

HARBOROUGH DISTRICT COUNCIL

GREAT BOWDEN REVIEW NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

- 1.1 Following an Independent Examination, Harborough District Council now confirms that the Great Bowden Review Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum **on 8 October 2026.**

- 1.2 This decision statement can be viewed at:

Harborough District Council Offices

The Symington Building,
Adam & Eve Street,
Market Harborough
Leicestershire
LE16 7AG

opening hours: Monday, Tuesday, Thursday, Friday: 8:45am to 5pm; Wednesday
9:30am to 5pm

Bowden Stores 3 The Green, Great Bowden, LE16 7EU
The Red Lion 5 Main St, Great Bowden, LE16 7HB
The Shoulder Of Mutton 9 The Green, Great Bowden, LE16 7EU
Weltons Deli, 28 The Green, Great Bowden, LE16 7EU

2. Background

- 2.1 In September 2015 Great Bowden Parish Council, as the qualifying body, applied for Great Bowden Parish to be designated as a Neighbourhood Area for the purpose of preparing a neighbourhood plan. After a six week consultation period the Neighbourhood Area application was approved by Harborough District Council (the Council) on 15 December 2015 in accordance with the Neighbourhood Planning (General) Regulations (2012) 2, Regulation 7.
- 2.2 The Great Bowden Neighbourhood Plan was 'made' on 26 June 2018 after a successful referendum.
- 2.3 Great Bowden Parish Council as the Qualifying Body took the decision to review the original neighbourhood Plan and submitted the review plan to the Council on 28 May 2020. The changes made to the Great Bowden Neighbourhood Plan were only minor changes to update the Plan in accordance with the NPPF 2019 and the Local Plan 2011 to 2031 and the Plan was approved by the Council and published on 5 October 2020.
- 2.4 This review of the 'made' Plan was commenced in 2025 and submitted to the Council on 30 January 2026 for examination and referendum. The Qualifying Body submitted a statement of the changes to the plan and consideration whether they changed the nature of the Plan. The Council also submitted their statement to the Examiner. Both Council and Qualifying Body considered that the Plan would need an examination and referendum.
- 2.5 The Council, with the agreement of the Qualifying Body, appointed an independent examiner, Andrew Ashcroft, to review whether the changes to the Plan were significant as to change the nature of the Plan. **The Examiner determined that an**

examination and referendum would be required. The examiner considered the changes against the Basic Conditions required by legislation and that the Plan should proceed to referendum with some modifications.

- 2.3 The Examiner's Report concludes that, subject to making the modifications proposed by the Examiner, the Neighbourhood Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision and Reasons

- 3.1 The Director for Planning has agreed that all the Examiner's recommended modifications should be accepted and that the amended Neighbourhood Plan should proceed to a referendum.
- 3.2 The modifications proposed by the examiner have been made to secure that the draft plan meets the basic conditions. **Appendix A** of the decision statement sets out these modifications, the reasons for them and the action to be taken in respect of each of them.
- 3.3 The District Council agrees with the Examiner's recommendation that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.
- 3.4 The Examiner has concluded that with the specified modifications the Plan meets the basic conditions and other relevant legal requirements. The District Council concurs with this view and that the Plan complies with the provision made by or under sections 38A and 38B of the 2004 Act. Therefore, to meet the requirements of the Localism Act 2011 a referendum which poses the question

'Do you want Harborough District Council to use the Neighbourhood Plan for Great Bowden to help it decide planning applications in the neighbourhood area?'

will be held in the Parish of Great Bowden.

- 3.5 The date on which the referendum will take place is agreed as **8 October 2026**.

Amendment Ref no	Policy No.	Policy Title	Original Text	Examiner comments	Suggested Revised Text	Decision and Reasons
1	G1	Settlement Boundary	POLICY G1: Settlement Boundary - Development proposals will be supported within the Settlement Boundary (or within any future Local Plan allocations) as identified in Figure 2. Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled. Appropriate development in the countryside includes: a) For the purposes of agriculture – including farm diversification and other land-based rural businesses; b) For the provision of affordable housing	Replace the policy with: ‘Development proposals will be supported within the Settlement Boundary (or within any future Local Plan allocations) as identified in Figure 2. Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.’ <i>Amend the Settlement Boundary shown on Figure 2 to incorporate the land which relates to planning application 25/01492/OUT.</i>	‘Development proposals will be supported within the Settlement Boundary (or within any future Local Plan allocations) as identified in Figure 2. Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.’	Agree. To take account of recent planning applications, for accuracy and to meet the basic conditions

