

Arnesby Neighbourhood Plan Review Submission May 2024

Consideration by Harborough District Council of Minor (non-material)/Major (material) updates to the 'Made' Arnesby Neighbourhood Plan (made 8 March 2019)

1 Planning process

Arnesby Neighbourhood Plan passed Referendum with 120 yes votes out of 134 persons that voted on a turnout of 46.7% on 10 October 2019. However, since submitting the Neighbourhood Plan a number of changes have taken place to national policy with the new National Planning Policy Framework (2023) and the Harborough Local Plan has commenced review.

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 2031, also the timescale for the currently adopted 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.

- The introductory chapters have been updated
- Section 6 on Consultation has been updated
- Section 5.1 in the Made Neighbourhood Plan has become Section 8 in the Review Neighbourhood Plan.
- Policy S1: Limits to Development has been updated
- A new policy S2: Design has replaced the old Policy D1:
- A new policy HBE1: Residential Allocation replaces Policy H1:
- Section 9 is titled Housing and the Built Environment which was Section 5.2 in the Made Neighbourhood Plan.
- Policy HBE2: Housing Mix replaces Policy H2 from the Made Neighbourhood Plan.
- Policy HBE3: Windfall sites is the same as Made Neighbourhood Plan Policy H3.
- Policy HBE4: Affordable Housing Exception Site is a new policy to ensure that local circumstances are taken into consideration should an Exception Site be put forward.
- Policy Env1: Local Green space has an additional site
- Policy Env 2 Important Open Spaces is a new policy
- Policy Env 3 Protection of sites and features of natural environment significance and Policy Env 5 Protection of sites of historical environment significance were formerly a single policy,
- Policy Env 4: Biodiversity across the Plan Area (previously Biodiversity and wildlife corridors)
- Policy Env 6: Heritage assets of local historical and architectural interest – has been renumbered Policy Env 7
- Policy Env 7: Ridge and Furrow – has been updated.

- Policy Env 9 Rights of Way – renamed Footpaths and Bridleways
- Policy Env 10: Managing Flood Risk has been strengthened
- Policy 8 (Views) remains the same as in the Made Neighbourhood Plan.
- Policy BE3 is an allocation of a commercial site
- Section 14 – Monitoring and Review.

Other provisions within the Neighbourhood Plan remain unchanged from the version which passed referendum in 2019. 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 Arnesby Neighbourhood Plan Review 2022 is accompanied by:

- Updated Statement of Basic Conditions;
- Updated Consultation Statement, including Regulation 14 responses;
- Updated SEA determination/screening of July 2018
- Statement from the Qualifying Body about whether the amendments are considered material or non-material.

2 Planning Strategy

The timescale for the ‘made’ Arnesby Neighbourhood Plan was already aligned to the new Local Plan in reflecting a time period of 2018-2031.

The adopted Harborough Local Plan removed the Limits to Development which were a part of the Core Strategy 2006-2028. The Arnesby Review Neighbourhood Plan continues to identify a settlement boundary (POLICY S1: LIMITS TO DEVELOPMENT as defined on figure 2 of the submission plan).

The currently adopted Local Plan does not set a minimum requirement for Arnesby in the Plan period as it falls below the category of Selected Rural Village in the settlement hierarchy. Indications show that this position will not change in the Local Plan review. The allocation policies in the review Arnesby plan seek to deliver a single housing allocation that has been identified as being important to the community.

Since the Arnesby 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 and 2023. These changes to the NPPF have reinforced the range of powers that Neighbourhood Plans have where they undertake residential site allocations.

Paragraph 14 of the December 2023 NPPF states that *‘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 67-68).*

The Qualifying Body in reviewing Arnesby 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 Arnesby up to 2023 and is factually based)

- **The introductory chapters** have been updated to reflect changes since the Made Neighbourhood Plan was prepared, including updating the socio-economic data to reflect 2021 Census data and the results from an updated Housing Needs Assessment.
- **Section 6 on Consultation** has been updated to incorporate the results from two open events that took place in February and November 2023 and the process that was followed in reviewing the Neighbourhood Plan.
- **Section 5.1** in the Made Neighbourhood Plan has become Section 8 in the Review Neighbourhood Plan.
- **Policy S1: Limits to Development** has been updated to incorporate the Mixed-Use Allocation for light industrial use and 4 small residential dwellings.
- **A new policy S2: Design** has replaced the old Policy D1: Design from the Made Neighbourhood Plan. It has drawn on a comprehensive Design Guide and Codes which was commissioned specifically for the Neighbourhood Plan Review.
- **A new policy HBE1: Residential Allocation** replaces Policy H1: Residential Allocation from the Made Neighbourhood Plan and allocates a small site for residential development.
- **Section 9 is titled Housing and the Built Environment** which was Section 5.2 in the Made Neighbourhood Plan. The introductory section to this chapter contains updated house price information.
- **Policy HBE2: Housing Mix** replaces Policy H2 from the Made Neighbourhood Plan. The only change in this policy is to reference the new Housing Needs Assessment which was commissioned by the Qualifying Body to update the evidence base to the 2021 Census.
- **Policy HBE3: Windfall sites** is the same as Made Neighbourhood Plan Policy H3.
- **Policy HBE4: Affordable Housing Exception Site** is a new policy to ensure that local circumstances are taken into consideration should an Exception Site be put forward.
- **Policy Env1: Local Green space** has an additional, small, local green space added, which is a LGS in the Harborough Local Plan (2019).
- **Policy Env 2 Important Open Spaces** is new –the policy provides a comprehensive audit of open spaces (OSSRs, as distinct from Local Green Spaces) in the Plan Area and gives them appropriate

protection.

