

Great Bowden Neighbourhood Plan 2021-2041 Statement of Basic Conditions

MAY 2026

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1.0 Introduction

- 1.1 The Basic Conditions Statement has been prepared to accompany the Great Bowden Neighbourhood Plan (“the Neighbourhood Plan”) under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Town Council, as the ‘qualifying body’ must include a statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
- 1.3 Paragraph 8 (1) states that the examiner must consider the following:
 - (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2))
 - (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L, as amended by s38C(5)(b)
 - (c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates and
 - (d) such other matters as may be prescribed.
- 1.4 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
 - A. Having regard to National Policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
 - B. The making of the neighbourhood development plan contributes to the achievement of sustainable development,
 - E. the making of the order would not have the effect of preventing development from taking place which— (i) is proposed in the development plan for the area of the authority (or any part of that area), and (ii) if it took place, would provide housing (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.)
 - F. The making of the neighbourhood development plan does not breach, and is otherwise compatible with EU obligations,
 - G. Prescribed conditions are met in relation to the neighbourhood plan.

- 1.5 A further basic condition related to the new environmental assessment framework is commenced however, until such time as a completed framework for the implementation of Environmental Assessment Reports is in place, compliance with this basic condition cannot be assessed.
- 1.6 Section 2 of this Statement sets out how the Neighbourhood Plan complies with the legal requirements of sub-paragraphs 1 (b), (c) and (d). Section 3 of this Statement sets out how the Neighbourhood Plan meets the basic conditions contained in sub-paragraph 1 (a) and sub-paragraph 2.

2.0 Legal Requirements

- 2.1 The Plan complies with the provisions of sub-paragraph 1(b) as described below.

The Plan is being submitted by a qualifying body

The Neighbourhood Plan Review has been submitted by Great Bowden Parish Council, which is a qualifying body and entitled to submit a Neighbourhood Plan for the designated Area.

What is being proposed is a neighbourhood plan

- 2.2 The Neighbourhood Plan contains policies relating to the development and use of land within the Neighbourhood Plan area and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan Review states the period for which it is to have effect

- 2.3 The Neighbourhood Plan Review states that the period which it relates to is from 2021 until 2041. The period has been chosen to align with that of the emerging Harborough Local Plan.

The policies do not relate to excluded development

- 2.4 The Neighbourhood Plan Review does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. The proposed Neighbourhood Plan Review does not relate to more than one Neighbourhood Area and there are no other neighbourhood plans in place within

the Neighbourhood Area other than the Made Neighbourhood Plan which the Neighbourhood Plan Review is replacing.

- 2.5 The designated Plan area was approved by Harborough District Council on 26 June 2018. The Plan does not relate to more than one Neighbourhood Area. There are no other neighbourhood plans in place within the Neighbourhood Area.
- 2.6 In relation to sub-paragraph 1(c), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Area.
- 2.7 In relation to sub-paragraph 1(d), there are no other prescribed matters.

Levelling up and Regeneration Act

2.8 Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 came into force on 25 March 2026 by virtue of the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026, which were made on 2 March 2025. Sections 98 and 99 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. The further legal compliance requirements are as follows:

- so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, 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
- so far as the qualifying body considers appropriate and having regard to the subject matter of the plan, 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. This is achieved through the Environmental policies in the NP.

2.9. The Neighbourhood Plan has been designed to secure that the development and use of land in the neighbourhood area contributes to the mitigation of, and adaptation to, climate change, particularly through the policies on design (G2),

Nature Recovery and Biodiversity net gain (Env 10), Public Rights of Way (Env 11), Flood Risk Resilience (Env 12), Cycle Routes and Bridleways (T3), Public Transport (T4) and Broadband (Emp 3).

- 2.10. The Neighbourhood Plan takes account of the Leicestershire Local Nature Recovery Strategy that relates in general terms to the Neighbourhood Area.

3.0 The Basic Conditions

3.1 This section addresses how the Neighbourhood Plan Review fulfils the basic conditions set out in sub-paragraph (2). The Neighbourhood Plan Review has been prepared having regard to national policies and advice set out in the National Planning Policy Framework (NPPF) 2024 and to the strategic policies contained in the Harborough Local Plan, 2011 – 2031 (Adopted April 2019).

