned/managed by? Amenity green space</p> <p>Geveze Way open space (046) In HBC OSSR audit as Coltsfoot Way / Clump Hill – Broughton Astley; owned/managed privately</p>	
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		<p>Amenity green space  Speedwell Drive open space (047) In HDC OSSR audit [no name] Amenity green space  Foxglove Close open space (048) In HDC OSSR audit [no name] Amenity green space  Cordonnier Close open space (049) In HBC OSSR audit as Cordonnier Close POS; owned/managed privately Amenity green space  Wide verge, corner of Coventry Road / Sawmill Lane (053) Extension of #012 LCC Highways  Mountbatten Drive open space (056) Developer-provided open space, Windsor Way Estate. Currently maintained by management company. Amenity green space  Buzzard Close open space (north) (058) Developer-provided open space Amenity green space  Buzzard Close open space (south) (059.1) Developer-provided open space Amenity green space  Balancing pond and green buffer zone, off Phipps Street (061) Developer-provided open space,  'land east of Broughton Lane' Amenity green space  Central Green corridor (062, 063, 064) Developer-provided open space, 'land east of Broughton Lane' Amenity green space  Evans Avenue open space (green buffer zone) (065) Developer-provided open space, 'land east of Broughton Lane' Amenity green space  Cosby Lane allotments (069) [On Ordnance Survey map as 'Allotment Gardens' Owned/managed privately  Northeast public open space (green buffer zone) (072) Developer-provided open space,</p>	
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		<p>'land east of Broughton Lane' Amenity green space  Thomas Estley College grounds (woodland area) (079) LCC estate. In HDC OSSR audit as (part of) Thomas Estley College, Broughton Astley Provision for Children and Young people; Natural and semi-natural green space  Falcon Close / Harrier Close open space (123) In HDC OSSR audit [no name] Amenity green space  Wyvern Close / Lea Close open space (150) In HDC OSSR audit [no name] Amenity green space  Devitt Way / Byre Crescent open space and play area (151) In HDC OSSR audit as Devitt Way green space – Broughton Astley Amenity green space / Provision for Children and Young people  Speedwell Drive open space (152) In HDC OSSR audit as Speedwell Drive – Broughton Astley Amenity green space</p> <p><b>POLICY 21: LOCAL GREEN SPACES</b>  Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details Appendix E; locations figure 6) will not be supported except in very special circumstances.  War Memorial Garden (inventory reference 002)  Broughton Astley Leisure Centre grounds (004)  Frosworth Road Recreation Ground (006)  Broughton Lake ('old brickworks') open space (050)</p>	
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			<p>Disused Railway Line (081, 082, 085) Fins Field (057)</p> <p>While most development proposals for new buildings on these sites will be harmful and inappropriate and will not be supported, exceptions will be made for proposals that would enhance the value or significance of the Local Green Space, including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Buildings providing appropriate facilities for sport and recreation, or associated with burial grounds/cemeteries, as long as the development does not conflict with the functions or values for which the Local Green Space has been designated,</li> <li>• Extension or alteration of such an existing building, provided that it does not result in a disproportionate addition over and above the size of the original building,</li> <li>• Replacement of such a building, provided the new building is for the same use and is not materially larger than the one it replaces,</li> <li>• Development associated with enhancement and/or interpretation of the site’s biodiversity or historical interest,</li> <li>• Development required for flood risk resilience or mitigation.</li> </ul>	
		22	<p>POLICY 22: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE</p> <p>The sites and features mapped here (figure 7) have been identified as being of at least local significance for their natural environment significance. They are ecologically important in their own right, make a local contribution to</p>	