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			through a rural exception site, where local need has been identified; c) For the provision of a formal recreation or sport use or for rural tourism that respects the character of the countryside.			
2	G2	Design Standards	POLICY G2: DESIGN STANDARDS – 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. Any new development application should make specific reference to how the design guide	Replace the policy with: ‘As appropriate to their scale, nature and location, 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. Where appropriate, development proposals should respond positively to the Design Guidelines and Design Codes (August 2024) (Appendix 1). Development proposals within the Conservation	‘As appropriate to their scale, nature and location, 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. Where appropriate, development proposals should respond positively to	Agree. For clarity for the decision maker and to remove repetition

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			and codes (Appendix 1) have been taken into account in the design proposals. Development within the Conservation Area will require conformity with the Great Bowden Conservation Area character statement. New development should consider the prevailing character area in which the proposal resides and seek to contribute to and enhance the existing character.	Area should respond positively to its special character and appearance and, where appropriate, to the Great Bowden Conservation Area character statement.' <i>In the Design Guide delete the final sentence of the third paragraph of Part 1.6.</i>	the Design Guidelines and Design Codes (August 2024) (Appendix 1). Development proposals within the Conservation Area should respond positively to its special character and appearance and, where appropriate, to the Great Bowden Conservation Area character statement.'	
3	G3	UNDERSTANDING LOCAL CHARACTER AND HERITAGE	) All development proposals within Great Bowden Parish must demonstrate a clear understanding of the village's historic form, character, and	part A replace 'must' with 'should' Replace the opening element of part B of the policy with: to ensure high quality and contextually sensitive design, development	) All development proposals within Great Bowden Parish should demonstrate a clear understanding of the village's historic form, character, and setting.....	Agreed Clarity for the decision maker

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			setting.....) To ensure high quality and contextually sensitive design, applicants are required to submit a Heritage Impact Assessment and a Character Assessment proportionate to the scale and nature of the proposal. These should:	proposals should include heritage information proportionate to the scale and nature of the proposal. This information should:' <i>At the end of the supporting text on Local Character and Heritage add as a new paragraph:</i> <i>Policy G3 comments that applicants should submit heritage information proportionate to the scale and nature of the proposal. Larger and more sensitive development proposals should incorporate a Heritage Impact Assessment and a Character Assessment that are proportionate to the scale and nature of the proposal.'</i>	) To ensure high quality and contextually sensitive design, development proposals should include heritage information proportionate to the scale and nature of the proposal. This information should: <i>At end of supporting text</i> Policy G3 comments that applicants should submit heritage information proportionate to the scale and nature of the proposal. Larger and more sensitive development proposals should incorporate a Heritage Impact Assessment and a Character Assessment that are proportionate to the scale and nature of the proposal.'	
4	H1	RESIDENT	Residential Allocation	Delete the policy	<i>Policy SA01 allocates two</i>	Agreed

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		IAL SITE ALLOCATI ONS	In considering development proposals, the Neighbourhood Plan takes a positive and supportive approach with a presumption in favour of sustainable development contained in the NPPF and Harborough Local Plan. Through the Neighbourhood Plan, the opportunity has been taken to positively plan for development within Great Bowden that meets a local need. Therefore, the Neighbourhood Plan supports a single residential site for 8 bungalows (see Policy	<i>Delete the 'Residential Allocation' heading and the five paragraphs of supporting text</i> Delete Figure 3 <i>At the end of the supporting text in B Housing add</i> <i>'In this broader context the Plan comments about the way in which new housing should be designed through an updated design guide and code (Appendix 1); shows the housing mix and tenure required in Great Bowden based on an updated Housing Needs Assessment (Appendix 3) which utilises Census data from 2021; and promotes the improvements to infrastructure that is needed locally.</i> <i>As part of the Plan preparation process, known potential development sites within the</i>	<i>sites for residential development for 100 dwellings on land north of Dingley Road and land off Dingley Road and Nether Green within the Neighbourhood Area.</i> <i>In this broader context the Plan comments about the way in which new housing should be designed through an updated design guide and code (Appendix 1); shows the housing mix and tenure required in Great Bowden based on an updated Housing Needs Assessment (Appendix 3) which utilises Census data from 2021; and promotes the improvements to</i>	The proposed policy could not give certainty to decision makers

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			H1.) This housing allocation enables our NP to remain applicable for at least 5 years. (See Para 14, NPPF 2024). The Neighbourhood Plan also states how new housing should be designed through an updated design guide and code (Appendix 1); shows the housing mix and tenure required in Great Bowden based on an updated Housing Needs Assessment (Appendix 3) which utilises Census data from 2021; and promotes the improvements to infrastructure that is needed locally.	<i>neighbourhood area were assessed for their ability to be allocated in this Plan. They were identified following a review of Harborough District Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) and through one site submitted to the Neighbourhood Plan Call for Sites. Each site was assessed both through the SHELAA and an independent site assessment process, commissioned through Locality's technical support programme and included as Appendix 2.</i> <i>The submitted Plan proposed the allocation of land off Buckminster Close for the development of eight homes. That site was deleted from the Plan as an outcome of the independent examination process. The examiner concluded that in the absence of an</i>	<i>infrastructure that is needed locally.</i> <i>As part of the Plan preparation process, known potential development sites within the neighbourhood area were assessed for their ability to be allocated in this Plan. They were identified following a review of Harborough District Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) and through one site submitted to the Neighbourhood Plan Call for Sites. Each site was assessed both through the SHELAA and an independent</i>	