3.2 The Neighbourhood Plan has been informed by the evidence base of the Harborough Local Plan, which was Adopted in April 2019 and the emerging Harborough Local Plan which is at Regulation 19 stage.

Having regard to national policies and advice

3.3 The Neighbourhood Plan has been developed having regard to the NPPF amended in 2024. An explanation of how each of the Neighbourhood Plan policies have shown regard to the NPPF are outlined in table 1 below.

3.4 In broad terms the Plan:

- Process has empowered the local community to develop the plan for their neighbourhood and has undertaken a creative and thorough exercise in identifying ways to enhance and improve the area.
- Policies are based on robust evidence and provide a practical framework within which decisions on planning applications can be made, with a high degree of predictability and efficiency.
- Seeks to deliver homes, businesses and infrastructure through windfall sites and employment policies.
- Seeks to actively manage patterns of growth in the most sustainable locations through the designation of a Settlement Boundary.
- Supports local strategies to deliver sufficient community facilities and services, to meet local needs.
- Contributes to conserving and enhancing the natural environment through the protection of Local Green Spaces and the protection and enhancement of

biodiversity.

Local Plan policies

- 3.5 Whilst the former Basic Condition that the neighbourhood plan be ‘in general conformity with the strategic policies contained in the development plan for the area’ has been replaced by 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’, it is nevertheless helpful to consider the relationship between the Neighbourhood Plan policies and the Local Plan policies for the Area, contained within the Harborough Local Plan, 2011 – 2031.
- 3.6 Table 1 sets out the comparison of Neighbourhood Plan policies with policies from the Local Plan alongside a commentary on the regard the Neighbourhood Plan has for the NPPF (2024). The Qualifying Body considers that the Neighbourhood Plan is in general conformity with the strategic policies of the Local Plan and the policies have been designed to add local context to the development plan policies of the area. In addition, new basic condition E is fulfilled because i) the making of the Neighbourhood Plan would not have the effect of preventing development from taking place which is proposed in the development plan for the neighbourhood area because it includes an allocation for residential development which exceeds the identified housing requirement figure for the area, and ii) the NP also has policies which will guide housing to be sustainable and appropriate for Great Bowden. This is also demonstrated in table 1.

<i>Great Bowden Neighbourhood Plan policies</i>	<i>Regard to National Planning Policy NPPF (2024) NPPF para</i>	<i>Assessment of how the policies in the NP do not prevent development as set out in the Local Plan.</i>	<i>General Conformity with Harborough Local Plan 2011-2031</i>	
Policy G1: Settlement Boundary	7, 10, 11	One of the core principles of the NPPF is to recognise and protect the intrinsic character and beauty of the countryside. Actively managing patterns of growth, within the Settlement Boundary seeks to support existing services and facilities and protect the countryside and setting of settlements. Further, Settlement Boundaries facilitate the use of sustainable modes of transport with both benefits to the environment and the health of the community, both underlying premises of the NPPF.	The establishment of a Settlement Boundary helps to ensure that development is in a sustainable location and minimises the impact on the countryside.	The Local Plan has removed settlement boundaries which were present in the previous Core Strategy. The Neighbourhood Plan satisfies the requirement of policy GD1 of a ‘presumption in favour of sustainable development’ and adds a settlement boundary as a matter of local detail to help determine the most appropriate locations for development.
Policy G2: Design Policy G3: Understanding Local Character and Heritage	section 12	These policies outline several design principles and supports the NPPF principle of requiring good design; and the need to respond to local character and history of the local surroundings. Importantly the policy does not impose architectural styles and hence does not stifle an innovative approach.	The design policy incorporates standards identified as meeting local needs and reflects local and national design standards.	The Local Plan promotes good design and identifies the need for development to ‘achieve a high standard of design quality’. These NP policies add local detail to Local Plan Policy GD8.
Policy H1: Residential Site Allocation	7, 10, 11	The inclusion of a housing allocation supports ‘the presumption in favour of sustainable development’ by planning positively, shaping and directing development.	The NP addresses the latest evidence of housing need and exceeds the minimum requirement. The allocation incorporates the transfer of a playing field meeting a local need for recreational facilities.	The policy in identifying sites to exceed minimum housing targets utilising evidence within the Regulation 19 Local Plan, supports the Local Plan aim of achieving sustainable development. (Local Plan Policies GD1 and H1)
Policy H2: Housing Mix	61, 91	The policy seeks to support a mix of housing that meets an identified need in	The policy on housing mix draws on the latest evidence of housing need	The Local Plan supports development that provides for the varied housing needs of the