			<p>carbon sequestration, and are locally valued.</p> <p>Development proposals affecting them will be required to include evidence-based, measurable proposals for delivering [10%] biodiversity net gain (BNG). 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, in conformity with paragraph 193a of the NPPF (December 2024, as amended February 2025).</p>	
		23	<p><b>POLICY 23: COUNTRYSIDE</b></p> <p>The Countryside (land outside the Broughton Astley and Sutton in the Elms Limits to Development) will be protected for the sake of its intrinsic character, 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 strictly controlled in accordance with Harborough Local Plan Policies SS1, GD3, GD4 and Neighbourhood Plan Policy 1.</p>	A new policy which changes the nature of the plan
EH2	<p><b>POLICY EH2 – AREA OF SEPARATION</b></p> <p>An area of separation lying to the north of Broughton Way and east of Sutton Lane, and amounting to approximately 7 ha of agricultural grazing land will be maintained between the two settlements of Broughton Astley and Sutton in the Elms. Development which would detract from the open character of this area or reduce the visual</p>	24	<p><b>POLICY 24: AREAS OF SEPARATION</b></p> <p>An Area of Separation lying to the north of Broughton Way and west of Sutton Lane, as shown on Figure 9, will be maintained to prevent the coalescence of the two settlements of Broughton Astley and Sutton in the Elms. Development which would detract from the open character of this area or reduce the visual separation of Broughton Astley and Sutton in the Elms should not be permitted.</p>	This is a modified policy that can be considered to not change the nature of the plan

	<p>separation of Broughton Astley and Sutton in the Elms should not be permitted.</p> <p>i. The area of separation is desirable in order to ensure that the identity and distinctiveness of settlements is retained. (Fig. 5 )</p> <p>ii. Development for recreational use such as Community Woodland, Country Park or informal public open space will be supported providing the proposals do not detract from the open and undeveloped character of the area.</p>		<p>Development for recreational use such as Community Woodland, Country Park or informal public open space will be supported providing the proposals do not detract from the open and undeveloped character of the area.</p> <p>The Area of Separation established in the Made 2023 Dunton Bassett Neighbourhood Plan is extended into the Broughton Astley Neighbourhood Area (figure 9) to provide complete protection against coalescence of the two settlements, including the highly valued Clump Hill area of open countryside southeast of Broughton Lake Local Green Space.</p>	
		25	<p>Policy 25: PUBLIC RIGHTS OF WAY NETWORK Development should protect the Rights of Way and wherever possible create new links to the network including footpaths and cycle ways. The extension of the existing Rights of Way network along the former Midland Counties Railway line is supported.</p>	A new policy which changes the nature of the plan
		26	<p>POLICY 26: BIODIVERSITY AND HABITAT CONNECTIVITY Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridor identified in figure 10. All new development proposals will be expected to safeguard habitats and species across the Plan Area, including those of local significance, and to deliver at least 10% biodiversity net gain in line with national standards. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts),</p>	A new policy which changes the nature of the plan dealing specifically with biodiversity

			adequately mitigated, or dealt with through onsite or offsite enhancement (via biodiversity net gain at a minimum of 10%), planning permission should be refused, in conformity with paragraph 193a of the NPPF (December 2024).	
		27	Policy 27: TREES AND HEDGEROWS New and existing trees should be integrated into new developments. Development that damages or results in the loss of ancient trees, hedgerows or trees of good arboricultural and amenity value will not normally be supported. Proposals should be designed to retain ancient trees, hedgerows or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows, indicating replanting where appropriate.	A new policy which changes the nature of the plan
			POLICY 28: CLIMATE CHANGE AND FLOOD RISK Development proposals within the areas indicated in Figures 11.1 and 11.2 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 areas, will be supported, provided they do not adversely affect important open spaces or sites and features of natural or historical	A new policy which changes the nature of the plan