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			There are 13 known potential development sites within the Great Bowden Neighbourhood Area. These have been identified following a review of Harborough District Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) and one site submitted to the Neighbourhood Plan Call for Sites. Each site was assessed both through the SHELAA and an independent site assessment process, commissioned through Locality's technical support programme and included as Appendix 2. As a result of these	<i>Historic Impact Assessment it was not possible to understand the potential impact of proposed development of the site and the extent to which the proposed allocation would have special regard to the desirability of preserving the special architectural or historic interest to buildings or land in a conservation area.'</i>	<i>site assessment process, commissioned through Locality's technical support programme and included as Appendix 2.</i> <i>The submitted Plan proposed the allocation of land off Buckminster Close for the development of eight homes. That site was deleted from the Plan as an outcome of the independent examination process. The examiner concluded that in the absence of an Historic Impact Assessment it was not possible to understand the potential impact of proposed development</i>	

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			processes, the following site is allocated through the Neighbourhood Plan Review POLICY H1: RESIDENTIAL SITE ALLOCATIONS - The plan makes provision for 8 new dwellings in Great Bowden up to 2041. This is met by land being allocated for residential development at the following location as shown in figure 3. GB01 Buckminster Close. Development will be supported subject to: a) The development providing only bungalows to a total		<i>of the site and the extent to which the proposed allocation would have special regard to the desirability of preserving the special architectural or historic interest to buildings or land in a conservation area.</i>	

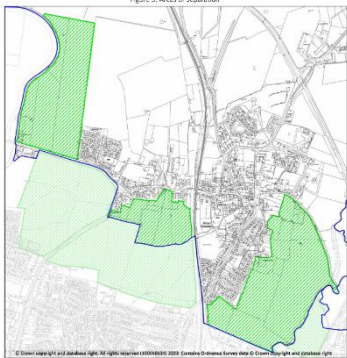
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			number of 8; b) The bungalows will be a mixture of 2 and 3 bed dwellings; and c) A restrictive covenant is imposed on each bungalow which prevents the conversion into a house with one or more upper storey or the creation of living space in the eaves with dormer windows. d) Any subsequent planning application being accompanied by an assessment of the potential mineral resource adjacent and within the allocation in line with Policy M11 of the Leicestershire Minerals and Waste Local Plan (2019).			

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			Priority is to be given to the marketing of the bungalows to residents of Great Bowden in the first instance.			
5	H2	Housing Mix	POLICY H2: HOUSING MIX - In order to meet the future needs of the residents of the Neighbourhood Area in line with Appendix 3 Housing Needs Assessment, new housing development proposals: a) Should seek to create sustainable, inclusive and mixed communities by providing a mix of house types and size that reflect up to date published evidence of local need in Great Bowden; and b) Are encouraged to	Replace the policy with: ‘New housing development proposals should seek to create sustainable, inclusive and mixed communities by providing a mix of house types and size that reflect up-to-date published evidence of local need in Great Bowden. Wherever practicable and commercially viable, development proposals for new homes should include homes constructed at Building Regulations 2015 Part M4(2) accessible and adaptable dwelling standard and to Part M4(3) wheelchair user dwelling standard.’	‘New housing development proposals should seek to create sustainable, inclusive and mixed communities by providing a mix of house types and size that reflect up-to-date published evidence of local need in Great Bowden. Wherever practicable and commercially viable, development proposals for new homes should include homes constructed at Building Regulations 2015 Part M4(2) accessible and	Agreed. To accurately reflect the Building Regulations

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			construct building regulations 2015 M4(2) “accessible housing” standard and to include some housing at M4(3) “wheelchair housing” standard.	<i>At the end of the second paragraph of the supporting text under the Housing Mix heading add:</i> <i>‘Policy H2 sets out the Plan’s approach to this important matter. The first part of the policy comments about the use of up-to-date published evidence to inform the housing mix of planning applications. rather than relying on the Housing Needs Assessment. That Assessment (2022) is a good starting point. Nevertheless, housing needs are likely to change throughout the Plan period (up to 2041).’</i>	adaptable dwelling standard and to Part M4(3) wheelchair user dwelling standard.’ Great Bowden and Harborough have a smaller proportion of 1 and 2 bed properties compared to the	

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					national average. <i>'Policy H2 sets out the Plan's approach to this important matter. The first part of the policy comments about the use of up-to-date published evidence to inform the housing mix of planning applications, rather than relying on the Housing Needs Assessment. That Assessment (2022) is a good starting point. Nevertheless, housing needs are likely to change throughout the Plan period (up to 2041).'</i> 87% of households in Great Bowden have at least one extra bedroom in their homes, whilst 47% of households.....	