- **Policy Env 3** Protection of sites and features of natural environment significance and **Policy Env 5** Protection of sites of historical environment significance were formerly a single policy, (old Env 2 Protection of other sites and features of environment significance) in the Made Neighbourhood Plan. The policy has been split for clarity, to add further local detail, to incorporate the latest Leicestershire Environmental Records Centre (LERC) and Historic Environment Record (HER) data and to update the policy having regard to the updated current relevant paragraphs of the NPPF and the recent changes to the national approach to biodiversity protection and enhancement (e.g. Environment Act 2021).
- **Policy Env 4: Biodiversity** across the Plan Area (previously Biodiversity and wildlife corridors) – takes into account the updated current relevant paragraphs of the NPPF (2023) and the recent changes to the national approach to biodiversity protection and enhancement (e.g. Environment Act 2021). No wildlife corridors have been identified in the Plan area.
- **Policy Env 6: Heritage assets** of local historical and architectural interest – has been renumbered Policy Env 7 and renamed non-designated heritage assets (NDHA) – buildings and structures in line with NPPF terminology. The building and structure identified is the same as in the Made Neighbourhood Plan, and the two NDHAs within the Leicestershire Historic Records added for completeness.
- **Policy Env 7: Ridge and Furrow** – has been updated with a more comprehensive evidence base and to record (2023 re-survey) the changes since 2018.
- **Policy Env 9 Rights of Way** – renamed Footpaths and Bridleways to avoid confusion with the definitive list of statutory rights of way.
- **Policy Env 10: Managing Flood Risk** has been strengthened following advice from the Environment Agency.
- **Policy 8 (Views)** remains the same as in the Made Neighbourhood Plan.
- Policies in Section 11 – Community Facilities and Amenities; Section 12: Transport and Section 13: Business and Employment (with the exception of Policy BE3) are the same as in the Made Neighbourhood Plan, with the evidence base updated where necessary to reflect 2021 Census data and consultation findings.
- **Policy BE3** is an allocation of a commercial site to help enhance local employment opportunities.
- **Section 14 – Monitoring and Review** – the time period covered by the Neighbourhood Plan has changed and therefore the monitoring cycle has been amended too from what was in Section 10 of the Made Neighbourhood Plan.

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 include a new housing allocation and continues to direct growth through the 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 Arnesby Neighbourhood Development Plan ran from 1 March 2024 to 12 April 2024. 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 Arnesby Parish Council on 30 May 2024.

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, Arnesby Review Neighbourhood Plan requires examination but not referendum.

Appendix 1

Policy ref	Arnesby Plan Policy 2019	Policy ref	Arnesby Review Plan Policy 2024	LPA consideration of policy changes
S1	<p>POLICY S1: LIMITS TO DEVELOPMENT - Development proposals within the Neighbourhood Plan area will be supported on sites within the Limits to Development (LTD) boundary as shown in Figure 2 (below) where the proposal complies with the policies in this Neighbourhood Plan including the need to achieve positive design and amenity standards.</p>	S1	<p>POLICY S1: LIMITS TO DEVELOPMENT - Development proposals within the Neighbourhood area will be supported on sites within the Limits to Development boundary as shown in Figure 2 (below) where the proposal complies with the policies in this Neighbourhood Plan including the need to achieve positive design and amenity standards.</p>	No comments
H1	<p>POLICY H1: RESIDENTIAL SITE ALLOCATION - Residential development of the site shown in red in figure 3 will be supported provided it makes provision for the following:</p> <ul style="list-style-type: none"> • Only between 6 to 8 new dwellings; • A new children’s play area; • Extension of tarmac public footpath along southern side of Lutterworth Road to serve both the proposed residential development and children’s play area; • Retention and maintenance of existing brick retaining wall between site and front garden of Westfield House. 	HBE1	<p>POLICY HBE1: RESIDENTIAL ALLOCATION - development of the site shown in red in Figure 2 (below) will be supported provided it makes provision for the following:</p> <ol style="list-style-type: none"> a) Around four dwellings are to be provided of which 2 shall be 2/3 bed houses, and two shall be 2/3 bed bungalows; b) Gardens shall be of a good size and avoid close boarded fencing where the site borders the countryside; c) The design and layout of the development and the materials used should be in accordance with the design quality principles included in Policy S2 of this Plan; d) Landscaping is provided to soften the site boundaries; e) The site retains existing important natural boundaries such as trees and hedges, and f) Development will need to preserve or enhance the character or appearance of the Conservation Area. 	This is a new housing allocation which replaces the allocation (now built out) in the original plan. The change is a material change not affecting the nature of the plan..