		<p>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"> <li>i. if in a location susceptible to flooding from rivers or surface water, no alternative site to meet the local residential development need is available;</li> <li>ii. 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;</li> <li>iii. it includes a Surface Water Drainage Strategy, subject to viability, 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;</li> <li>iv. its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;</li> <li>v. proposed SuDs infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting;</li> </ul>	
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			<p>vi. it does not increase the risk of flooding to third parties;</p> <p>vii. it takes the effects of climate change into account;</p> <p>viii. surface water run off rates from the site are suitable and sustainable in the face of rapidly intensifying rainfall and flooding events;;</p> <p>ix. proposals will not lead to heightened flood risk within the site itself, locally or further downstream in the catchment</p> <p>x. and new developments, including their infrastructure, should be capable of retaining functionality in the event of exceptional but increasingly common rainfall events including those exceeding 20mm in an hour and over 200mm in 24 hours.</p>	
		29	<p>POLICY 29: SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE – The sites mapped in figure 12 (details Appendix D) have been identified as being of at least local 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 weighed against the local benefit of any development proposal that would adversely affect them.</p>	A new policy which changes the nature of the plan
		30	<p>POLICY 30 Non-Designated Heritage Assets The buildings listed here (locations figure 14) are Non-Designated Heritage Assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the settlements and Plan Area, and their features and settings</p>	A new policy which changes the nature of the plan

		<p>will be protected wherever possible. The loss of, or substantial harm, to a Non-Designated Heritage Asset will not be supported unless it is demonstrated that any loss or harm cannot be avoided or mitigated and would be clearly outweighed by the benefits of the development.</p> <p>1. Non-designated heritage assets ('historic unlisted buildings') in the Leicestershire Historic Environment Record:</p> <p>MLE1308 Name: Soar Mill, Broughton Astley Map Sheet: SP59SW Grid Reference: Centred SP 509 937 (25m by 23m) Summary: The Soar Mill is marked on Ogilby's 1630s map. It ceased working as a watermill in about 1934. Description: "The mill had a breast-shot wheel about 13 feet in diameter and six feet wide. The mill ceased working as a watermill in about 1934, the mill building being used for the manufacture of tyres during World War II, and then used for hosiery manufacture." "This water mill is a well known landmark alongside the Fosse Way." [Now a hotel]</p> <p>MLE21099 Name: Stoney Bridge, Broughton Astley Map Sheet: SP59SW Grid Reference: Centred SP 5035 9296 (12m by 19m) Summary: A two-span brick arch bridge with brick arch abutments, a central pier, brick spandrel side walls and parapets. The outer face to the arch is of stone masonry, as are the parapet plinths, copings and the pilaster cap stones. Some</p>	
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		<p>repairs have been made in blue engineering brick. Description: An inspection of the bridge was carried out in January 2013 (see associated files). The bridge was in urgent need of repair. The bridge is on the line of the Fosse Way, so this may be an ancient crossing point.</p> <p>MLE24467 Name: 39 Sutton Lane, Sutton Elms (registered under the old house numbering system as 147 Leicester Road, Sutton in the Elms) Map Sheet: SP59SW Grid Reference: Centred SP 5184 9391 (70m by 58m) 61 Summary: A substantial three-storey L-shaped stone farmhouse with brick extensions. David Smith suggests a C17 gable. A U-shaped arrangement of farm buildings can be seen to the east of the house on the 1:2500 Epoch 1 OS (demolished pre-1991).</p> <p>MLE21160 Name: Footbridge south of Broughton Astley Map Sheet: SP59SW Grid Reference: Centred SP 5323 9164 (22m by 17m) Summary: Railway bridge on the Midland Counties Railway Leicester to Rugby branch, which opened in 1840.</p> <p>MLE21161 Name: Footbridge west of Station Farm, Broughton Astley Map Sheet: SP59SW Grid Reference: Centred SP 5377 9238 (45m by 13m) Summary: Footbridge on the Midland Counties Railway Leicester to Rugby branch, which opened in 1840.</p>	
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		<p>MLE21162 Name: Railway bridge, Cottage Lane, Broughton Astley Map Sheet: SP59SW Grid Reference: Centred SP 5392 9255 (38m by 24m) Summary: Railway bridge on the Midland Counties Railway Leicester to Rugby branch, which opened in 1840.</p> <p>MLE23187 Name: Versus sculpture, Thomas Estley Community College, Broughton Astley Map Sheet: SP59SW Grid Reference: SP 5284 9268 (point) Summary: Sculpture by Wendy Taylor (1973). Description: Sculpture by Wendy Taylor, 'Versus' (1973). Consists of a stainless steel beam seemingly trying to float away, being held down by a forged steel chain.</p> <p>MLE24334 Name: The White Horse Inn, 30, Station Road, Broughton Astley Map Sheet: SP59SW Grid Reference: Centred SP 5271 9265 (12m by 15m) Summary: The White Horse has been swallowed up by C20th extensions, though the original building is still visible as the core of the pub. Description: Kelly's Directory 1855: John Stevens, 'White Horse' &amp; butcher; Kelly's Directory 1895: Arthur Almey, 'White Horse' &amp; butcher; Kelly's Directory 1912: Arthur Hinson, 'White Horse'</p> <p>MLE24335 Name: Bull's Head Inn, 4, Main Street, Primethorpe Map Sheet: SP59SW 62 63 Grid Reference: Centred SP 5254 9287 (30m by 33m) Summary: Rendered brick façade with mock timber framing. Shown as the 'Bull's Head Inn' on late C19th OS mapping. Description: No entry in Kelly's Directory 1855; Kelly's Directory 1895: Edward</p>	
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			Stringer, 'Bull's Head' & painter; Kelly's Directory 1912: John Underwood, 'Bull's Head' MLE24336 Name: George & Dragon Inn, 18, Green Road, Primethorpe Map Sheet: SP59SW Grid Reference: Centred SP 5237 9320 (18m by 21m) Summary: Shown on the late C19th map as 'George & Dragon Inn'. White painted brick. Description: Kelly's Directory 1855: John Bird 'George & Dragon' & blacksmith; Kelly's Directory 1895: John Almey, 'George & Dragon'; Kelly's Directory 1912: John Frederick Flint 'George & Dragon'	
		31	POLICY 31: RIDGE AND FURROW - The surviving areas of Ridge and Furrow fields are non-designated heritage assets. Proposals for new development within the ridge and furrow fields shown on Figure 15.3 will not be supported unless the benefits arising from the development would outweigh the harm to the heritage asset of the field or fields concerned.	A new policy which changes the nature of the plan
SD1	<p>POLICY SD1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</p> <p>The Parish Council will support proposals that accord with the policies in the Broughton Astley Neighbourhood Plan (and, where relevant, with policies in the Harborough District Core Strategy).</p> <p>When commenting on development proposals the Parish Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework;</p>		deleted	No comments

