

Billesdon Neighbourhood Plan Review Submission September 2023

Consideration by Harborough District Council of Minor (non-material)/Major (material) updates to the 'Made' Billesdon Neighbourhood Plan (made 9 October 2014)

1 Planning process

Billesdon Neighbourhood Plan passed Referendum with 358 yes votes out of 425 persons that voted on a turnout of 55% on 9 October 2014. However, since submitting the Neighbourhood Plan the Harborough Local Plan has been formally adopted and the new National Planning Policy Framework (2021) is in force.

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 2031, also the timescale for the 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 makes the following amendments.

- Added support for biodiversity;
- More protections for built heritage and archaeology, including ridge and furrow fields;
- The former lorry park on Gaulby Road is now allocated for housing development, having previously been identified as a housing reserve site;
- Measures to bring forward the redevelopment of the former Highway Depot on Gaulby Road;
- Provision for a new playing field is retained but there is more flexibility on its location.

Other provisions within the Neighbourhood Plan remain unchanged from the version which passed referendum in 2014. The QB have sought to change only those policies that require updating in line with changed circumstances or community requirements.

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

In addition to the Consultation Statement Billesdon Neighbourhood Plan Review 2022 is accompanied by:

- Updated Statement of Basic Conditions;
- Updated Consultation Statement, including Regulation 14 responses;
- Updated SEA determination/screening
- Statement from the Qualifying Body about whether the amendments are considered material or non-material.

2 Planning Strategy

The timescale for the ‘made’ Billesdon Neighbourhood Plan was already aligned to the new Local Plan in reflecting a time period of 2022-2031.

The adopted Harborough Local Plan removed the Limits to Development which were a part of the Core Strategy 2006-2028. The Billesdon Review Neighbourhood Plan has taken the opportunity to reinstate a settlement boundary (Policy BPr2 – Infill as defined on map 2 of the submission plan) which was not part of the 2014 Plan.

The Local Plan sets a minimum requirement for Billesdon of 10 dwellings in the Plan period. The allocation policies in the review Billesdon plan seek to deliver housing development that has been identified as being important to the community.

Since the Billesdon Neighbourhood Plan was ‘made’, further revisions have been made to the National Planning Policy Framework (NPPF) in August 2018, February 2019 and July 2021.

Paragraph 14 of the updated NPPF states that ‘the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits’, under specified circumstances if the Neighbourhood Plan provides additional housing and is less than two years old. The Qualifying Body in reviewing Billesdon Neighbourhood Plan has been able to take advantage of this opportunity.

3 Neighbourhood Plan Policies

The Review Neighbourhood Plan has introduced the following changes to the Neighbourhood Plan which was Made in 2014. 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 Billesdon up to 2023 and is factually based)

Non Technical Summary — section updated to explain why the NP is being reviewed.

Introduction – updated to reflect the formal adoption of the Local Plan in April 2019 and NPPF 2021.

2. Profile – new section which provides updated demographic and background information about Billesdon.

3. Sustainable Development and Vision – section which sets out the key issues for Billesdon The section also restates the vision of the community.

Policies

BPr1: Housing Requirement – rewriting of policy BP2

BPr2: Infill - new policy to incorporate Limits to Development

Policy BPr3: Gaulby Road Lorry Park– housing allocations (including Gaulby Lorry Park as a reserve site) were dealt with in the original plan.

Policy BPr4: Housing Mix: New policy to introduce that new development will be required to meet the local evidence of housing need.

Policy BPr5: Affordable Housing – the existing policy has been updated to reflect local need and changes in national policy.

Policy BPr6: Working from Home – The original policy has remained unchanged.

Policy BPr7: Ultrafast Broadband – This policy has been updated to better reflect the requirements of new houses to access full fibre broadband.

Policy BPr8: The Former Highway Depot (Gaulby Road) – This policy has been updated to better reflect the newly assessed requirements of the community

Policy BPr9: Business in the Countryside – This policy has been updated to reflect changes in General Development Orders.

Policy BPr10: Retention of Key Services and Facilities – This policy has been amended to acknowledge the Local Plan and to include key

Policy BPr11: Retail - The policy has been amended to be more concise and provide clarity for decision makers.

Policy BPr12: Infrastructure – The original policy has been reworded to provide better clarity and precision.

