

Shearsby Neighbourhood Plan Review Submission 28 April 2026

Consideration by Harborough District Council of Minor (non-material)/Major (material) updates to the 'Made' Shearsby Neighbourhood Plan (made 15 January 2019)

1 Planning process

Shearsby Neighbourhood Plan passed Referendum with 106 yes votes out of 113 persons that voted on a turnout of 61.1% on 10 January 2019. 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, submission in April 2026 and examination expected in November 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 been 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' Shearsby Neighbourhood Plan is a time period of 2017 to 2031. The reviewed neighbourhood plan amends the plan period to extend from 2021 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 Shearsby Review Neighbourhood Plan identifies a settlement boundary the same as the 'made' neighbourhood plan for Shearsby.

The currently adopted Local Plan did not set a minimum housing requirement for Shearsby in the Plan period, and the submitted version of the new Local Plan does not propose to allocate a housing site in Shearsby.

Policy H1 allows for small scale windfall housing to come forward within the settlement boundary.

Since the Shearsby 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 some changes to the Neighbourhood Plan which was Made in 2019. 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 Shearsby up to 2026 and are factually based)

In their statement of modifications, the Qualifying Body include the following text:

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

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

4 Note on the Nature of the Changes

The Qualifying Body take the view that the changes were material modifications that did not affect the nature of the Plan and an Examination but not Referendum are required.

Planning Practice Guidance, reviewed in May 2019, introduces the following categories:

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

The Review Neighbourhood Plan continues to direct small scale housing development within the defined limits to development; Local Open 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 but do not affect the nature of the Plan.

Consultation on the Pre-Submission Draft version of the revised Shearsby Neighbourhood Development Plan ran for a seven-week period, from 13th January – 28th February 2025. 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 Shearsby Parish Council on 5 June 2026.

6 Conclusion

It is the view of the Council that the amendments are more substantial modifications but do not change the nature of the plan. Therefore, in the view of the Council, Shearsby Review Neighbourhood Plan requires examination but not referendum.

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

Appendix 1

Policy ref	Shearsby Plan Policy 2019	Policy ref	Shearsby Review Plan Policy 2026	LPA consideration of policy changes
H1	POLICY H1: LIMITS TO DEVELOPMENT - Within the defined Limits to Development as shown in Figure 2, development proposals for small scale (up to 5 units) or infill development (up to 2 units) and the conversion of existing buildings will be looked on sympathetically where it: • Is small scale, and reflects the size, character and level of service provision available within Shearsby; • Helps meet a clearly identified housing need for Shearsby or the wider Parish; • Retains existing natural boundaries such as trees, hedges and streams which either contribute to visual amenity or are important for their ecological value; • Preserves or enhances the setting of any heritage asset it may affect; • Preserves or enhances any setting or character of Shearsby Conservation area it may affect; • Provides proportionate off-road parking in line with Leicestershire County Council Highways requirements; • Does not reduce garden/green space creating substantial, adverse effect upon the special character of the area or the residential amenities of future occupiers of the proposed development or that of existing/future occupiers of adjacent properties.	H1	POLICY H1: LIMITS TO DEVELOPMENT - Within the defined Limits to Development as shown in Figure 2, development proposals for small scale (up to 5 units) or infill development (up to 2 units) and the conversion of existing buildings will be looked on sympathetically where it: a) Is small scale, and reflects the size, character and level of service provision available within Shearsby; b) Helps meet a clearly identified housing need for Shearsby or the wider Parish; c) Retains existing natural boundaries such as trees, hedges and streams which either contribute to visual amenity or are important for their ecological value; d) Preserves or enhances the setting of any heritage asset it may affect; e) Preserves or enhances any setting or character of Shearsby Conservation area it may affect, in line with the Conservation Area Appraisal; f) Provides proportionate off-road parking in line with Leicestershire County Council Highways requirements; g) Does not reduce garden/green space creating substantial, adverse effect upon the special character of the area or the residential amenities of future occupiers of the proposed development or that of existing/future occupiers of adjacent properties.	This policy is unaltered as part of the review