H2	<p>Policy H2: HOUSING MIX - New housing development shall provide a mixture of housing types which meets identified current local needs in Arnesby Parish.</p> <p>Development incorporating new dwellings of three or fewer bedrooms and/or single storey accommodation suitable for older people will be supported, whilst dwellings of four or more bedrooms will be supported only where they are subservient in number to any one, two or three-bedroom accommodation in any development.</p>	HBE2	<p>Policy HBE2: HOUSING MIX - New housing development shall provide a mixture of housing types which meets identified current local needs in Arnesby Parish, as demonstrated through the Housing Needs Assessment (March 2023) or subsequent report updating this assessment.</p> <p>Development incorporating new dwellings of three or fewer bedrooms and/or single storey accommodation suitable for older people will be supported, whilst dwellings of four or more bedrooms will be supported only where they are subservient in number to any one, two or three-bedroom accommodation in any development.</p>	This policy has been amended to reflect the updated Housing Needs Assessment (2023). The change can be considered to be a minor update.
H3	<p>POLICY H3: WINDFALL SITES - Development of infill and/or redevelopment sites comprising individual dwellings or small groups of dwellings within the LTD will be supported where it:</p> <ul style="list-style-type: none"> • retains existing important natural boundary features of gardens, trees, hedges and streams; • provides for safe vehicular and pedestrian access; • does not diminish existing parking provision, and; • does not reduce existing garden space to such an extent it adversely impacts on the character of the area or provides inadequate levels of private residential amenity of neighbouring and proposed dwelling(s). 	HBE3	<p>POLICY HBE3: WINDFALL SITES - Development of infill and/or redevelopment sites comprising individual dwellings or small groups of dwellings within the LTD will be supported where it:</p> <ol style="list-style-type: none"> a) retains existing important natural boundary features of gardens, trees, hedges and streams; b) provides for safe vehicular and pedestrian access; c) does not diminish existing parking provision, and; d) does not reduce existing garden space to such an extent it adversely impacts on the character of the area or provides inadequate levels of private residential amenity of neighbouring and proposed dwelling(s). 	This policy is unchanged

D1	<p>POLICY D1: DESIGN - All development shall have strict regard to the following building design principles and demonstrate within both the drawn proposals and accompanying design and access statement how it:</p> <ul style="list-style-type: none"> a) respects and/or positively enhances of local distinctiveness and character, particularly within the Conservation Area, local streetscene and wider landscape views; b) provides adequate off-road parking; c) reflects the character and historic context of existing development, incorporating a range of local materials; d) retains or provides boundary enclosures utilising existing trees and hedgerows, new native species hedging, wood fencing or brick/stone walling of rural design/character; e) incorporates sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, solar panels, rainwater harvesters and photovoltaic glass, without adversely detracting from the visual amenity of the current street scene; f) incorporates sustainable drainage systems with maintenance regimes which minimise vulnerability to flooding and climate change; g) ensures adequate provision for 	S2	<p>POLICY S2: DESIGN - 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.</p> <p>Any new development applications should make specific reference to how the design guide and codes (Appendix 2) has been taken into account in the design proposals. New development should consider the prevailing character area in which the proposal resides and seek to contribute to and enhance the existing character.</p>	<p>This policy has been considerably changed to reflect the inclusion of the Design Guidance and Design Codes.</p> <p>The change can be considered a material change which does not affect the nature of the plan.</p>
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	<p>storage of waste and recyclable materials;</p> <p>h) incorporates measures for avoiding light pollution, including minimisation of detrimental effects on wildlife, by ensuring there is no decorative uplighting, ensuring street/footpath lighting is at low level, security lights are operated by intruder-triggered sensors, site/sports facility lighting switches off during agreed curfew hours between March and October (following best practice guidelines, e.g. Bats and Lighting Leicestershire & Rutland Wildlife Trust 2014) and limiting maximum light spillage onto known bat foraging areas to no greater than 1 lux.</p> <p>Contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from historic built context</p>			
NEW POLICY			<p>Policy HBE4: AFFORDABLE HOUSING EXCEPTION SITE – To meet identified needs within the community, the provision of high-quality affordable housing through an exception site will be supported where the following criteria are met:</p> <p>a) The site adjoins the Settlement Boundary;</p> <p>b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey;</p> <p>c) Planning obligations will be used to ensure that the market and affordable housing is</p>	<p>This is a new policy which has been included to ensure that local circumstances are taken into account should an exception site be proposed.</p> <p>The amendment can be considered a material change, but does not affect the nature of the plan.</p> <p>The requirements of the policy</p>