Policy BPr13: Traffic Management – original policy updated to reflect new policy numbers

Policy BPr14: Countryside – original policy updated to reflect the new Limits to Development and Local Plan Policies that control development outside the LTD..

Policy BPr15: Countryside Access – This is a new policy that seeks to promote provision of accessible green space.

Policy BPr16: Ecology and Biodiversity – The original policy has been extended to more comprehensively consider biodiversity.

Policy BPr17: Water Management – This is a rewritten policy that considered water management in a more comprehensive way.

Policy BPr18: Local Green Spaces – Local Green Spaces have been named in the revised text of the policy.

Policy BPr19: Non-Designated Heritage Assets – this is a new policy that comprehensively considers heritage assets within Billesdon and includes ridge and furrow (as set out on Map10)

4 Note on the Nature of the Changes

The Qualifying Body take the view that the changes were generally material modifications that did not affect the nature of the Plan and an Examination only is 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 has been amended to allocate housing sites and continues to direct growth through the newly defined limits to development, windfall and Local Green Space, Heritage and other protection policies.

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 Billesdon Neighbourhood Development Plan ran from 6 February to 20 March 2023. 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 community newsletter containing information about the Neighbourhood Plan Review was delivered to all premises within the Parish.

All comments received have been considered by Billesdon Parish Council and used to amend the Pre-Submission Draft version of the revised Neighbourhood Plan, which was submitted by Billesdon Parish Council on 25 September 2023.

6 Conclusion

It is the view of the Council that the changes are material but do not affect the nature of the Plan. In the view of the Council, Billesdon Review Neighbourhood Plan requires examination but not referendum.

Appendix 1

Policy ref	Billesdon Plan Policy 2014	Policy ref	Billesdon Review Plan Policy	LPA consideration of policy changes
BP1	<p>POLICY BP1: SUSTAINABLE DEVELOPMENT Where there are no policies in the Billesdon Neighbourhood Development Plan relevant to a planning application, the provisions of the <i>National Planning Policy Framework</i> and the <i>Harborough Core Strategy</i> apply.</p>		Policy deleted	No comments
BP2	<p>POLICY BP2: HOUSING PROVISION Having regard to dwellings already constructed and existing commitments, the remaining housing provision for Billesdon will be a target of a minimum of 45 dwellings over the period to 2028, which will be met by the allocation of housing sites in Policy BP3. In addition, permission for housing development within the limits to development, as defined on the Policies Map, will be granted if the development:</p> <ul style="list-style-type: none"> a. is in keeping with the scale, form and character of its surroundings; b. does not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution; c. does not significantly increase vehicular traffic flow on Brook Lane, Church Street or Gaulby Road; and d. has safe and suitable access to the site for all people. 	BPr 1	<p>Policy BPr1: Housing Requirement The housing requirement for Billesdon Neighbourhood Area for the period 2019 to 2031 is a minimum of 10 dwellings. This will be met by committed developments of 63 dwellings, the allocation of a site at the former lorry park on Gaulby Road for the development of approximately five dwellings in accordance with Policy BPr3, up to 10 dwellings as part of a mixed-use development at the former Highway Depot on Gaulby Road in accordance with Policy BPr8, and windfall development in accordance with Policy BPr2.</p>	rewriting of policy BP2 setting out the housing requirement for Billesdon and how it will be delivered. Material amendment does not change the nature of the plan.