	and will work proactively with applicants to find joint solutions which mean that proposals can be supported wherever possible; and to secure development that improves the economic, social and environmental sustainability of the area.			
CI1	<p>POLICY STATEMENT CI1. – CONTRIBUTIONS TO NEW INFRASTRUCTURE AND FACILITIES</p> <p>i. Financial contributions will be required, as appropriate, from each developer to mitigate the impact of the development on essential infrastructure such as public utilities, libraries, policing, waste services and the highways network.</p> <p>ii. Financial contributions will be required, as appropriate, from each developer to fund additional healthcare, education and leisure services within the village in accordance with the obligations detailed in the Harborough District ‘Provision for Open Space, Sport and Recreation 2009 (or subsequent revisions).</p> <p>iii. Community priorities in terms of additional local facilities to be provided as a result of new development are:</p> <p>a) A centrally located community building suitable for use as a Medical Centre with associated parking spaces;</p> <p>b) A centrally located community leisure facility providing a minimum 4-court sports hall, gym and dance facilities, all</p>	19	<p>POLICY 19: INFRASTRUCTURE</p> <p>New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:</p> <p>a) Sport and recreation facilities at the Community Hub Leisure Centre site including a swimming pool and an extension to the leisure centre car park;</p> <p>b) The improvement of facilities at Frolesworth Road Recreation Ground;</p> <p>c) Recreation facilities accessible and suitable for all ages;</p> <p>d) A Community Building for young people;</p> <p>e) The creation of a new footway/cycleways to encourage pedestrian and cycle use, including a footway/cycleway alongside the B581 Broughton Way. to encourage pedestrian and cycle use;</p> <p>f) Health care at the Community hub Leisure Centre site (see policy 18) or in the current Village Centre location;</p> <p>g) The improvement, remodelling or enhancement of education facilities at Hallbrook, Old Mill</p>	This is a modified policy that replaces policy Ci1 and can be considered to not change the nature of the plan