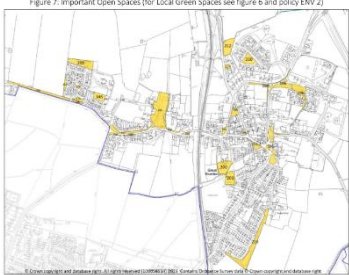
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6	H3	Affordable Housing	Policy H3: AFFORDABLE HOUSING – Where affordable housing is to be provided as part of a development, it should be designed and delivered to be indistinguishable from market housing and be distributed evenly through the development. The provision of smaller homes, especially for young families and young people and for older people, will be supported, as is the provision of affordable housing for people with a local connection. The provision of First Homes at a discount of	Delete the final part of the policy <i>At the end of the sixth paragraph of the supporting text under the Affordable Housing Section add:</i> <i>'Whilst the requirement to deliver at least 25% of affordable homes as First Homes was removed in the National Planning Policy</i>	Policy H3: AFFORDABLE HOUSING – Where affordable housing is to be provided as part of a development, it should be designed and delivered to be indistinguishable from market housing and be distributed evenly through the development. The provision of smaller homes, especially for young families and young people and for older people, will be supported, as is the provision of affordable housing for people with a local connection. First Homes with a 30% or 40% discount falls above the	

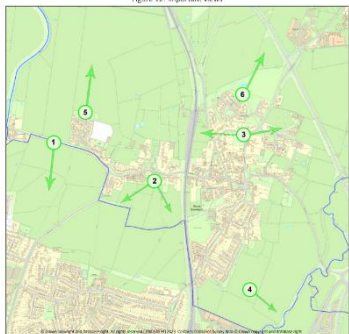
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			50% is supported, subject to viability.	<i>Framework (December 2024) the Parish Council would support the incorporation of such housing within a broader package of affordable housing.'</i>	average for the Neighbourhood Area. <i>Whilst the requirement to deliver at least 25% of affordable homes as First Homes was removed in the National Planning Policy Framework (December 2024) the Parish Council would support the incorporation of such housing within a broader package of affordable housing.</i>	
7	H4	Windfall Sites		No changes		
8	ENV1	Area of Separation	 This potential expansion of Market Harborough across the southern loop of the Grand Union	Delete the proposed Area of Separation between Great Bowden and the Grand Union Canal from Figure 5. Replace the final three paragraphs of the supporting text with: <i>'The Parish Council notes that the Local Plan 2020 to 2041 is yet to be</i>	 s bounded on three sides by the Grand Union Canal Conservation Area and will be situated west of Great Bowden.	Agreed. Accuracy and certainty to reflect the countryside beyond settlement boundaries

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			Canal would not bring the town closer to Great Bowden than it is at present. It would, however, weaken the current distinction that landform provides between the lower-lying Great Bowden and the more elevated setting of Market Harborough in this area. Although the canal and adjacent tree cover would maintain a boundary along the edge of the allocated site but proximity to the western edge of Great Bowden, linked by Leicester Lane, would nonetheless be likely to create some sense of Great Bowden becoming contained on two sides by Market	<i>examined and there is no certainty that the proposed allocation north of Market Harborough (SA03) will be included in the adopted version of that Plan. Should this be the case the Parish Council will consider the need for a further review of this neighbourhood plan to assess the appropriateness of the identification of an additional Area of Separation in the neighbourhood area to the north and west of Great Bowden.'</i>	<i>The Parish Council notes that the Local Plan 2020 to 2041 is yet to be examined and there is no certainty that the proposed allocation north of Market Harborough (SA03) will be included in the adopted version of that Plan. Should this be the case the Parish Council will consider the need for a further review of this neighbourhood plan to assess the appropriateness of the identification of an additional Area of Separation in the neighbourhood area to the north and west of Great Bowden</i>	

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			Harborough. It is, therefore, proposed that a third formal Area of Separation is created which would be west of the canal and north of Leicester Lane and would serve to prevent any erosion of the remaining gap in this area as shown in Figure 5. This proposed separation land to the north of Leicester Lane would seem a logical and reasonable extension to the existing Areas of Separation in the Neighbourhood Plan, adding to the wider, strategic			