	New policy	BPr 2	<p>Policy BPr2: Infill Housing development within the Billesdon Limits to Development, as defined on Map 2, will be supported if the development:</p> <ul style="list-style-type: none"> a. Is in keeping with the scale, form and character of its surroundings; b. Uses traditional materials of the local area using high-level craft in their application; c. Protects important features such as traditional walls, hedgerows and trees; d. Incorporates measures to mitigate against and adapt to climate change in accordance with Policy BPr21; e. Does not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution; and f. Has safe and suitable access to the site for all people. <p>Outside the Billesdon Limits to Development housing development will be determined in accordance with Harborough Local Plan Policy GD4.</p>	This is a new policy to incorporate Limits to Development and set out how development outside the limits of development will be dealt with. The new policy can be considered to be a material amendment to the plan. The original plan dealt with development, housing allocations and contained policies that sought to protect important elements of the street scene and character of Billesdon. The original plan also contained policies relating to climate change. BPr2 helps to clarify and consolidate policy functions in a new policy and can therefore, be considered to not change the nature of the Plan although it is a material amendment.
BP3	<p>POLICY BP3: HOUSING ALLOCATIONS The following sites are allocated for housing development, as defined on the Policies Map:</p> <ul style="list-style-type: none"> a. land to the north of High Acres, Uppingham Road (Site A), subject to the provisions of Policy BP4; and b. land east of Rolleston Road (Site B), subject to the provisions of Policy BP5. c. the former lorry park on Gaulby Road (Site R) is identified as a reserve site for housing development; the site will be made available for housing development if: <ul style="list-style-type: none"> i) it is required to replace allocated Site B above, because there is no reasonable prospect of viable 	BPr 3	<p>Policy BPr3: Gaulby Road Lorry Park 0.16 hectares of land east of Gaulby Road, as shown on Map 2, is allocated for housing development. Development will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> a. The development shall provide approximately 5 dwellings; b. A landscaping scheme should be implemented to provide for an improvement in biodiversity to include the retention of important boundary trees and hedges and their reinforcement using native species; c. The design of the development should reflect the distinctive and traditional character of Billesdon and take account of the setting of the adjoining Billesdon Woodland Pool; d. The site shall be cleared, and any contamination present safely remediated prior 	housing allocations (including Gaulby Lorry Park as a reserve site) were dealt with in the original plan. The narrative concerning this policy has also been rewritten. Material amendment not affecting the nature of the Plan

	<p>development within the period to 2028;</p> <p>ii) it is required to replace the current commitment of the White Hart garage site, because there is no reasonable prospect of a viable development within the period to 2028; or</p> <p>iii) it becomes necessary to provide for additional homes in accordance with any new development plan document that replaces the Harborough <i>Core Strategy</i>. Should it become necessary to allocate a further reserve site(s), the Billesdon Neighbourhood Plan will be reviewed.</p>		<p>to the commencement of any development; and</p> <p>e. The removal of security fencing along the site boundaries.</p>	
BP5	<p>POLICY BP5: LAND EAST OF ROLLESTON ROAD (Site B)</p> <p>Land is allocated for housing development to the east of Rolleston Road as defined on the Policies Map. Development will be permitted subject to the following criteria:</p> <p>a. the development provides for a target of a minimum of 10 dwellings. At least 40% of the dwellings shall be affordable housing. A mix of housing types will be required</p> <p>The affordable housing and mix of housing requirements to be informed by the most up to date Strategic Housing Market Assessment or other local evidence. A proportion of dwellings shall be designed to achieve <i>Code for Sustainable Homes</i> level 4 or above, or equivalent. All these requirements to be subject to viability, in accordance with paragraph 173 in the NPPF;</p>	BPr 4	<p>Policy BPr4: Housing Mix</p> <p>New housing development shall provide for a mix of housing types that will be informed by the most up to date strategic Housing Needs Assessment and local evidence of housing need. Applicants will need to demonstrate how the housing needs of older households will be met.</p>	<p>New policy to introduce that new development will be required to meet the local evidence of housing need. The original plan considered housing allocations and required development to meets local requirements. Material amendment not affecting the nature of the Plan.</p>
BP6	<p>POLICY BP6: AFFORDABLE HOUSING</p>	BPr 5	<p>Policy BPr5: Affordable Housing</p> <p>All affordable housing will be subject to</p>	<p>the existing policy has been updated to reflect local need and changes in national policy.</p>

	<p>The need for Affordable housing is to be met by the housing allocations identified in policies 3, 4 and 5. Affordable housing may also be permitted on a rural exception site within or adjoining the limits to development where:</p> <ul style="list-style-type: none"> a. the housing is demonstrated to meet an identified local need for affordable housing that will not be met by the housing allocations identified in policies 3, 4 and 5, and b. the development is in keeping with the scale, form and character of its surroundings; c. the development does not significantly adversely affect the amenities of residents in the area; d. the development does not significantly increase vehicular traffic flow on Gaulby Road, Brook Lane and Church Street; and e. safe and suitable access to the site can be achieved for all people. <p>All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Billesdon Parish (i.e. including living, working or with close family ties in the Parish).</p>		<p>Material amendment not affecting the nature of the Plan.</p>
BP8	<p>POLICY BP8: WORKING FROM HOME Planning permission for development that enables home working will be granted if the development:</p>	<p>Policy BPr6: Working from Home Planning permission for development that enables home working will be granted if the development:</p> <ul style="list-style-type: none"> a. is in keeping with the scale, form and 	<p>The original policy has remained unchanged.</p>