		the community. The NPPF advocates for inclusive and mixed communities, which will require a mix of housing types based on current and future demographic trends.	locally and helps to ensure a balanced and sustainable community by promoting housing that meets this local need.	community, as identified in the Neighbourhood Plan and based on current data. (H5)
Policy H3: Affordable Housing	60, 61, 63-66	This policy supports the provision of affordable housing and includes a condition prioritising allocation to local residents. This policy is consistent with the NPPF which outlines the need to widen opportunities for home ownership and create inclusive and mixed communities through amongst other things, supporting affordable housing where there is an identified need.	The NP policy supports affordable housing and establishes local conditions to help meet locally identified need.	Local Plan Policy H2 supports housing development which contributes towards the provision of affordable housing, where there is a demonstrable need.
Policy H4: Windfall Sites	70 d), 72	The policy for small scale windfall sites has regard to the NPPF; by seeking to meet any future housing requirements for the area and maintain the vitality of the settlements, whilst protecting their character and setting. This is a positive policy for future housing provision given that this type of development has a proven track record in providing a good source of new housing over recent years in the Parish.	Having a policy on windfall development supports development and establishes the criteria that is required to meet a local need.	The policy is in general conformity with CS17 which supports development in Selected Rural Villages. These are sustainable locations for more limited growth.
Policy Env 1: Areas of Separation	135	The policy seeks to ensure that the physical separation of the settlements is maintained thereby protecting their individuality and character. A Core principle of the NPPF is that planning should empower local people to shape their surroundings and contribute to and	The area of separation is important to maintain the distinct settlement of Great Bowden. The policy does not prevent development but allows it where it would not compromise the coalescence with Market Harborough.	The Local Plan recognises the need to prevent coalescence and identifies Areas of Separation that have been designated through Made Neighbourhood Plans. The strategic policies in the Core Strategy advocate for the protection and

		enhance the natural and local environment by protecting valued landscapes.		enhancement of local landscape, character and heritage, consistent with the values attributable to Areas of Separation.
Policy ENV 2: Local Green Spaces	106-108	Protection of Local Green Spaces identified as being special by the community is advocated through the NPPF. Proposed designations meet the criteria set out in the NPPF.	The protection of the most important environmental areas locally helps to direct development to more sustainable locations.	The policy to protect local green space is in general conformity with Local Plan Policy G14 which seeks to protect the most important local open spaces, recognising the role of neighbourhood plans in ensuring comprehensive coverage across the district.
Policy ENV 3: Important Open Spaces Policy ENV 8: Sites and features of Natural Environmental Significance	Section 15,	These policies seek to protect other open space and environment aspects of value on account of their natural features. This has regard to the NPPF principles conserving and enhancing the natural and historic environment. It takes into account the designation hierarchy and the protection is commensurate with their status.	These policies do not prevent development, but help to ensure that development takes important local environmental features into account.	The Core Strategy seeks to protect sites of ecological and geological importance (Policy 4) and encourages the management of land for nature conservation. The Neighbourhood Plan in identifying locally significant sites for protection, adds further detail and value at the neighbourhood level and is in general conformity with the overarching principles contained in Section A, 1 in policies 3 and 4.
Policy ENV 4: Sites and features of Historic Environmental Significance Policy Env 5: Ridge and Furrow Policy Env 6: Non-Designated Heritage Assets	Section 15	The NPPF requires Plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets Policy ENV 6 seeks to protect ridge and furrow fields and has regard for the NPPF, which considers that non-designated heritage assets of archaeological interest, of equivalent significance to scheduled monuments should be subject to the policies for designated heritage assets.	These policies recognise the importance of local heritage assets and ensure that development proposals take this into account and provide mitigation where appropriate.	The Local Plan supports development which safeguards green infrastructure assets and avoiding the loss of features of habitats of landscape, historic, wildlife or geological importance, whether of national or local significance. These policies are in general conformity with Local Plan policy HC1, the narrative to which states ‘the character, quality and diversity of the District's extensive historic environment will be taken fully into account with a view to its conservation and enhancement in the