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			designation in the adopted Local Plan and would be justifiable to continue with the policy of protecting the identity and character of Great Bowden.			
9	ENV2	Local Green Spaces		No changes		
10	ENV3	Important Open Spaces	POLICY ENV 3: IMPORTANT OPEN SPACES 2. Open Spaces designated by this Neighbourhood Plan: Leicester Lane verges (Inventory reference 186; reference L in 2018 Plan) Main Street	Delete 186 Leicester Lane verges from Section 2 of the policy <i>Delete 186 Leicester Lane verges from Figure 7</i>	POLICY ENV 3: IMPORTANT OPEN SPACES 2. Open Spaces designated by this Neighbourhood Plan: Main Street verges north 1 (inventory reference 187; reference O in 2018 Plan)	

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			Figure 7: Important Open Spaces (for Local Green Spaces see Figure 6 and policy ENV 2) 			
11	ENV4	Sites of Historic Environment al Significance		No changes		
12	ENV5	Ridge and Furrow		No changes		
13	ENV6	Non designated Heritage Assets		No changes		

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14	ENV7	Protection of Important Views	 Figure 12: Important views	Reposition to source of Views 2 on Figure 12 to reflect the representation from a local resident (HDC reference 6)		
15	ENV8	Sites and Features of Natural Environment Significance	POLICY ENV 8: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped here (figure 13) are recognised as being of local ecological and environmental importance within the Neighbourhood Area. These areas contribute to biodiversity, carbon sequestration, and are valued by the	In part a of the policy replace ‘must’ with ‘should’ Replace the sentence between parts a and b with: ‘Where harm to biodiversity cannot be avoided, proposals should demonstrate how their impacts will be mitigated or compensated. Where this is not practicable, the development proposal will not be supported.’	POLICY ENV 8: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped here (figure 13) are recognised as being of local ecological and environmental importance within the Neighbourhood Area. These areas contribute to biodiversity, carbon sequestration, and are valued by the community. a) Development proposals affecting these sites or	Agreed For clarity for decision makers

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			community. a) Development proposals affecting these sites or features must: I. Demonstrate how potential impacts on biodiversity and ecological value have been assessed II.. Provide evidence-based proposals to deliver a minimum of 10% Biodiversity Net Gain (BNG). Where harm to biodiversity cannot be avoided, proposals must show how impacts will be mitigated or compensated. If this is not possible, planning permission should not		features should: I. Demonstrate how potential impacts on biodiversity and ecological value have been assessed II. Provide evidence-based proposals to deliver a minimum of 10% Biodiversity Net Gain (BNG). Where harm to biodiversity cannot be avoided, proposals should demonstrate how their impacts will be mitigated or compensated. Where this is not practicable, the development proposal will not be supported. b) Proposals should also: i. Respect the ecological function and character of the identified sites ii. Avoid fragmentation of habitats or disruption of	

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			be supported. b) Proposals should also: i. Respect the ecological function and character of the identified sites ii. Avoid fragmentation of habitats or disruption of ecological networks iii. Where relevant, incorporate enhancements such as native planting, habitat creation, or connectivity improvements.		ecological networks iii. Where relevant, incorporate enhancements such as native planting, habitat creation, or connectivity improvements.	
16	ENV9	Biodiversity and Habitat Connectivity	POLICY ENV 9: BIODIVERSITY AND HABITAT CONNECTIVITY a) Biodiversity Net Gain and Habitat Protection Development proposals for two or more	Replace the policy with: ‘Biodiversity Net Gain and Habitat Protection Development proposals for two or more dwellings, or other non-householder development, must demonstrate how they will protect and enhance	Biodiversity Net Gain and Habitat Protection Development proposals for two or more dwellings, or other non-householder development, must demonstrate how they will	Agreed. Clarity for decision makers

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			dwellings, or other non-householder development, must demonstrate how they will protect and enhance biodiversity within the Neighbourhood Area, in accordance with national legislation and guidance. Where BNG involves tree or hedge planting, species should be native or locally appropriate, and planting schemes must follow current best practice for disease control and long-term maintenance. Planning permission should be refused where significant harm to biodiversity cannot be avoided, mitigated, or	biodiversity within the Neighbourhood Area, in accordance with national legislation and guidance. Where biodiversity net gain involves tree or hedge planting, species should be native or locally appropriate, and planting schemes should follow current best practice for disease control and long-term maintenance. Development proposals where significant harm to biodiversity cannot be avoided, mitigated, or compensated for will not be supported Bat Habitat Considerations In areas identified as known bat habitats (see Figure 14), development proposals involving demolition, roof alterations, or changes to external building features should include evidence of the way in which appropriate ecological advice has been incorporated.	protect and enhance biodiversity within the Neighbourhood Area, in accordance with national legislation and guidance. Where biodiversity net gain involves tree or hedge planting, species should be native or locally appropriate, and planting schemes should follow current best practice for disease control and long-term maintenance. Development proposals where significant harm to biodiversity cannot be avoided, mitigated, or compensated for will not be supported Bat Habitat Considerations In areas identified as known bat habitats (see Figure	