H2	POLICY H2: HOUSING MIX - New housing development proposals should provide a mixture of housing forms and sizes specifically designed to meet identified local housing needs in Shearsby. Proposals should deliver more than 50% of the units as three to one bedroom units (which may include single storey units for older people, provided they are designed and constructed to meet current mobility/wheelchair access standards).	H2	POLICY H2: HOUSING MIX - Where practicable and viable, new housing development proposals should provide a mixture of housing types specifically to meet identified and evidenced local needs. In this context proposals that deliver smaller homes (three bedrooms or fewer) and homes suitable for older people (especially those who wish to downsize) will be particularly supported. There will be a presumption against dwellings providing 4 or more bedrooms unless there is a proven housing need.	This policy is has been amended to provide more detail to decision makers. The changes can be considered to not change the nature of the plan
H£	POLICY H3: Building Design Principles - All new development proposals for new houses, replacement dwellings and/or extensions to existing dwellings will be required to satisfy the following building design principles: a) development shall not disrupt the visual quality of the street scene to the point where it impacts negatively on this and any significant, wider landscape views; b) a consistent design approach shall be followed in the use of materials, fenestration and roofline, with external materials complementing design and adding positively to the quality and character of the surrounding built environment and Shearsby Conservation Area; c) character and historic context of existing development within the Parish shall be reflected in new development, but the use of contemporary/innovative	H3	POLICY H3: BUILDING DESIGN PRINCIPLES - All development proposals should demonstrate a high quality of design, layout and use of materials which make a positive contribution to the special character of the Neighbourhood Area, and follow the recommendations in the Conservation Area Appraisal and Management Plan where appropriate. Any new development application should make specific reference to how the design guide and codes (Appendix 2) has been taken into account in the design proposals. Any deviation from the design guide and codes should be justified. New development should consider the prevailing character area in which the proposal resides and seek to contribute to and enhance the existing character.	This policy has been amended to reflect the Design Guide and Codes which has been developed as part of the review. The change to the plan can be considered a material change that does not affect the nature of the plan

	materials/design will be supported where positive improvement in visual character can be robustly demonstrated without detracting from historic built context; d) Development shall enhance biodiversity, seeking to preserve existing trees and hedges, and relate well to local topography; and e) Development shall incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology.			
CF1	Policy CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES Development leading to the loss of an existing community facility (including the village hall, village green, children's play area, Chandlers Arms and Shearsby Bath) will be supported provided it can be demonstrated that either: a) There is no longer any demonstrable need or sustainable demand for it; b) It is no longer economically viable; or c) Relocation to an equally or more appropriate and accessible location is achieved prior to its loss.	CF1	POLICY CF1: COMMUNITY FACILITIES - Development proposals that result in the loss of, or have a significant adverse effect on, an existing community facility will not be supported, unless it can be demonstrated that: a) There is no longer any need or demand for the community facility. This is to be tested with a marketing campaign of at least 12 months; or b) The community facility is, demonstrably, no longer economically viable, or able to be supported by the community, including the potential use of fundraising and volunteering by parishioners or others; or c) The proposal makes alternative provision for the relocation of the community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan. These facilities are the	This is a modified policy that can be considered to not change the nature of the plan