			<p>available in perpetuity for people with a local connection to the Plan area; and</p> <p>d) The development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of market housing is essential to the delivery of affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified housing need for low-cost market housing.</p> <p>First Homes and self-build proposals will be welcomed. Where First Homes are provided, they should be at a discount of 50% (as per the evidence provided in Appendix 1, Housing Needs Assessment (2023) subject to viability.</p>	are reflected in other policies of the original plan and appear to be included for clarity in special circumstances. Thus the nature of the plan remains unchanged
ENV 1	<p>POLICY ENV 1: LOCAL GREEN SPACES – Development will be supported only where it would not result in the loss of, or have an adverse effect on, the following designated Local Green Spaces (map Figure 4, detailed in supporting information), or their settings:</p> <p>a) St Peter’s Churchyard (inventory reference 153)</p> <p>b) Baptist Chapel burial ground (066)</p> <p>c) Manor House grounds (151)</p>	ENV1	<p>POLICY ENV 1: LOCAL GREEN SPACES – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (details Appendix 4; locations figure 4) will not be permitted other than in very special circumstances.</p> <ul style="list-style-type: none"> • St Peter’s churchyard (Inventory reference 153) LGS designation in Arnesby Neighbourhood Plan (made March 2019) • Arnesby Baptist Church burial ground (Inventory reference 066) LGS designation in Arnesby Neighbourhood Plan (made March 2019) • Manor House Grounds (Inventory reference 151) LGS designation in Arnesby Neighbourhood Plan (made 	the existing policy has been updated to include an additional Local Green Space. Material amendment not affecting the nature of the Plan.

			<p>March 2019)</p> <ul style="list-style-type: none"> Stoneleigh Paddock (Inventory Reference 160) LGS designation LGS/ARN/10 in HDC Local Plan and on Local Plan policies map; confirmed by this Plan 	
ENV2	<p>POLICY ENV 2: PROTECTION OF OTHER SITES AND FEATURES OF ENVIRONMENTAL SIGNIFICANCE – Development proposals will be supported only where they not only do not adversely affect, but actually protect and/or enhance, the identified features shown in Figure 5, or the need for and benefits arising from development adequately outweigh/compensate their damage/loss.</p>	ENV3	<p>POLICY ENV 3: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE – 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, make a contribution to carbon sequestration, and are locally valued. The significance of the species, habitats or features present should be balanced against the benefit of any development that would adversely affect them. 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%.</p> <p>If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated by net gain as above, or compensated for, planning permission should be refused, in conformity with paragraph 175 of the National Planning Policy Framework, 2021.</p>	<p>The policy has been updated to give more clarity and detail about the intention of the policy.</p> <p>The amended policy also reflects changes in national policy and requirement for Biodiversity Net Gain.</p> <p>Material amendment not affecting the nature of the Plan</p>
		ENV5	<p>POLICY ENV 5: SITES AND FEATURES OF HISTORICAL ENVIRONMENT SIGNIFICANCE - The sites mapped in figure 6 (details in Appendix 3) have been identified as being of at</p>	<p>This policy has been added for clarity and to better reflect local requirements,</p>

			<p>least local significance for history. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the local benefit of any development that would affect or damage them.</p>	<p>Material amendment not affecting the nature of the Plan</p>
<p>ENV 3</p>	<p>POLICY ENV 3: OTHER IMPORTANT OPEN SPACES – Development will be supported which does not adversely affect the character and features of the following sites identified in Figure 6:</p> <p>a) St Peter’s Churchyard (inventory reference 153) (cemetery) EXISTING OSSR</p> <p>b) Baptist Chapel burial ground (066) (cemetery; amenity greenspace; provision for children and young people) EXISTING OSSR (part)</p> <p>c) Village green, Mill Hill Road (166) (amenity greenspace) EXISTING OSSR</p> <p>d) Green lanes south of St Peter’s Road (173) (greenway/green corridor) NEW</p> <p>e) Village green, St Peter’s Road (171) (amenity greenspace) EXISTING OSSR</p> <p>f) Footpath Y104a (jitty) from Robert Hall Rd to Lutterworth Rd (174) (greenway)</p> <p>g) Arnesby Village Hall (frontage etc.) (175) (amenity greenspace) EXISTING OSSR (part)</p> <p>h) Wide verge, Mill Hill Road (177) (amenity greenspace) NEW</p> <p>i) Village allotments, Loseby Wood and meadow (049, 050) (allotments and</p>	<p>ENV2</p>	<p>POLICY ENV 2: IMPORTANT OPEN SPACES - The following open spaces [figure 4] are of high local value for sport, recreation, function 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 is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.</p> <p>Arnesby allotments, Loseby Wood and Meadow (Inventory reference 048/050) HDC OSSR on Local Plan policies map. Allotments and community gardens; Natural and semi-natural greenspace.</p> <p>‘Village green east of St Peter’s Road at its junction with Factory Lane’(now Oak Lane) (Inventory reference 171) (Registered Village Green VG15) HDC OSSR on Local Plan policies map. Owned by Arnesby Parish Council</p> <p>‘Village green at the junction of Mill Hill Road, Church Lane and Factory Lane’ (now Oak Lane) (Inventory reference 166) (Registered Village Green VG16) HDC OSSR on Local Plan policies</p>	<p>This policy has been updated to better reflect the requirements of the village and to add clarity. Some of the sites from the original policy have been included in other policies of the review plan. This policy appears to just deal with green spaces and village greens.</p> <p>Material amendment not affecting the nature of the Plan.</p>