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			compensated for. b) Bat Habitat Considerations In areas identified as known bat habitats (see Figure 14), development proposals involving demolition, roof alterations, or changes to external building features must include evidence of consultation with the Leicestershire County Council Ecology Team. Proposals must demonstrate how ecological advice has been incorporated. To minimise impacts on bats and their habitats, proposals should: Avoid unnecessary artificial lighting in known bat areas. Retain mature	To minimise impacts on bats and their habitats, development proposals should: • avoid unnecessary artificial lighting in known bat areas. • retain mature trees unless removal is essential and justified. • apply lighting mitigation measures using best practice (e.g. dark buffers, low illuminance, curfews). • include bat boxes or roosting features proportionate to the scale of development. Great Crested Newt Protection In areas where great crested newts are known to occur, development proposals (excluding minor householder works on managed gardens or hardstanding) must include consultation with the Leicestershire County Council Ecology Team and demonstrate	14), development proposals involving demolition, roof alterations, or changes to external building features should include evidence of the way in which appropriate ecological advice has been incorporated. To minimise impacts on bats and their habitats, development proposals should: • avoid unnecessary artificial lighting in known bat areas. • retain mature trees unless removal is essential and justified. • apply lighting mitigation measures using best practice (e.g. dark buffers, low illuminance, curfews). • include bat boxes or roosting features	

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			trees unless removal is essential and justified. Apply lighting mitigation measures using best practice (e.g. dark buffers, low illuminance, curfews). Include bat boxes or roosting features proportionate to the scale of development. c) Great Crested Newt Protection In areas where great crested newts are known to occur, development proposals (excluding minor householder works on managed gardens or hardstanding) must include consultation with the Leicestershire County Council Ecology Team and demonstrate	how recommendations have been addressed. Wildlife Corridors and Habitat Connectivity Development proposals must not adversely affect the habitat connectivity provided by the wildlife corridors identified in Figure 15. Proposals should include evidence of the way in which appropriate ecological advice has been incorporated.'	proportionate to the scale of development. Great Crested Newt Protection In areas where great crested newts are known to occur, development proposals (excluding minor householder works on managed gardens or hardstanding) must include consultation with the Leicestershire County Council Ecology Team and demonstrate how recommendations have been addressed. Wildlife Corridors and Habitat Connectivity Development proposals must not adversely affect the habitat connectivity provided	

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			how recommendations have been addressed. d) Wildlife Corridors and Habitat Connectivity Development proposals must not adversely affect the habitat connectivity provided by the wildlife corridors identified in Figure 15. Proposals should demonstrate how they maintain or enhance ecological networks across the Neighbourhood Area.		by the wildlife corridors identified in Figure 15. Proposals should include evidence of the way in which appropriate ecological advice has been incorporated.'	
17	ENV10	Nature Recovery and Biodiversity Net Gain	POLICY ENV 10: NATURE RECOVERY AND BIODIVERSITY NET GAIN – The area mapped in Figure 16 has been identified for delivery of Nature Recovery Network objectives (as set out	Delete the policy <i>Delete Figure 16</i> <i>Replace the final paragraph of the Rewilding GB section with:</i> <i>'This neighbourhood plan confirms the community's support for</i>	 e Recovery Scheme in this part of southeast Leicestershire. <i>This neighbourhood plan confirms the community's support for this important initiative. Furthermore, the initiative will complement the general approach towards the natural environment and biodiversity net gain as set out in Policies ENV 8 and ENV9 of this Plan.</i>	Agreed. Clarity and accuracy

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			in HM Government Policy Paper, February 2024). Objectives of the Local Nature Recovery Strategy. Development proposals within or adjacent to this area should demonstrate how they contribute positively to nature recovery. Proposals that would significantly harm the ecological value of the area or prevent its enhancement will not be supported. Where Biodiversity Net Gain (BNG) offsetting is required, applicants are	<i>this important initiative. Furthermore, the initiative will complement the general approach towards the natural environment and biodiversity net gain as set out in Policies ENV 8 and ENV9 of this Plan.'</i>		

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			encouraged to deliver BNG measures within the designated Nature Recovery Area, unless otherwise justified Development proposals within or adjacent to areas identified for rewilding, nature recovery, county parks, and public access (as shown in Figure 16) must demonstrate that they will not compromise the future use, accessibility, or ecological integrity of these spaces. Proposals will be supported where they:			

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			a) Maintain or enhance public access, including safe and enjoyable pedestrian and cycle movements and b) Minimise vehicular movements and potential conflict with pedestrian, cycle and ecological networks and c) Do not result in a significant increase in traffic volumes or introduce inappropriate vehicle types that would adversely affect the character or safety of the area and d) Avoid negative visual impacts on the landscape and respect the area's			

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			rural and natural setting and e) Do not generate harmful emissions, odours, or other forms of pollution that would detract from the enjoyment or ecological value of the area and f) Safeguard land identified for Nature Recovery and Biodiversity Net Gain (BNG), ensuring such areas remain viable for future environmental enhancement. Development proposals that fail to meet these criteria will not be supported.			