	<p>a. is in keeping with the scale, form and character of its surroundings;</p> <p>b. does not significantly adversely affect the amenities of residents in the area;</p> <p>c. does not significantly increase vehicular traffic flow on Brook Lane and Church Street; and</p> <p>d. has safe and suitable access to the site for all people.</p>		<p>character of its surroundings;</p> <p>b. does not significantly adversely affect the amenities of residents in the area;</p> <p>c. does not significantly increase vehicular traffic flow on Brook Lane and Church Street; and</p> <p>d. has safe and suitable access to the site for all people.</p>	
BP9	<p>POLICY BP9: SUPERFAST BROADBAND</p> <p>All new dwellings and employment buildings should incorporate ducting capable of accepting fibre to enable Superfast Broadband.</p>	BPr 7	<p>Policy BPr7: Ultrafast Broadband</p> <p>New development should incorporate open access ducting to industry standards, to enable all new premises and homes to be directly served by fibre optic broadband technology (Fibre to the Premise). Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.</p>	<p>This policy has been updated to better reflect the requirements of new houses to access full fibre broadband. Material amendment not affecting the nature of the Plan.</p>
BP10	<p>POLICY BP10: THE LCC DEPOT (GAULBY ROAD)</p> <p>Land amounting to 1.5 hectares is allocated for business development through the redevelopment or re-use of the Highway Depot site on Gaulby Road. Development will be permitted subject to the following criteria:</p> <p>a. uses are limited to Business and Storage or Distribution (Classes B1 and B8 of the Town and Country Planning (Use Classes) Order 1987) (as amended);</p> <p>b. principal access to the site to be provided from Gaulby Road;</p> <p>c. in consultation with the Highway Authority, measures to be taken to discourage HGVs from entering and leaving the site via the centre of Billesdon village. These measures</p>	BPr 8	<p>Policy BPr8: The Former Highway Depot (Gaulby Road)</p> <p>The redevelopment of the former Highway Depot, Gaulby Road, as defined on the Policies Map, will be supported where it is for</p> <p>a. mixed-use development comprising:</p> <p>i. a minimum of one hectare for Commercial, Business and Service, and Local Community (Classes E and F2 of the Town and Country Planning (Use Classes) Order 1987 (as amended)) uses.</p> <p>The provision of a small number of starter or 'grow-on' units will be supported; and</p> <p>ii. a maximum of 10 dwellings on up to 0.5 hectares. Dwellings should be located at the site frontage. These plots should be serviced and sold at an appropriate price, to self-builders or</p>	<p>This policy has been updated to better reflect the newly assessed requirements of the community and to ensure that the site can be viably developed. Material amendment not affecting the nature of the Plan. The inclusion of this policy still includes a mixed use development and combines this with a housing allocation.</p>