	<p>community gardens, natural and semi-natural greenspace) NEW</p> <p>j) Stoneleigh open space (160) (natural and semi-natural greenspace) NEW</p> <p>k) Village Green, Mill Hill Rd / Lutterworth Rd (169) (Registered Village Green) NEW</p> <p>l) Village Green, Robert Hall Rd / Lutterworth Rd (170) (Registered Village Green) NEW</p> <p>m) Village Green, The Bank (172) (Registered Village Green) NEW</p> <p>n) Open space, frontage of bungalows, Lutterworth Road (176) (amenity greenspace, community garden) NEW</p> <p>o) 'Sunnydene' paddock (155) (important open area) NEW</p> <p>p) May Fair field (145) (amenity greenspace) NEW</p>		<p>map Amenity greenspace. Owned by Arnesby Parish Council</p> <p>'Village Green south of The Bank at its junction with Mill Hill Road' (Inventory reference 167) (Registered Village Green VG17) Not on HDC OSSR Local Plan policies map; Amenity 40 Page greenspace, this Plan. Owned by Arnesby Parish Council</p> <p>Arnesby Baptist Chapel frontage and yard (Inventory reference 194). This includes 'Village Green east of St Peter's Road by the Baptist Church' (Registered Village Green VG18). Part of HDC OSSR Arnesby Baptist Chapel on Local Plan policies map Churchyards and cemeteries. [NB the main burial ground east of the chapel is part of this site in the HDC open spaces audit, but is designated as Local Green Space in this Plan]</p> <p>'Village Green at the junction of Brook Lane [now Robert Hall Road] with Lutterworth Road' (Inventory reference 170) (Registered Village Green VG19). Not on HDC OSSR Local Plan policies map; Amenity greenspace, this Plan. Owned by Arnesby Parish Council</p> <p>'Village Green at the junction of Mill Hill Rd with Lutterworth Road' (Inventory reference 169) (Registered Village Green VG20) Not on HDC OSSR Local Plan policies map; Amenity greenspace, this Plan. Owned by Arnesby Parish Council</p>	
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			<p>Small green north side of The Bank (Inventory reference 172) Not on HDC OSSR Local Plan policies map; Amenity green space, this Plan</p> <p>Arnesby Village Hall frontage etc. (Inventory reference 175) HDC OSSR on Local Plan policies map; Amenity greenspace. Owned by Arnesby Parish Council</p> <p>Footpath Y104a (jitty) from Robert Hall Rd to Lutterworth Road (Inventory reference 174) Not on HDC OSSR Local Plan policies map; Greenway and Public Right of Way, this Plan</p> <p>Wide verge, Mill Hill Road (Inventory reference 177) Not on HDC OSSR Local Plan policies map; Amenity greenspace, this Plan</p> <p>Green lanes south of St Peter's Road (Inventory reference 173) Not on HDC OSSR Local Plan policies map; Greenway/green corridor, this Plan</p> <p>Open space, frontage of bungalows, Lutterworth Road (Inventory reference 176) Not on HDC OSSR Local Plan policies map; Amenity greenspace, community garden, this Plan</p>	
ENV4	POLICY ENV 4: BIODIVERSITY AND WILDLIFE CORRIDORS – Development proposals shall safeguard locally significant habitats and species and/or create new habitats for wildlife.	ENV4	POLICY ENV 4: BIODIVERSITY ACROSS THE PLAN AREA – All new development proposals 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	<p>This policy has been updated for clarity and give additional detail about the intention of the policy.</p> <p>The policy also reflects</p>

			site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement (via biodiversity net gain at 10%) or compensation, planning permission should be refused, in conformity with paragraph 180a of the National Planning Policy Framework. When fulfilment of biodiversity net gain involves trees and hedges, compensatory plantings should be of native or suitable exotic/ornamental species and should take account of current best practice regarding plant disease control and aftercare.	changes in national policy. Material amendment not affecting the nature of the Plan
ENV5	POLICY ENV 5: HERITAGE ASSETS OF LOCAL HISTORICAL AND ARCHITECTURAL INTEREST – Development proposals shall include statements of significance for any heritage assets affected which fully assess impact and include proposals to conserve and where appropriate enhance the structure and setting of such assets in proportion to an asset’s importance.	ENV6	POLICY ENV 6: NON-DESIGNATED HERITAGE ASSETS – The buildings and structures listed here (locations figure 7) are non-designated heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The local benefits of a development proposal, or of a change of use requiring planning approval, will need to be judged against their significance as heritage assets. Assets in the Leicestershire Historic Environment Record (HER) as Non-Listed historic buildings: 1. Bell Cottage, St Peter’s Road: HER reference MLE23163 2. Primary School and School House, Mill Hill Road: HER reference MLE25406 Non-designated Heritage Assets identified by this Plan: 3. Post-medieval well, The Paddocks (proven buried archaeology, with modern ornamental wellhead above)	This policy has been updated and extended to include specific historical assets and give additional clarity for decision makers. Material amendment not affecting the nature of the Plan
ENV6	POLICY ENV 6: RIDGE AND FURROW – Any loss or damage from development	ENV7	POLICY ENV 7: MEDIEVAL RIDGE AND FURROW – The areas of ridge and furrow	This policy has been amended

