

Shearsby Neighbourhood Plan Review November 2024

Consideration of Minor (non-material)/Major (material) updates to the Made Shearsby Neighbourhood Plan (15 January 2019)

1. Planning process

The Shearsby Neighbourhood Plan was formally 'Made' by Harborough District Council on 15 January 2019. However, since this time, the Harborough Local Plan (April 2019) has been adopted, a new Local Plan is in preparation and there is a new National Planning Policy Framework (December 2023) in force and updates have been made to the Planning Practice Guidance.

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

The opportunity has been taken to refresh and update the approach taken in relation to residential allocations. The revised Neighbourhood Plan allocates a site for residential development in order to meet its agreed housing requirement for the Plan period and has revisited the settlement boundary. Some policies are new whilst others have a strengthened evidence base.

Most other provisions within the Neighbourhood Plan remain as they were in the version which passed referendum in 2019. We have sought to change only those policies that require updating in line with changed circumstances.

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

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

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

- Local Heritage list
- Environmental Inventory
- Updated SEA determination/screening
- Updated Regulation 14 Consultation feedback and responses
- Responses to request for confirmation amongst Regulation 14 Consultees as to whether the amendments are considered material or non-material.
- Statement from the Qualifying Body about whether the amendments are considered material or non-material.

2. Planning Strategy

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

The first Neighbourhood Plan took the opportunity to include a settlement boundary in order to control development over the Plan period and to reinforce the different approach to development within and outside of the redline boundary. This redline boundary is reinforced in this Review.

3. Status of changes

Planning Practice Guidance, reviewed in September 2023, introduces the following categories:

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

nature of the plan.

3. Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development. The changes made in the review of the Made Neighbourhood Plan are considered against these categories of modifications.

4. Neighbourhood Plan Policies

The following changes (other than planning policy updates and formatting amendments) have been made to the Neighbourhood Plan which was Made by Harborough District Council on 15 January 2019.

The following policies relate to those in the Made Neighbourhood Plan

POLICY H1: LIMITS TO DEVELOPMENT – The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY H2: HOUSING MIX – The policy in the Review Neighbourhood Plan has been updated following the commissioning of a Housing Needs Assessment (Appendix 2) to reflect the conclusions of that document.

POLICY H3: BUILDING DESIGN PRINCIPLES – The policy has been updated following the commissioning of a Design Guide and Codes (Appendix 1).

Policy CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES – the policy wording has been amended to offer more detail, but the principles of the policy remain the same.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES – The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES – The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan, with the exception of updating the business class use category following revision.

POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan, with the exception of updating the business class use category following revision.

POLICY E3: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS - The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY E4: BROADBAND INFRASTRUCTURE - The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY E5: WORKING FROM HOME - The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY ENV 1: LOCAL OPEN AREAS - The policy in the Neighbourhood Plan Review is the same as in the Made Neighbourhood Plan.

POLICY ENV 3: SIGNIFICANT NATURAL ENVIRONMENT SITES – This renumbered policy in the Neighbourhood Plan Review replaces Policy ENV 2 in the Made Neighbourhood Plan. It is given a more precise subject title, provides new mapping based on more comprehensive and up-to-date evidence, and has new policy wording that has regard for recent changes in the National Planning Policy Framework including the requirement for biodiversity net gain.

POLICY ENV 5: SIGNIFICANT HISTORIC ENVIRONMENT SITES - This renumbered policy in the Neighbourhood Plan Review replaces Policy ENV 3 in the Made Neighbourhood Plan, with a more precise subject title and new mapping based on more comprehensive and up-to-date evidence.

POLICY ENV 7: RIDGE AND FURROW – this renumbered policy in the Neighbourhood Plan Review replaces Policy ENV 4 in the Made Neighbourhood Plan, It is based on a new survey and benchmark comparative data from earlier surveys to provide a stronger evidence base and has a re-worded policy having closer regard for the relevant National Planning Policy.

POLICY ENV 8: FOOTPATHS AND BRIDLEWAYS – this renumbered policy in the Neighbourhood Plan Review is the same as Policy ENV 6 in the Made Neighbourhood Plan.

New Policies

POLICY ENV 2: this policy identifies and provides appropriate protection for the Open Space, Sport & Recreation sites in the Neighbourhood Area.

POLICY ENV 4: BIODIVERSITY ACROSS THE NEIGHBOURHOOD AREA etc. – this policy adds an

appropriate level of protection and enhancement for biodiversity that has not been identified site-specifically (by Policy ENV 2) and adds the requirement for biodiversity net gain. POLICY ENV 5 IMPORTANT TREES AND WOODLAND in the Made Neighbourhood Plan has been incorporated into this new policy.

POLICY ENV 6: NON-DESIGNATED HERITAGE ASSETS – this policy provides protection at the appropriate level for buildings and structures which are not statutorily protected but are considered by the local planning authority or the community to have at least local significance.

POLICY ENV 9: IMPORTANT VIEWS – this policy maps, and provides protection for, the seven views judged by the community to be most significant for defining the particular character of Shearsby.

POLICY ENV 10: FLOOD RISK – this policy uses Environment Agency mapping of flood risk (Zones 3 and 2) and from surface water, together with recent local experience of flood events, to justify a site-specific approach to development control and mitigation.

POLICY ENV 11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE – this policy is a response to the community's wish to make a positive but appropriate contribution to the measures needed to move toward the Government's net zero target.

5 Note on the Nature of the Changes

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

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

The Neighbourhood Plan Review has been reviewed in light of the new legal requirements the Levelling Up and Regeneration Act (2023) and consequent amendments to the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990, focusing on the content of neighbourhood plans and their "basic conditions. It is still considered that the modifications made to the NP are non-material (minor) & that a referendum is not required.

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

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

Shearsby Parish Council, June 2026