	<p>are to include weight restrictions and signage to the site from the A47;</p> <p>d. the development not to have a greater adverse impact on the nature conservation interests or the quiet enjoyment of the adjoining wildlife site than the existing use.</p> <p>Particular regard shall be paid to the impact of noise, disturbance and light pollution;</p> <p>e. important trees and hedgerows on the site to be retained within a landscaping scheme;</p> <p>and</p> <p>f. the development to provide for a small number of starter or 'grow-on' units.</p>	<p>custom builders unless, having been made available and marketed appropriately for at least 12 months, they have not sold in which case plots may either remain on the open market or be built out by a developer; or</p> <p>b. A Fire and Rescue Station with Training Facility.</p> <p>The redevelopment of the site should:</p> <p>a. Include measures to ensure that the development takes place in a comprehensive but phased manner and avoids piecemeal development;</p> <p>b. not significantly adversely affect the amenities of existing or new residents in the area;</p> <p>c. include parking provision for allotment holders and visitors to the adjoining Woodland Pool;</p> <p>d. in consultation with the Highway Authority, include measures to discourage HGVs from entering and leaving the site via the centre of Billesdon village. These measures are to include weight restrictions and signage to the site from the A47;</p> <p>e. ensure that the site is cleared, and any contamination present safely remediated prior to the commencement of any development;</p> <p>f. not have a greater adverse impact on the nature conservation interests or the quiet enjoyment of the adjoining wildlife site than the previous use. Particular regard shall be paid to the impact of noise, disturbance and light pollution;</p> <p>g. ensure that important trees and hedgerows on the site, including</p>	
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			those along the site boundaries, are to be retained within a landscaping scheme.	
BP1 1	<p>POLICY BP11: BUSINESS IN THE COUNTRYSIDE</p> <p>In addition to developments permitted by the General Development Orders, planning permission for the conversion or re-use of buildings in the countryside will be permitted where the development is for:</p> <p>a. restaurant and café, business, storage or distribution uses (Classes A3, B1 and B8 of the Town and Country Planning (Use Classes) Order 1987) (as amended);</p> <p>b. the diversification of agricultural or other land-based rural business; or</p> <p>c. the provision or expansion of tourist and visitor facilities.</p> <p>The buildings to be converted or re-used should be of a construction that is suitable for the development proposed without the need for major, additional construction works.</p> <p>The development should:</p> <p>a. be in keeping with the scale, form and character of its surroundings;</p> <p>b. have good access to and from the A47 and not generate significant additional traffic through Billesdon Village; and</p> <p>c. have safe and suitable access to the site for all people.</p>	BPr 9	<p>Policy BPr9: Business in the Countryside</p> <p>In addition to developments permitted by the General Development Orders, planning permission for the conversion or re-use of buildings in the countryside will be supported where the development is for Commercial, Business and Service, and Local Community (Classes E and F2 of the Town and Country Planning (Use Classes) Order 1987 (as amended)) uses.</p> <p>The buildings to be converted or re-used should be of a construction that is suitable for the development proposed without the need for major, additional construction works. The development should:</p> <p>a. be in keeping with the scale, form and character of its surroundings;</p> <p>b. have good access to and from the A47 and not generate significant additional traffic through Billesdon Village; and</p> <p>c. have safe and suitable access to the site for all people.</p>	This policy has been updated to reflect changes in General Development Orders. Non Material amendment
BP1 2	<p>POLICY BP12: RETENTION OF KEY SERVICES AND FACILITIES</p> <p>Development that fails to protect existing facilities providing for people's day-to-day</p>	BPr 10	<p>Policy BPr10: Retention of Key Services and Facilities</p> <p>The following facilities will be protected and development which assists their diversification and improved accessibility</p>	This policy has been amended to acknowledge the Local Plan and to include key facilities within the policy text. Material amendment not affecting the nature of the Plan. The changes have revised

	needs will not be approved, unless the facility is replaced by equivalent or better provision in terms of quantity and quality in a suitable location.		is supported in accordance with Harborough Local Plan Policy HC2: Billesdon Church of England Primary School Billesdon Surgery The Coplow Centre Billesdon Post Office Billesdon General Store (D E & S A Hoare) New Greyhound PH The Queens Head PH	an existing policy.
BP1 5	POLICY BP15: RETAIL Planning applications for the conversion or extension of shops and leisure uses, including public houses, which are designed to improve their viability, will be supported. The conversion of rural buildings to farm shops, which contribute to the rural economy, will be supported.	BPr 11	Policy BPr11: Retail The extension of existing shops and leisure uses, including public houses, which are designed to improve their viability, will be supported.	The policy has been amended to be more concise and provide clarity for decision makers. Material amendment not affecting the nature of the Plan.
BP1 3	POLICY BP13: INFRASTRUCTURE New development will be supported by the provision of new or improved infrastructure as set out in policies BP4, BP5, BP9, BP10 and BP14, together with financial contributions as appropriate for the following off-site infrastructure requirements: a. the provision of additional school places at Billesdon Parochial Primary School and secondary schools arising from the development. This should include measures that address local traffic congestion and parking problems associated with the Primary School; b. the improvement, remodelling or	BPr 12	Policy BPr12: Infrastructure New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate: a. The improvement, remodelling or enhancement of: i. Billesdon Church of England Primary School ii. Billesdon Surgery iii. The Coplow Centre b. The provision of a community playing field; c. Countryside access improvements in accordance with Policy BPr15; d. Traffic and parking management measures including: i. measures that address local traffic congestion and parking problems associated with Billesdon Surgery;	The original policy has been reworded to provide better clarity and precision for decision makers. Material amendment not affecting the nature of the Plan. The changes have revised an existing policy.