			village hall, village green, children's play area, Chandlers Arms and Shearsby Bath.	
CF2	POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities will be supported, provided that the proposed development will not: (a) generate a need for additional parking that cannot be accommodated within the site or the adjacent highway without undue risk to highway safety; and (b) be of a scale in excess of assessed community needs (c) be inaccessible for pedestrians or cyclists.	H6	POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities will be supported, provided that the proposed development will not: a) generate a need for additional parking that cannot be accommodated within the site or the adjacent highway without undue risk to highway safety; b) be of a scale in excess of assessed community needs; and c) be inaccessible for pedestrians or cyclists.	This is a modified slightly policy that can be considered to not change the nature of the plan
E1	POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES – The small-scale expansion of existing employment premises across the Parish will be supported. There will be a strong presumption against the loss of Class B1 commercial premises or land on the Saddington Road employment site, to protect current and future employment opportunities. Proposals for any change of use that does not provide employment opportunities will only be permitted provided it can be demonstrated that the commercial premises or land in question has: (a) not been in active use for at least 12 months; and	E1	POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES – The small-scale expansion of existing employment premises across the Parish will be supported. There will be a strong presumption against the loss of Use Class E commercial premises or land on the Saddington Road employment site, to protect current and future employment opportunities. Proposals for any change of use that does not provide employment opportunities will only be permitted provided it can be demonstrated that the commercial premises or land in question has: a) not been in active use for at least 12 months; and b) no realistic potential for reoccupation or redevelopment for employment generating	This is an updated policy that can be considered to not change the nature of the plan

	(b) no realistic potential for reoccupation or redevelopment for employment generating uses, and; (c) been subject to a full valuation report and subsequent marketing campaign over a continuous period of at least six months.		uses, and; c) been subject to a full valuation report and subsequent marketing campaign over a continuous period of at least six months.	
E2	POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - Proposed development which provides additional employment opportunities will be supported (for example, Class B1 Use - Light Industrial) at existing and proposed employment sites identified in Figure 4 and Figure 5, provided it: (a) relates to small scale leisure or tourism activities or other commercial/employment development suited to a countryside location; (b) can be demonstrated that there would be no unmitigable adverse impact or conflict on surrounding residential/community amenity/uses or highway safety, and; (c) does not relate to Class B2 - General Industrial or large-scale Class B1 – Light Industrial uses.	E2	POLICY E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - Proposed development which provides additional employment opportunities will be supported (for example, Use Class E, Commercial, Business and Service) at existing employment sites identified in Figure 10, provided it: a) relates to small scale leisure or tourism activities or other commercial/employment development suited to a countryside location; b) can be demonstrated that there would be no unmitigable adverse impact or conflict on surrounding residential/community amenity/uses or highway safety, and; c) does not relate to Class B2 - General Industrial.	This is a modified policy that can be considered to not change the nature of the plan
E3	POLICY E3: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS - The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where the proposed: (a) use is compatible with a rural	E3	POLICY E3: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS - The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where the proposed: a) use is compatible with a rural location;	This is an unaltered policy in the review plan

	location; (b) conversion/adaptation works respect local built character; (c) development will not have an adverse impact on any archaeological, architectural, historic or environmental feature incapable of effective mitigation; (d) development is unlikely to generate additional traffic/parking to the detriment of highway safety, and; (e) use is likely to have no significant adverse impact on local amenity (e.g. noise, light pollution or flood risk).		b) conversion/adaptation works respect local built character; c) development will not have an adverse impact on any archaeological, architectural, historic or environmental feature incapable of effective mitigation; d) development is unlikely to generate additional traffic/parking to the detriment of highway safety, and; e) use is likely to have no significant adverse impact on local amenity (e.g. noise, light pollution or flood risk).	
E4	POLICY E4: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast broadband service (of 30Mbps and above) and improve the mobile telecommunication network will be supported. Where this requires above ground installations, these shall be discreetly located and designed to integrate into the landscape.	E4	POLICY E4: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast broadband service (of 30Mbps and above) and improve the mobile telecommunication network will be supported. Where this requires above ground installations, these shall be discreetly located and designed to integrate into the landscape.	This policy is unamended from the original
E5	POLICY E5: WORKING FROM HOME – Proposals for change of use of part of a dwelling, extensions, or conversion/erection of outbuildings for office and/or light industrial uses, will be supported where: a) No significant and adverse impact would arise from noise, fumes, odour or vibration; b) It would not be likely to generate excessive traffic movement or on street	E5	POLICY E5: WORKING FROM HOME – Proposals for change of use of part of a dwelling, extensions, or conversion/erection of outbuildings for office and/or light industrial uses, will be supported where: a) No significant and adverse impact would arise from noise, fumes, odour or vibration; b) It would not be likely to generate excessive traffic movement or on-street parking; and c) Any extension or free-standing building would	This policy is unamended from the original