	of ridge and furrow earthworks identified in Figure 9 shall be avoided and the demonstrable benefits of development balanced against the significance of the ridge and furrow features as heritage assets		mapped in figure 8.3 are non-designated heritage assets. A development proposal (or a change of land use requiring planning permission) resulting in loss or damage will not be supported; the local benefits of such development must be balanced against the significance of the ridge and furrow as heritage assets	to give additional clarity for decision makers.
ENV7	POLICY ENV 7: IMPORTANT VIEWS – Development will be supported where it does not significantly harm the following landscape views from publicly accessible locations identified in Figure 10: A. Footpath Y89 at the end of South Close, west and northwest to Foston, Countesthorpe and distantly to Charnwood Forest (25 kms). B. Lutterworth Road beyond Westfield House southwest over rolling open country toward Bruntingthorpe C. Footpath Y1 and bridleway 0104 north over Peatling and across Leicester to Bradgate Park (25kms) D. Baptist Chapel ground and the field to its east, northeast over the Soar valley to Billesdon Coplow (15kms) E. Welford Road west across the medieval manor house site (Scheduled Monument) to the parish church and the village F. Welford Road southwest across ridge and furrow fields to the windmill (Listed Building).	ENV8	POLICY ENV 8: IMPORTANT VIEWS – The following views (figure 9, 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: A. Footpath Y89 at the end of South Close, west and northwest to Foston, Countesthorpe and distantly to Charnwood Forest (25 kms). B. Lutterworth Road beyond Westfield House southwest over rolling open country toward Bruntingthorpe C. Footpath Y1 and bridleway 0104 north over Peatling and across Leicester to Bradgate Park (25kms) D. Baptist Chapel ground and the field to its east, northeast over the Soar valley to Billesdon Coplow (15kms) E. Welford Road west across the medieval manor house site (Scheduled Monument) to the parish church and the village F. Welford Road southwest across ridge and furrow fields to the windmill (Listed Building)..	The policy has been amended to improve clarity for decision makers. Material amendment not affecting the nature of the Plan
ENV8	POLICY ENV 8: FOOTPATHS AND BRIDLEWAYS - Development will be supported provided it does not result in	ENV9	POLICY ENV 9: FOOTPATHS AND BRIDLEWAYS - Development will be supported provided it does not result in the loss of, or have a	The policy is unchanged.

	<p>the loss of, or have a significant adverse effect on, the existing network of footpaths/bridleways and where it facilitates the maintenance/upgrade/extension of the pedestrian footpath network to:</p> <p>a) service new development connecting to the existing pedestrian footpath network;</p> <p>b) encourage walking over car use, and;</p> <p>c) support exercise and leisure activities.</p>		<p>significant adverse effect on, the existing network of footpaths/bridleways and where it facilitates the maintenance/upgrade/extension of the pedestrian footpath network to:</p> <p>a) service new development connecting to the existing pedestrian footpath network;</p> <p>b) encourage walking over car use, and;</p> <p>c) support exercise and leisure activities.</p>	
ENV9	<p>POLICY ENV 9: MANAGING FLOOD RISK</p> <p>- Development will be required to demonstrate that: a) the selected location takes full account of geology, hydrology and flood risk, ensuring it does not increase the risk of flooding to third parties, and; b) its design includes sustainable drainage systems (SuDS), incorporating surface water management measures and permeable surfaces.</p>	ENV10	<p>POLICY ENV 10: FLOOD RISK RESILIENCE –</p> <p>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.</p> <p>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 on condition that they reduce flood risk for residents and do not unnecessarily and adversely affect historical sites, biodiversity or important open spaces.</p> <p>Development proposals of one or more dwellings and/or for employment/agricultural development should demonstrate that:</p> <p>a) if in a location susceptible to flooding from rivers or surface water, no alternative site to</p>	<p>The policy has been updated to reflect advice from the Environment Agency.</p> <p>Whilst the policy contains additional detail it does not affect the nature of the plan.</p> <p>Material amendment not affecting the nature of the Plan</p>

			<p>meet the local residential development need is available;</p> <p>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;</p> <p>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;</p> <p>d) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;</p> <p>e) it does not increase the risk of flooding to third parties;</p> <p>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</p> <p>g) it takes the future effects of climate change on flood risk into account</p>	
CF1	Policy CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to	CF1	Policy CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community	Policy remains unchanged