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			Rewilding Plots 1, 2 and 3 (figure 16) are designated by this Plan, and thus become allocations in the planning system, as sites for off-site Biodiversity Net Gain offsetting. The area indicated in Plot 2 is excluded from the allocation as a potential area for infrastructure. Identified infrastructure requirements for waste management facilities will be supported in the excluded area of plot 2. Only development associated with the			

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			operation and promotion of the Nature Recovery Area will be supported in the remainder of Plots 1, 2 and 3. <i>Policy ENV 10 confirms the community's support and ensures as far as possible that development proposals do not prevent or inhibit Nature Recovery or potential Biodiversity Net Gain measures from being delivered here.</i>			
18	ENV11	Footpaths and Cycleways	POLICY ENV 11: FOOTPATHS AND CYCLEWAYS - Development	Replace the first part of the policy with: 'As appropriate to their scale, nature and location,	As appropriate to their scale, nature and location, development proposals should include measures to	

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			proposals should include measures to facilitate and encourage safe access by cycle and on foot; and the protection of, connection to, and extension where practicable of, existing pedestrian and cycle routes. Where the diversion of a footpath or cycleway is necessary, or where a route is absorbed into a development proposal, the route should be designed and bounded to retain its character.	development proposals should include measures to facilitate and encourage safe access by cycle and on foot and the protection of, connection to, and extension where practicable of, existing pedestrian and cycle routes.'	facilitate and encourage safe access by cycle and on foot and the protection of, connection to, and extension where practicable of, existing pedestrian and cycle routes. Where the diversion of a footpath or cycleway is necessary, or where a route is absorbed into a development proposal, the route should be designed and bounded to retain its character. The creation of new footpaths, or the enhancement of existing footpaths, to encourage walking from the new developments to the village amenities for leisure and wellbeing, is supported.	

Amendment Ref no	Policy No.	Policy Title	Original Text	Examiner comments	Suggested Revised Text	Decision and Reasons
			The creation of new footpaths, or the enhancement of existing footpaths, to encourage walking from the new developments to the village amenities for leisure and wellbeing, is supported.			
19	ENV 12	Flood Risk Resilience	POLICY ENV 12: FLOOD RISK RESILIENCE – Development proposals within the areas indicated in Figure 18 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on	Replace the policy with: ‘As appropriate to their scale, nature and location, development proposals within the areas indicated in Figure 18 should 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)	As appropriate to their scale, nature and location, development proposals within the areas indicated in Figure 18 should 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	Agreed. Clarity and unnecessary repetition

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			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 area, will be supported, provided they do not adversely affect important open spaces, or sites and	floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up area, will be supported where they do not adversely affect important open spaces, or sites and features of natural or historical environment significance.'	(or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up area, will be supported where they do not adversely affect important open spaces, or sites and features of natural or historical environment significance	

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			features of natural or historical environment significance. Development proposals of one or more dwellings and/or for employment or agricultural development should demonstrate that: • if in a location susceptible to flooding from rivers or surface water (figure 18), no alternative site is available; • its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area			

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			and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction; • it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of			

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			surface water runoff and that the development will not threaten other natural habitats and water systems; • its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces; • proposed SuDs infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and			

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			terrestrial animals, and native species planting; • it does not increase the risk of flooding to third parties; • it takes the effects of climate change into account; • it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects; that flood risk elsewhere will not be exacerbated by			

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			increased levels of surface water runoff and that the development will not threaten other natural habitats and water systems; and • for all development (including brownfield) demonstrate that the peak surface water runoff rate is limited to the Qbar greenfield rate (minus 20%), or to a rate which mitigates the risk of blockage, whichever is greater			
20	CAF1	PROTECTION OF EXISTING COMMUNITY AMENITIES & FACILITIES		No Changes		
21	CAF2	PROVISION OF NEW OR THE EXTENSION		No Changes		

Amendment Ref no	Policy No.	Policy Title	Original Text	Examiner comments	Suggested Revised Text	Decision and Reasons
		OF EXISTING COMMUNITY AMENITIES & FACILITIES				
22	CAF3	EXPANSIO N OF GREAT BOWDEN ACADEMY		No Changes		
23	T1	PARKING PROVISIO N AND NEW DWELLING S	POLICY T1: PARKING PROVISION AND NEW DWELLINGS The provision of tandem parking in new developments is not supported.	Replace the policy with: ‘Proposals for residential development should include integrated, on-plot parking. Wherever practicable, parking should be set back behind the front of the houses and located to the side of the property, or within a courtyard where a traditional farm building arrangement is proposed. On-plot car parking should be designed to avoid being visually intrusive. This can be achieved by screening parking areas including	Proposals for residential development should include integrated, on-plot parking. Wherever practicable, parking should be set back behind the front of the houses and located to the side of the property, or within a courtyard where a traditional farm building arrangement is proposed. On-plot car parking should be designed to avoid being visually intrusive. This can be achieved by screening parking areas including using boundary treatments such as	Agreed. For Clarity