		These policies recognise Burton Overy’s historic character as one of its most important assets and seeks to protect and enhance it. They have regard to the NPPF with regards to identifying non-designated heritage assets for protection. The policies support the protection of heritage assets and their setting, a core principle of the NPPF.		context of the sustainable development of the District’.
Policy Env 7: Protection of Important Views	135	The policy seeks to protect views identified as being significant to the community. In accordance with the NPPF, the planning system should contribute to and where possible; enhance the landscape. Views are a key component of the landscape	The policy does not prohibit development but helps to ensure that the impact on locally important views is mitigated where necessary.	The Local Plan recognises the importance of landscape character. Important public views are an important element of the character of the landscape and thus their identification and protection is consistent with the aims of Policy GD5.
Policy ENV 9: Biodiversity and Habitat Connectivity Policy Env 10: Nature Recovery and Biodiversity Net Gain	192-193	These policies seek to protect and enhance local biodiversity features and habitats. They have regard to the NPPF, which states that the planning system should contribute to enhancing the natural and local environment by minimizing impacts on biodiversity and providing net gains where possible.	The policies reflect the requirement from the Framework for development to achieve biodiversity net gain of at least 10% and identifies other locally important biodiversity features.	Protection and enhancement of designated and non-designated ecological sites suitably conforms with the strategic policies of the Core Strategy and in particular, Policy 4 which introduces a range of conditions in seeking a net gain in biodiversity and protections for features of geological interest.
Policy Env 11: Footpaths and Cycleways Policy T3: Cycle Routes and Bridleways	30,75	These policies supports the extension of existing networks of footpaths and in so doing, supports the NPPF aims of promoting sustainable transport and promoting healthy communities.	The promotion of sustainable transport measures is in line with local and national priorities and encourages development proposals meet these requirements.	Local Plan policy IN2 promotes the use of measures such as walking and cycling links.
Policy ENV 12: Flood Risk Resilience	Section 14	The policy seeks to address potential flooding by making development safe without increasing flood risk elsewhere,	The policy helps to direct development to the most appropriate places.	Local Plan Policy CC3 requires development to take place in areas at lowest risk of flooding

		therefore meeting the requirements of the NPPF which identifies the need to take full account of flood risk		
Policy CAF1: The Protection of Community Amenities and Facilities.	20, 29, 88, 98, 200	This policy seeks to protect and enhance key community facilities. This has regard for the NPPF principle of promoting healthy communities through amongst other things, planning positively for community facilities and guarding against their unnecessary loss.	By protecting important local community facilities and promoting new ones, the neighbourhood area is better able to meet the needs of its existing community and accommodate additional development.	Policy CFA 1 is in general conformity with Local Plan policy HC2 which supports proposals to protect community facilities. The Neighbourhood Plan provides further detail by identifying those community facilities that are important to the local community.
Policy CAF2: Provision of New or the Extension of Existing Community Facilities and Facilities		In seeking new or improved community facilities, the policy supports the NPPF principle of promoting healthy communities.		Policy HC2 also seeks to promote new community facilities close to the communities they serve.
Policy CAF3: Expansion of Great Bowden Academy	94 - 96	Policies to support expansion of schools and the provision of pre-school education will help deliver the local services required to enhance the sustainability of the community. The NPPF notes the importance the Government attaches to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.	The provision of appropriate educational facilities helps to facilitate a sustainable community.	Schools are covered by Local Plan policy HC2 as they are mentioned in the narrative as playing an important role in the life of villages
Policy T1: Parking Provision and New Dwellings	Section 9	The policy seeks to manage potential traffic issues arising from development and has regard for ‘promoting sustainable transport’ and supporting reductions in greenhouse gas emissions.	Ensuring that traffic-related issues are tackled, helps to make the area function better and be more attractive as a destination.	Local Plan policy IN2 supports the traffic management proposals contained in the Neighbourhood Plan Review policy T1
Policy T2: Community Car Parks			The provision of adequate parking facilities helps to promote retail facilities and therefore supports thriving local amenities.	
Policy T4: Supporting Public Transport				