	parking; and c) Any extension or free-standing building would not detract unacceptably from the quality and character of the main residence, by reason of height, scale, massing, location or external materials.		not detract unacceptably from the quality and character of the main residence, by reason of height, scale, massing, location or external materials.	
ENV 1	POLICY ENV 1: Local Open Areas- Development proposals that would not result in the loss, or have an unacceptably adverse effect on the open character, of any of the following areas, shown in Figure 6, will be supported: Map Reference Site Name: 01 Thorpehill Farm Spinney west 02 Thorpehill Farm Spinney east 03 Back Lane verges and green areas 04 Fenny Lane – Bear’s Hole and field 05 Welford Road bungalows triangle 06 Old Turnpike road	ENV1	POLICY ENV 1: Local Open Areas- Development proposals that would result in the loss, or have an unacceptably adverse effect on the open character, of any of the following areas, shown in Figure 3, will not be supported. 01 Thorpehill Farm spinney (west) 02 Thorpehill Farm spinney (east) 03 Back Lane verges and green areas 04 Bear’s Hole and the field behind Elmsbrook at the top of Fenny Lane 05 Welford Road bungalows triangle 06 Old Turnpike Road	This is an updated policy that can be considered to not change the nature of the plan
				Policy amended
		ENV2	POLICY ENV 2: OPEN SPACE, SPORT & RECREATION SITES – The following open spaces within or close to the built-up area (locations, figure 4; details appendix 3) are of high local value for sport, recreation and/or amenity. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space will be replaced by at least equivalent provision in an equally suitable location, or if it can be demonstrated that the open space is no longer required by the community.	Although a new policy it can be considered that this does not change the nature of the plan as it builds on the previous policies that protect green spaces in Shearsby

			11 St Mary's Churchyard (HDC Open Space; Churchyards and cemeteries) 27 Village green and play area (HDC Open Space; Play space (children) and Amenity Greenspace)	
ENV 2	POLICY ENV 2: Protection of Other Sites of Natural Environment Significance-Development proposals shall protect/enhance the following list of sites, shown in Figure 7, which are considered to be of local significance for their wildlife and/or landscape features: Map Reference: Site Name: 07 Willow Brook Farm meadows and riparian corridor 13 Mill Lane 15 New Inn Farm spinney north 16 New Inn Farm spinney and pond		POLICY ENV 3: SIGNIFICANT NATURAL ENVIRONMENT SITES – The sites and features mapped in figure 5 have been identified as being of local or greater significance for the natural environment. They are ecologically important in their own right and are locally valued. Development proposals on the identified sites will not be supported unless they include evidence-based, measurable proposals for delivering biodiversity net gain at a minimum 10%. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement (via biodiversity net gain at a minimum of 10%) or compensation, planning permission should be refused, having regard for paragraph 193a of the NPPF.	This is a renumbered policy that replaces ENV2 from the previous version of the Plan. The changes can be considered material modifications that do not change the nature of the plan
			POLICY ENV 4: BIODIVERSITY ACROSS THE NEIGHBOURHOOD AREA – All new development proposals in the Neighbourhood Area will be expected to safeguard habitats and species, including those of local significance, and to deliver biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement (via biodiversity	This policy builds on previous biodiversity and habitat policies such as ENV5 and ENV2. Although a new policy it does not change the nature of the plan