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				using boundary treatments such as hedges, trees, flower beds, and low walls.'	hedges, trees, flower beds, and low walls.	
24	T2	COMMUNI TY CAR PARKS		No changes		
25	T3	CYCLE ROUTES AND BRIDLEWA YS		No changes		
26	T4	SUPPORTI NG PUBLIC TRANSPOR T		No changes		
27	EMP1	SUPPORT FOR EXISTING EMPLOYM ENT OPPORTU NITIES		No changes		
28	EMP2	NEW EMPLOYM ENT		No changes		

Amendment Ref no	Policy No.	Policy Title	Original Text	Examiner comments	Suggested Revised Text	Decision and Reasons
		OPPORTU NITIES				
29	EMP3	BROADBA ND INFRASTR UCTURE	POLICY EMP 3: BROADBAND INFRASTRUCTURE - Proposals to provide access to a super- fast broadband service and improve the mobile telecommunication network that will serve businesses, the school 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.	Replace the policy with: 'Proposals to provide access to a super- fast broadband service and improve the mobile telecommunication network that will serve businesses, the school and other properties within the parish will be supported. Any above ground network installations should be sympathetically located and designed to integrate into the landscape.' <i>At the end of the final paragraph of the supporting text add:</i> <i>'The provision of broadband access to residential and commercial properties is now</i>	Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses, the school and other properties within the parish will be supported. Any above ground network installations should be sympathetically located and designed to integrate into the landscape. (above the Harborough-wide total of 35.8%). The need for high speed broadband to serve Great Bowden is therefore very important.	Agreed. Unnecessa ry repetition and for clarity

Amendment Ref no	Policy No.	Policy Title	Original Text	Examiner comments	Suggested Revised Text	Decision and Reasons
			Every individual dwelling in new housing developments should have access to gigabit capable, full-fibre broadband infrastructure. 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 the development has been completed.	<i>controlled nationally through the Building Regulations. As such there is no need for the Plan to repeat that requirement. Nevertheless Policy EMP 3 has been updated to reflect this changed national context. It offers general support to proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses, the school and other properties within the parish.'</i>	<i>The provision of broadband access to residential and commercial properties is now controlled nationally through the Building Regulations. As such there is no need for the Plan to repeat that requirement. Nevertheless Policy EMP 3 has been updated to reflect this changed national context. It offers general support to proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses, the school and other properties within the parish.'</i>	
30	INF1	Developer Contributions	POLICY INF 1: DEVELOPER CONTRIBUTIONS -	Replace the policy with: 'Where policies in this Plan require contributions	Where policies in this Plan require contributions to community infrastructure, they will be made through contributions through Section	Agreed. For clarity

Amendment Ref no	Policy No.	Policy Title	Original Text	Examiner comments	Suggested Revised Text	Decision and Reasons
			Where policies in this plan require contributions to community infrastructure, they will be made through contributions through Section 106 agreements or the Community Infrastructure Levy (CIL) where applicable in accordance with HLP Policy IN1 2019)2which is in accordance with the Council's Planning Obligations Supplementary Planning Document.	to community infrastructure, they will be made through contributions through Section 106 agreements or the Community Infrastructure Levy (CIL) where applicable in accordance with Policy IN1 of the Harborough Local Plan 2019 and the District Council's Planning Obligations Supplementary Planning Document.'	106 agreements or the Community Infrastructure Levy (CIL) where applicable in accordance with Policy IN1 of the Harborough Local Plan 2019 and the District Council's Planning Obligations Supplementary Planning Document.	
31	9	Monitoring and review	The Parish Council proposes to consider the formal review of the Neighbourhood Plan in 2029 or to coincide with the review of the Harborough Local Plan	<i>At the end of the third paragraph of Section 9 add: 'In this context the Parish Council will consider the need or otherwise for a further review of the</i>	The Parish Council proposes to consider the formal review of the Neighbourhood Plan in 2029 or to coincide with the review of the Harborough Local Plan if this cycle is different. In this context the Parish Council will consider the need or otherwise for a further review of the NP within six months of the adoption of the Harborough Local Plan 2041	Agreed For clarity and accuracy

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			if this cycle is different.	<i>NP within six months of the adoption of the Harborough Local Plan 2041.'</i>		
32		General modifications		<i>Modification of general text (where necessary) to achieve consistency with the modified policies.</i>		