	<p>weather-pitch changing rooms, storage, meeting rooms and associated administration and parking facilities;</p> <p>c) A centrally located community building with associated storage and parking spaces suitable for use by organised youth groups;</p> <p>d) A centrally located multi-use synthetic sports pitch suitable for both community and schools use;</p> <p>e) Two adult size Football Pitches with associated parking, changing and storage facilities;</p> <p>f) The construction on an informal BMX / Cycle Track facility with associated shelter and parking facilities.</p> <p>iv. The construction of a swimming pool for joint community and schools use will be investigated and provided if financially viable.</p>		<p>and Orchard Primary Schools, Thomas Estley Community College Broughton Astley Community Library lending stock plus reference, audio visual and homework support material;</p> <p>h) The extension of the existing Rights of Way networks to include along the former Midland Counties Railway line;</p> <p>i) Community infrastructure improvements including the provision of parish notice boards, defibrillator equipment, seats, bus shelters, litter bins and grit bins; footpaths;</p> <p>j) Village Centre improvements to promote foot fall, access to shops and amenities; and</p> <p>k) Foul capacity must be addressed as part of any major development.</p> <p>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 may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.</p>	
P1	<p>POLICY P1 – Phasing of development</p> <p>i. The development and construction of sites which bring the most potential benefit in the shortest timescale to the community of Broughton Astley will be supported.</p> <p>ii. A logical sequence of phased construction will be monitored by the Steering Group on an annual basis, with its progress assessed to ensure that</p>		deleted	No comments

	<p>Broughton Astley is not falling below its allocation of housing.</p> <p>iii. The developers of Sites 1 and 2 will be required to work together to ensure that community facilities are provided in accordance with the proposed phasing of construction.</p>			
<p>BAN P Sites 1A and 1B</p>	<p>BANP Sites 1A and 1B - Development and Requirements Policy</p> <p>1. Site 1A on the northern side of the Broughton Way site amounting to approximately 18 ha is allocated for a maximum of 310 residential properties with associated public open space within the extent of the development.</p> <p>2. A proportion of Site 1A of the Broughton Way development site amounting to around 1.7 ha is allocated for employment use. Generally these would include: B1 – offices, research and development, and light industrial, B2 – general industrial, and B8 – storage and distribution and D1/D2 community uses.</p> <p>3. A proportion of approximately 1.5 ha of Site 1A is allocated for retail use, with a supermarket of between 20,000 and 30,000 sq. ft., with associated petrol filling station, parking and storage facilities; and a frontage along Broughton Way.</p> <p>4. The northern section of the Broughton Way development should provide both a formal children’s play</p>		deleted	No comments

	<p>area and informal public open space, with 'breathing space' separating the retail and employment areas from the residential areas.</p> <p>5. The southern side of the Broughton Way, Site 1B amounting to an area of 4.3 ha is allocated for the construction of a community leisure facility with supporting car parking and associated open space. This site is considered to be the most suitable in the village for community facilities, due to its proximity to the Community College; providing the opportunity of joint usage. (Policy L1)</p> <p>6. A proportion of Site 1B is allocated for the construction of a community Medical Centre; sharing car parking and open space with other facilities on the site. The development should not take place within the area prone to flooding. (Policy W1)</p> <p>7. Any remaining undeveloped land on Site 1B will be used for the provision of informal and formal public open space, including sports pitches, walking routes and community activities.</p> <p>8. A Design Brief must be prepared for the site as part of any planning application.</p>			
BAN P Site	<p>BANP Site 2 - Development And Requirements Policy</p> <p>1. The Coventry Road site amounting to</p>		deleted	No comments