			net gain of at least 10%) or compensation, planning permission should be refused, having regard for paragraph 186a of the NPPF. Woodland, notable trees and hedges of arboricultural, biodiversity and landscape importance should be protected from loss or damage in development proposals, and where possible integrated into their design. Proposals which use trees and hedges to enhance their appearance, amenity and biodiversity value will be supported. Development proposals adversely affecting trees and hedges should be accompanied by a tree survey (BS5837 or its current equivalent) to establish their health and longevity. Where damage or loss is unavoidable, the developer should provide or arrange for replacement trees and/or hedges of at least equivalent quantity, type and/or scale to deliver at least 10% biodiversity net gain.	
ENV 3	POLICY ENV 3: PROTECTION OF OTHER SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE - Development proposals shall avoid any adverse impact or damage to the following list of sites identified in Figure 7 are considered locally valued, ‘non-designated heritage assets’ (registered in the Leicestershire & Rutland Historic Environment Record) by merit of their extant, visible, historical/archaeological nature: Map Reference: Site Name: L&RHER Reference: 08 Medieval village earthworks, Meadowcroft MLE21831	ENV5 POLICY ENV 5: SIGNIFICANT HISTORIC ENVIRONMENT SITES - The sites mapped in figure 6 (details in Appendix 3) are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. Development proposals adversely affecting them will only be supported if the benefits of the development can be shown to outweigh the value of the heritage assets. ENV6 POLICY ENV 6: NON-DESIGNATED HERITAGE ASSETS - LOCALLY SIGNIFICANT BUILDINGS -	This is a modified policy that can be considered to not change the nature of the plan	

	09 Medieval village earthworks, west of church MLE2347 10 Medieval village earthworks, north of church MLE2346 11 St Mary Magdalene Church burial ground and mound MLE21833 14 Medieval village earthworks, east of Mill Lane MLE21832 12 Shearsby windmill field MLE2351	The buildings and structures listed here (locations figure 7, as numbered here) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the villages and Neighbourhood Area, and their features and settings will be protected wherever possible. Their significance as heritage assets will need to be balanced against the benefits of a development proposal (or of a change of use requiring planning approval) affecting them. Assets in the Leicestershire Historic Environment Record (HER) as non-listed historic buildings: MLE18559 Shearsby Baths as 'a tall white two-bay house with lower two-bay attachment, all that remains of the Shearsby Spa' MLE27647 K6 telephone box, The Square MLE27648 Water pump, The Square MLE27655 Shearsby House, Back Lane MLE27656 Field View Cottage, Main Street MLE27657 Thorpe Hill House, Back Lane MLE27658 The Chandlers, Fenny Lane MLE27659 The Old Bakery, Mill Lane MLE27660 Beeson's Barn, Back Lane MLE27661 Fingerpost on corner of Back Land and Church Lane MLE27662 Former Village School (now Hall), Church Lane	
	POLICY ENV 4: RIDGE AND FURROW FIELDS - Development proposals shall avoid adversely affecting or damaging any surviving area of ridge and furrow earthworks identified in Figure 8 as 'non-designated heritage assets', unless	POLICY ENV 7: RIDGE AND FURROW FIELDS - The areas of ridge and furrow earthworks mapped in figure 8.3 are non-designated heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to	A modified policy which does not change the nature of the plan

	a full archaeological appraisal is conducted which justifies such impact and where necessary provides an effective mitigation strategy.		be avoided; the significance of the ridge and furrow features as heritage assets must be balanced against the benefits of the development.	
	POLICY ENV 5: IMPORTANT TREES AND WOODLAND – Development proposals shall ensure the conservation of existing trees and woodland present within or immediately adjacent a site, ensuring all healthy examples are retained or new planting is provided to compensate for any unavoidable loss.			A policy which is incorporated into ENV4
	POLICY ENV 6: FOOTPATHS AND BRIDLEWAYS - Development proposals shall preserve existing Public Rights of Way and where possible provide for the improved maintenance and connectivity of the existing Public Rights of Way network, supporting sustainable modes of transport and travel choices, including the Public Right of Way between Shearsby and Arnesby.		POLICY ENV 8: FOOTPATHS AND BRIDLEWAYS – Development proposals shall preserve existing Public Rights of Way and where possible provide for the improved maintenance and connectivity of the existing Public Rights of Way network, supporting sustainable modes of transport and travel choices, including the Public Right of Way between Shearsby and Arnesby.	This policy remains unchanged
			POLICY ENV 9: IMPORTANT VIEWS – The following views (map figure 10, photographs Appendix 5) are important to the setting and character of the village. Development proposals should respect and whenever possible protect them. Development which would have an adverse impact on the identified views will not be supported. 1. From the centre of the village at the junction of Main Street and Mill Lane, north toward The Square, with the village green on the left and the parish church beyond it in the distance 2. From the low point on Church Lane, east up	This is a new policy which is a material change, but can be considered to not change the nature of the plan. Ththogue 'made' plan contained policies that sought to protect the environment and important landscape and this policy builds on that approach.