	<p>enhancement of Billesdon Surgery. This should include measures that address local traffic congestion and parking problems associated with the Surgery;</p> <p>c. the improvement, remodelling or enhancement of The Coplow Centre, to include greater provision for young people; and</p> <p>d. a community playing field to be located near to The Coplow Centre.</p> <p>Contributions will be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary. To ensure the viability of housing development, the costs of the Plan's requirements will be applied flexibly</p>		<p>ii. measures that address local traffic congestion and parking problems associated with Billesdon Church of England Primary School;</p> <p>e. Community infrastructure improvements including the provision of parish notice boards, seats, children's play area equipment, bus shelters, litter bins.</p> <p>Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.</p>	
BP1 6	<p>POLICY BP16: TRAFFIC MANAGEMENT</p> <p>With the exception of those developments allocated in Polices BP3, BP4, BP5 and BP10, new development will only be permitted where it will not cause a significant increase in the volume of traffic using Brook Lane, Church Street or passing the Billesdon Parochial Primary School on Gaulby Road.</p>	BPr 13	<p>Policy BPr13: Traffic Management</p> <p>With the exception of those developments allocated in Polices BPr3 and BPr8, new development will only be supported where it will not cause a significant increase in the volume of traffic using Brook Lane, Church Street or passing the Billesdon Primary School on Gaulby Road.</p>	original policy updated to reflect new policy numbers Non Material amendment.
BP1 8	<p>POLICY BP18: COUNTRYSIDE AND LANDSCAPE</p> <p>Account should be taken of the intrinsic character and beauty of the countryside of the Parish and the need to support thriving rural communities within it, in the context of a presumption in favour of sustainable</p>	BPr 14	<p>Policy BPr14: Countryside</p> <p>The Countryside (land outside Limits to Development as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all.</p>	original policy updated to reflect the new Limits to Development and Local Plan Policies that control development outside the LTD. Material amendment not affecting the nature of the Plan as the original plan also sought to influence development in the countryside.

	development.		Development in the Countryside will be strictly controlled in accordance with Harborough Local Plan Policies SS1, GD3 and GD4. New development in the Countryside must be well mitigated to minimise landscape impacts. Opportunities for new woodland screen planting is encouraged as part of new development proposals.	
	New Policy	BPr 15	Policy BPr15: Countryside Access New development that improves access to existing or provides new publicly accessible open space will be supported. Provision will be particularly encouraged where it improves/provides new access to the countryside around Billesdon village.	This is a new policy that seeks to promote provision of accessible green space. Material amendment not affecting the nature of the Plan. The original plan contained policies which considered green spaces and this policy builds on those policies.
BP20	POLICY BP20: BIODIVERSITY New development should not harm the network of local ecological features and habitats. New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity, if appropriate.	BPr 16	Policy BPr16: Ecology and Biodiversity Development should not harm the network of local ecological features and habitats which include (as shown on Map 5) Local Wildlife Sites, Historic Local Wildlife Sites and Wildlife corridors. New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity thus demonstrating overall net-gain. All new houses should integrate features such as bat boxes, bird boxes and hedgehog highways to support biodiversity.	The original policy has been extended to more comprehensively consider biodiversity. Material amendment not affecting the nature of the Plan. The original plan considered biodiversity
BP14	POLICY BP14: WATER MANAGEMENT New development should incorporate Sustainable Drainage Systems (SuDS) with	BPr 17	Policy BPr17: Water Management Development sites should be built to manage surface water sustainably and utilise resources sustainably during use. Where appropriate	This is a rewritten policy that considered water management in a more comprehensive way. Material amendment not affecting the nature of the Plan.