2	<p>approximately 8.4 ha is allocated for a maximum of 190 residential properties with associated formal and informal public open space within the extent of the development.</p> <p>2. A total of 1.45 ha is allocated within the development for open space, semi natural area and children's' play space.</p> <p>3. The existing public rights of way which cross the site must be maintained in order to ensure access to other areas of the village and to open countryside adjoining the development.</p> <p>4. The site was not identified as being suitable for Leisure and Community facilities; therefore a commuted sum payment in lieu of community facilities to address the requirements of policy CI1 – Contributions to new infrastructure and facilities; must be agreed prior to any permission given.</p> <p>5. Statutory safety clearances must be maintained between any construction and overhead safety lines within the vicinity in order to provide access for maintenance and reduce disturbance to home owners.</p> <p>6. In order to mitigate adverse landscape impact buildings must not exceed 2 storeys.</p> <p>7. A Design Brief must be prepared for the site as part of any planning application.</p>			
BAN	BANP Reserve Site 1 - Development And		deleted	No comments

<p>P Res erv e Site 1</p>	<p>Requirements Policy</p> <ol style="list-style-type: none"> <li>1. The Dunton Road site amounting to approximately 1.05 ha is allocated as a reserve site for a maximum of 28 residential properties with associated formal and informal public open space within the extent of the development.</li> <li>2. A sustainable balancing pond should be created at the lowest point of the site order to mitigate any potential water run-off from neighbouring fields.</li> <li>3. The site was not identified as being suitable for Leisure and Community facilities; therefore a commuted sum payment is lieu of community facilities to address the requirements of policy statement CI1 – Contributions to new infrastructure and facilities; must be agreed prior to any permission given.</li> <li>4. A Design Brief must be prepared for the site as part of any planning application.</li> </ol>			
<p>BAN P Site EM P 1</p>	<p>BANP Site EMP 1 - Development Requirements And Policy</p> <ol style="list-style-type: none"> <li>1. The Broughton Way Employment Area amounting to approximately 6.8 ha is allocated for commercial, industrial and retail development (bulky retail goods only).</li> <li>2. Of the 6.8 ha, approximately 110,000 sq. ft. of the site is allocated for commercial and industrial use. A</li> </ol>		<p>deleted</p>	<p>No comments</p>

<p>further 25,000 sq. ft. is allocated for office premises.</p> <p>3. The site is considered suitable for a range of uses, which would increase employment and facilities in the Broughton Astley area. Generally these would include A1 – retail (not retail food stores), A3 – restaurants, B1 – offices, research and development, and light industrial, B2 – general industrial, and B8 – storage and distribution and D1/D2 community uses.</p> <p>4. Development which provides employment related to improved facilities will be encouraged. For example:  a restaurant/eatery, cinema complex, additional leisure facilities and retail development such as large household goods, trade counters or home improvement stores which do not compete with existing village centre. The development should not be used for the sale of food for consumption off the premises, other than confectionery.</p> <p>5. The development of a serviced small business centre with meeting rooms to support and encourage local businesses would be supported at the site.</p> <p>6. The development of an on-site Children’s Nursery amounting to around 4,000 sq. ft. would also be supported at the site to provide parents</p>			
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	<p>with day-care provision, preventing the need for additional car journeys.</p> <p>7. The site is remote from the existing settlement with poor footpath links and would therefore not be considered suitable for a new Medical Centre.</p> <p>8. Any proposed use for retail food stores would be considered contrary to the Core Strategy (CS6 / CS16 and elements of the NPPF); and would therefore not be supported.</p> <p>9. Due to the elevated position of the eastern side of the site any potential significant adverse landscape impact to Sutton in the Elms should be mitigated by sensitive hedging and border treatments.</p> <p>10. The use of unobtrusive exterior lighting systems on buildings and roadways will be encouraged to mitigate the potential of light pollution to the surrounding area.</p> <p>11. Development on this site should not undermine or affect the viability of the existing village centre and business area, which would be contrary to the provisions of the NPPF.</p> <p>12. A Design Brief must be prepared for the site as part of any planning application.</p>			
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