			the hill with the parish church on its mound on the left and historic cottages on the right 3. From the bend on Mill Lane at the top of the hill where it leaves the village, southwest across gently descending pasture fields toward Shearsby Baths (heritage asset) and beyond to the distant ridge forming the Laughton Hills landscape character area 4. From Welford Road, west down the avenue on Back Lane into the heart of the village; this is the primary 'gateway' view for Shearsby 5. From the junction of Church Lane with Back Lane, up Back Lane toward Welford Road. Until the latter was constructed as a turnpike road, the road from Leicester to Welford came through the village and Back Lane was a narrow side track: its narrowness here, with cottages and farm buildings tight to the road, is in itself a historic feature of the village 6. North into the village down Mill Lane, with wide verges and picturesque cottages 7. From footpath Y73 on the west side of the village, the 'setting' view of Shearsby lying in a fold in the hills, with the parish church on its mound above the houses.	
			POLICY ENV 10: FLOOD RISK RESILIENCE – Development proposals within the areas of flood risk mapped in Figure 11 will be required 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	This is a new policy which seeks to mitigate the risk of flooding. Although it is a new plan it can be considered a material modification that does not change the nature of the plan

			management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up area, will be supported on condition that they reduce flood risk for residents and do not unnecessarily and adversely affect historical sites, biodiversity or important open spaces. Development proposals of one or more dwellings and/or for employment/agricultural development should demonstrate that: a) if in a location susceptible to flooding from rivers or surface water, no alternative site to meet the local residential development need is available; b) 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; c) it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and will not threaten other natural habitats and water systems; d) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;	
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			e) it does not increase the risk of flooding to third parties; f) proposed SuDs infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting; and g) it takes the future effects of climate change on flood risk into account.	
			POLICY ENV 11: RENEWABLE ENERGY GENERATION INFRASTRUCTURE – Proposals for turbines of tip height no more than 30 metres and small and medium-scale (no more than 25 ha) solar PV infrastructure developments, either local (instigated by residents, local landowners, businesses or the community) or commercial, will be supported in the unshaded area(s) mapped in Figures 13.1 and 13.2, subject to their complying with the following conditions: a) The landscape impact of the development is minimised and mitigated against; b) The development links to a specific demand through a decentralised energy network, or where this is not possible, the necessary infrastructure is provided to supply power to the National Grid; c) The siting of development avoids harm to the significance of a heritage asset and its setting in accordance with the provisions of the NPPF; d) The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and/or businesses, either in isolation or	This is a new policy which seeks to deal with renewable energy and infrastructure. Although it is a new policy it can be considered a material modification that does not change the nature of the plan

			cumulatively, by reason of noise, odour intrusion, dust, traffic generation, visual impact or glare/reflection; e) The development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way; f) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure; g) The development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within Harborough District and adjoining local authority areas; h) The development has no permanent, lasting adverse effect on on-site biodiversity, provides biodiversity net gain of at least 10%, and supports the enlargement of, and/or connection into, existing biodiversity assets such as wildlife corridors; i) the development is not on best and most versatile agricultural land. Proposals for ground source heat pumps will be supported, provided there is no adverse effect on biodiversity (habitats and species), the best and most versatile agricultural land, or the historic environment	
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