	<p>attenuation, storage and treatment capacities incorporated. Consideration should also be given to potential water logging, land contamination and waste water treatment capacity.</p>		<p>development should incorporate:</p> <p>a. Sustainable Drainage systems (SuDS) unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity;</p> <p>b. Surface water discharges that have been carried out in accordance with the drainage hierarchy, such that discharge to the public sewerage systems is avoided, where possible;</p> <p>c. Incorporate water efficient design and technology; and</p> <p>d. Protection of existing Drainage systems. No development shall prevent the continuation of existing natural or manmade drainage features, where watercourses or dry ditches are present within a development site, these should be retained and where possible enhanced.</p>	
<p>BP1 9</p>	<p>POLICY BP19: LOCAL GREEN SPACES The Local Green Spaces identified on the Policies Map will be protected. Development that is harmful to these Local Green Spaces will not be approved.</p>	<p>BPr 18</p>	<p>Policy BPr18: Local Green Spaces The following sites (identified on the Map 6) have been designated as Local Green Spaces: 1 Cricket Ground 2 Leicester Road verges 3 Market Place 4 Uppingham Road</p>	<p>– Local Green Spaces have been named in the revised text of the policy. Non material amendments</p>

			<p>5 Cemetery 6 The Green 7 Church of St John the Baptist 8 Primary School Playground 9 Vicarage Close 10 Weare Close 11 Rolleston Road Amenity Area 12 Frontage to Chapel 13 Billesdon Woodland Pool 14 Billesdon Brook</p> <p>Development proposals within the designated local green spaces will only be supported in very special circumstances.</p>	
	New Policy	BPr 19	<p>Policy BPr19: Non-Designated Heritage Assets</p> <p>Development proposals that will affect the following locally valued heritage assets or their setting will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset:</p> <p>Features of Local Heritage Interest (Map 8): MLE15354 Baptist Chapel, Brook Lane MLE16023 Cold War monitoring post north of Gaulby Road MLE17728 Billesdon Lodge Farm MLE18385 Barns at Spring Brook Farm, Coplow Lane MLE20279 Home Farm MLE20280 Garden Buildings at Billesdon Coplow Muddy Lane</p> <p>Known Archaeological Remains (Map 9): MLE1212 Medieval village earthworks north of Long Lane MLE1213 Possible hillfort, Life Hill MLE1214 Roman site, Life Hill MLE1215 Roman pottery, south-east of Life Hill MLE1216 Post-medieval windmill, The Poplars MLE1217 Medieval/post-medieval windmill</p>	<p>this is a new policy that comprehensively considers heritage assets within Billesdon and includes ridge and furrow (as set out on Map10) The original plan did not contain policies that considered heritage assets or areas of ridge and furrow for protection however it did contain text (Heritage Assets para 8.6 and 8.7) that identified heritage assets within the Parish. The consideration needs to be made whether the inclusion of such a policy changes the nature of the plan. Planning practice guidance states that material modifications that do not change the nature of the plan might '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.' After careful consideration it is the view of the Council that the addition of sites for designation ad</p>

		<p>south-west of Billesdon MLE1219 Skeffington Mill MLE1223 Billesdon Market Place MLE1224 Possible Anglo-Saxon burial from near Billesdon Coplow MLE8910 Possible Roman Road, Harborough/Melton Road MLE8911 Historic settlement core of Billesdon MLE10226 Medieval village earthworks, High Acres MLE10227 Billesdon Brickworks MLE10543 Various finds and undated features at Forge Field MLE10545 Post-medieval clay pit at Forge Field MLE16963 Undated feature at 17a-21a, Brook Lane MLE17004 Billesdon Union Workhouse MLE17360 Prisoner of War camp, Gaulby Road MLE20562 Roman site, west of Vicarage Close MLE20563 Possible Iron Age site south-west of Weare Close MLE20655 Turnpike Road, Leicester to Peterborough MLE21879 St John the Baptist's Church burial ground, Church Street MLE21880 Billesdon Cemetery, Uppingham Road MLE22450 Medieval/post-medieval mound, Kates Hill MLE22451 Medieval ridge and furrow earthworks, Kates Hill MLE25718 Site of Wesleyan Methodist Chapel, West Lane MLE26267 Medieval hollow way running north from Billesdon Ridge and Furrow areas (Map 10)</p>	<p>'Local Heritage Assets' and sites recognised as ridge and furrow do not change the nature of the plan as submitted. They build on policies of the original plan which seeks to protect the character of Billesdon and 'is in keeping with the scale, form and character of its surroundings;' Additionally the original plan requires that 'the intrinsic character and beauty of the countryside of the Parish' should be taken account of and these new policies are strengthening that approach. In conclusion the Council takes the view that the new policies are amendments which are material amendments but do not change the nature of the plan</p>