			The promotion of sustainable transport measures is in line with local and national priorities and encourages development proposals meet these requirements.	
Policy EMP 1: Support for Existing Employment Opportunities	20, 77, 111, 128	These policies support new employment opportunities through small-scale employment premises. Promoting access to employment is a key element in the pursuance of sustainable development as outlined in the NPPF. The policy aims to support a prosperous rural economy, to grow and where possible, diversify the local economy.	Protecting existing businesses and promoting new ones helps to ensure that local employment opportunities are available for the local community, thereby improving sustainability.	These policies are in general conformity with the Local Plan which supports employment which diversifies the rural economy or enables the expansion of business. (BE1)
Policy EMP 2: New Employment Opportunities		Re-use of agricultural buildings for small businesses, recreation or tourism further support a prosperous rural economy and the transition to a low carbon future by encouraging the use of existing resources.		
Policy EMP 3: Broadband Infrastructure	Section 10	The NPPF advocates planning that supports high quality communications infrastructure.	Better communications promotes working from home and enhances the offer available to people wishing to move into the area.	Policy IN3 on electronic connectivity promotes telecommunications development.
Policy Inf 1: Infrastructure Contributions	Para 7, 8a, 11, 20, 26, 28.	The prioritisation of projects funded through developer contributions has regard to the NPPF in terms of ensuring viability and deliverability.	Appropriate infrastructure is an essential element of sustainable development.	Policy IN1 describes the circumstances in which infrastructure requirements are identified.

Achieving sustainable development

- 3.7 The Neighbourhood Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development. In this regard, the Plan supports the strategic development needs in the draft Part 2 Local Plan, shaping and directing development in the area that is outside of the strategic elements of the Core Strategy.
- 3.8 The NPPF defines sustainable development as having three dimensions; economic, social and environmental. The Neighbourhood Plan has been developed with regard to these principles and has jointly sought environmental, economic and social gains.
- 3.9 The policies contained in the Neighbourhood Plan contribute to achieving sustainable development by seeking positive improvements to the quality of the natural, built and historic environment, as well as in people's quality of life, including:
- supporting strong, vibrant, healthy and inclusive communities by facilitating the right mix of housing (including affordable housing) to meet local need;
 - supporting the transition to a low carbon future through actively managing patterns of growth within existing settlements, supporting sustainable modes of transport and local employment opportunities;
 - protecting and enhancing the distinctive character of the built and natural environment through high quality design, protection of important open green space and protection of important views.
 - conserving and enhancing the natural environment by protecting and supporting a net gain in biodiversity and important habitats;
 - supporting a strong economy through the protection of existing employment sites, support for new businesses including home working and encouragement of superfast broadband;
 - safeguarding and enhancing existing open space, community facilities and pedestrian and cycling facilities for the health, social and cultural wellbeing of the community.

EU obligations

Strategic Environmental Assessment (SEA)

3.10 In some limited circumstances, where a neighbourhood plan could have significant environmental effects, it may require a Strategic Environmental Assessment under the relevant EU Directive. DCLG planning guidance suggests that, whether a neighbourhood plan requires a strategic environmental assessment and (if so) the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development;
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan;
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

3.11 A Screening opinion was issued by Harborough District Council which determined that a full SEA would not be required. The statutory consultees concurred with this conclusion.

Habitats Directive

3.12 A Habitat Regulation Assessment (HRA) screening of the Neighbourhood Plan and concluded that an HRA was not required. The statutory consultees concurred with this conclusion.

Convention on Human Rights

3.13 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. Considerable care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

3.14 There was extensive consultation and engagement in identifying issues and objectives and the community has been consulted on the draft Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as per the schedule

set out in the appendices to the Statement of Consultation. The Statement of Consultation has been prepared by the Advisory Committee and meets the requirements set out in Paragraph 15 (2) of the Regulations.

4.0 Conclusion

- 4.1 The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to have been met by the Great Bowden Neighbourhood Plan Review.
- 4.2 The Plan Review has regard to national policy, will contribute towards the achievement of sustainable development, is in general conformity with the strategic policies in the Harborough Local Plan (2011-2031), adopted in April 2019, and meets relevant EU obligations.
- 4.3 It is therefore respectfully suggested to the Examiner that the Great Bowden Neighbourhood Plan Review complies with Paragraph 8(1)(a) of Schedule 4B of the Act.