	<p>the loss of an existing community facility (as listed below) will only be supported where it can demonstrate:</p> <p>a) There is no longer any need or demand for the existing community facility;</p> <p>b) The existing community facility is no longer economically viable, or;</p> <p>c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location.</p> <p>The Community Facilities are as follows:</p> <ul style="list-style-type: none"> • Restaurant • The Baptist Chapel • St. Peters Church • Village Hall • School • Care Home • Allotments and Community Woodland • Playing Field. 		<p>facility (as listed below) will only be supported where it can demonstrate:</p> <p>a) There is no longer any need or demand for the existing community facility;</p> <p>b) The existing community facility is no longer economically viable, or;</p> <p>c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location.</p> <p>The Community Facilities are as follows:</p> <ul style="list-style-type: none"> • Restaurant • The Baptist Chapel • St. Peters Church • Village Hall • School • Care Home • Allotments and Community Woodland • Playing Field 	
CF2	<p>POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development will:</p> <p>a) meet design criteria of Policy D1;</p> <p>b) not detract from residential amenity by merit of excessive traffic movement or other disturbance;</p> <p>c) not generate parking need that cannot be adequately catered for within the site;</p> <p>d) be of a scale proportionate to local</p>	CF2	<p>POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development will:</p> <p>a) meet design criteria of Policy D1;</p> <p>b) not detract from residential amenity by merit of excessive traffic movement or other disturbance;</p> <p>c) not generate parking need that cannot be adequately catered for within the site;</p> <p>d) be of a scale proportionate to local need, and</p>	Policy remains unchanged

	need, and e) be readily accessible for cycle, pedestrian or physically impaired.		e) be readily accessible for cycle, pedestrian or physically impaired	
T1	Policy T1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all development must: a) be designed to minimise additional traffic generation and movement through the village; b) incorporate sufficient off-road parking in line with policy D1; c) not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided; d) provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions, and where relevant; e) improve/create footpaths and cycleways to key village services	T1	Policy T1: TRAFFIC MANAGEMENT – With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all development must: a) be designed to minimise additional traffic generation and movement through the village; b) incorporate sufficient off-road parking in line with policy D1; c) not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided; d) provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions, and where relevant; e) improve/create footpaths and cycleways to key village services	Policy remains unchanged
BE1	Policy BE1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES - Change of use of commercial premises or land in business use to an activity that does not provide employment opportunities will be supported only if it can be demonstrated that it has: a) not been in active use for at least six months, and; b) no potential for either reoccupation or redevelopment for employment or redevelopment for employment	BE1	Policy BE1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES - Change of use of commercial premises or land in business use to an activity that does not provide employment opportunities will be supported only if it can be demonstrated that it has: a) not been in active use for at least six months, and; b) no potential for either reoccupation or redevelopment for employment generating uses, as demonstrated through a full	Policy remains unchanged

	generating uses, as demonstrated through a full valuation/viability report supported by a continuous marketing campaign of no less than six months.		valuation/viability report supported by a continuous marketing campaign of no less than six months	
BE2	<p>Policy BE2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - New employment development will be supported, provided it:</p> <p>a) falls within the LTD or relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location;</p> <p>b) involves change of use of any existing building or an area of previously developed land;</p> <p>c) is of a size and scale not adversely affecting the character, infrastructure and built environment of the village and surrounding neighbourhood plan area;</p> <p>d) does not involve the loss of dwellings;</p> <p>e) would not increase noise levels, light or other pollution detrimental to residential amenities of nearby residential property;</p> <p>f) will not generate unacceptable levels of traffic movement;</p> <p>g) contributes positively to the character and vitality of the local area;</p> <p>h) will integrate into and complement existing businesses.</p> <p>The following types of small-scale employment development will be supported:</p>	BE2	<p>Policy BE2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - New employment development will be supported, provided it:</p> <p>a) falls within the LTD or relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location;</p> <p>b) involves change of use of any existing building or an area of previously developed land;</p> <p>c) is of a size and scale not adversely affecting the character, infrastructure and built environment of the village and surrounding neighbourhood plan area;</p> <p>d) does not involve the loss of dwellings;</p> <p>e) would not increase noise levels, light or other pollution detrimental to residential amenities of nearby residential property;</p> <p>f) will not generate unacceptable levels of traffic movement;</p> <p>g) contributes positively to the character and vitality of the local area;</p> <p>h) will integrate into and complement existing businesses.</p> <p>The following types of small-scale employment development will be supported:</p> <p>a) expansion of existing employment premises across the Neighbourhood Plan area, and;</p> <p>b) new build development within or adjacent to Arnesby village.</p>	Policy remains unchanged

	<p>a) expansion of existing employment premises across the Neighbourhood Plan area, and; b) new build development within or adjacent to Arnesby village.</p>			
	<p>New policy</p>	<p>BE3</p>	<p>POLICY BE3: COMMERCIAL SITE ALLOCATION - development of the site shown in yellow below will be supported provided it makes provision for the following: a) The design and layout of the development and the materials used should be in accordance with the design quality principles included in Policy S2 of this Plan. b) Landscaping is provided to soften the site boundaries. c) The site retains existing important natural boundaries such as trees and hedges. d) Renewable energy technology is to be incorporated into the Scheme to minimise carbon emissions and to address energy efficiency. e) Development will need to preserve or enhance the character or appearance of the Conservation Area. f) No vehicles visiting the site, or those of employees or residents, shall be parked on the public highway (in order that there shall not be undue congestion or vehicle movement on Lutterworth Road or adjacent village roads which could be a nuisance to residential dwellings nearby.) g) Restricted hours of operation to be between 8:30 am – 6:00 pm on weekdays and 8:30 am – 1:00 pm on Saturdays. h) Two electric car charging points are to be provided. i) Open space/outdoor seating areas are to be made available for the commercial units.</p>	<p>Although this is a new policy , the original neighbourhood plan sought to allocate sites as part of the ‘made’ policies.</p> <p>The new policy can be considered to be a material modification but does not change the nature of the plan</p>

BE3	<p>POLICY BE3: WORKING FROM HOME - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale freestanding buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:</p> <p>a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made within the site;</p> <p>b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and</p> <p>c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.</p>	BE4	<p>POLICY BE4: WORKING FROM HOME - Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:</p> <p>a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made within the site;</p> <p>b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and</p> <p>c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.</p>	Policy remains unchanged
BE4	<p>POLICY BE4: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS - Notwithstanding permitted development rights granted by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 or any subsequent amendment, and, in order to support farm diversification and the sustainable</p>	BE5	<p>POLICY BE5: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS - Notwithstanding permitted development rights granted by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 or any subsequent amendment, and, in order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing</p>	Policy remains unchanged

	<p>growth and expansion of businesses, the conversion of existing agricultural and commercial buildings will be supported subject to:</p> <p>a) proposals satisfying the design criteria in Policy D1;</p> <p>b) the use being appropriate to a rural location;</p> <p>c) the conversion/adaptation works respecting the local built character;</p> <p>d) no adverse impact on any archaeological, architectural, historic or environmental features;</p> <p>e) the site access and local road system being assessed as capable of accommodating the traffic to be generated and adequate parking provision being made within the site.</p> <p>f) there being no significant adverse impact on neighbouring residential amenity through noise, light or other pollution, and;</p> <p>g) no increase in flood risk</p>		<p>agricultural and commercial buildings will be supported subject to:</p> <p>a) proposals satisfying the design criteria in Policy S2;</p> <p>b) the use being appropriate to a rural location;</p> <p>c) the conversion/adaptation works respecting the local built character;</p> <p>d) no adverse impact on any archaeological, architectural, historic or environmental features;</p> <p>e) the site access and local road system being assessed as capable of accommodating the traffic to be generated and adequate parking provision being made within the site.</p> <p>f) there being no significant adverse impact on neighbouring residential amenity through noise, light or other pollution, and;</p> <p>g) no increase in flood risk.</p>	
BE5	<p>POLICY BE5: TOURISM - Support will be given to facilities that enhance tourism where they:</p> <p>a) are within or adjoining Arnesby, on a scale appropriate to the settlement;</p> <p>b) do not have a detrimental effect on the distinctive rural character of the Parish;</p> <p>c) do not adversely affect the surrounding infrastructure, particularly local road networks and water supply and sewerage;</p>	BE6	<p>POLICY BE6: TOURISM - Support will be given to facilities that enhance tourism where they:</p> <p>a) are within or adjoining Arnesby, on a scale appropriate to the settlement;</p> <p>b) do not have a detrimental effect on the distinctive rural character of the Parish;</p> <p>c) do not adversely affect the surrounding infrastructure, particularly local road networks and water supply and sewerage;</p> <p>d) benefit the local community through, for instance, provision of local employment opportunities and improvements to local</p>	Policy remains unchanged

	<p>d) benefit the local community through, for instance, provision of local employment opportunities and improvements to local service provision appropriate in scale to their location;</p> <p>e) involve the re-use of existing buildings, or; f) form part of farm diversification.</p>		<p>service provision appropriate in scale to their location;</p> <p>e) involve the re-use of existing buildings, or;</p> <p>f) form part of farm diversification.</p>	
BE6	<p>POLICY BE6: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast broadband service and improve the mobile telecommunications network serving businesses and other properties will be supported.</p> <p>This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near open landscapes</p>	BE7	<p>POLICY BE7: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast broadband service and improve the mobile telecommunications network serving businesses and other properties will be supported.</p> <p>This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near open landscapes.</p>	Policy remains unchanged
SECTION 6	<p>Monitoring and Review : The Neighbourhood Plan will last up to 2031. During this time it is likely that the circumstances which the Plan seeks to address will change. The Neighbourhood Plan will be regularly monitored. This will be led by Arnesby Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan</p>	SECTION 6	<p>Monitoring and Review : The Neighbourhood Plan will last up to 2031. During this time, it is likely that circumstances will change. The Neighbourhood Plan will be regularly monitored. This will be led by Arnesby Parish Council, on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included. The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle commencing in 2029 or to</p>	<p>The section has been updated to reflect the new time period for the review plan. This can be considered to be a minor change.</p>

	will also be included. The Parish Council proposes to formally review the Neighbourhood Plan on a fiveyear cycle commencing in 2023 or to coincide with the review of the Harborough Local Plan if this cycle is different		coincide with the review of the Harborough Local Plan if this cycle is different	
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