

Appendix A – Summary of Examiner Recommendations, Arnesby Review Neighbourhood Plan

Amendment Ref no	Policy No.	Policy Title	Original Text	Examiner comments	Suggested Revised Text	Reason
1	Page 6	N/A		At the end of the supporting text on page 6 add: 'The Plan period is 2011 to 2031.'	'The Plan period is 2011 to 2031.'	clarity

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2	Policy S2	Design	<p>Replace the policy with: ‘As appropriate to their scale, nature and location, development proposals should demonstrate a high quality of design, layout and use of materials which make a positive contribution to the special character of the neighbourhood area. Development proposals should respond positively to the Design Guide and Codes (Appendix 2) and demonstrate how appropriate elements have been incorporated into their layout and designs. Development proposals should also Arnesby Neighbourhood</p>	<p>Replace the policy with:</p>	<p>‘As appropriate to their scale, nature and location, development proposals should demonstrate a high quality of design, layout and use of materials which make a positive contribution to the special character of the neighbourhood area. Development proposals should respond positively to the Design Guide and Codes (Appendix 2) and demonstrate how appropriate elements have been incorporated into their layout and designs. Development proposals should also respond positively to the prevailing character area in which the site is located and, where practicable, enhance its existing character and appearance.’</p>	<p>Clarity and to guide decision makers</p>
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			<p>Development Plan Review – Examiner’s Report 16 respond positively to the prevailing character area in which the site is located and, where practicable, enhance its existing character and appearance.’</p>			
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<p>3</p>	<p>Policy HBE1</p>	<p>Residential Allocation</p>	<p>development of the site shown in red in Figure 2 (below) will be supported provided it makes provision for the following:</p> <p>b) Gardens shall be of a good size and avoid close boarded fencing where the site borders the countryside;</p> <p>f) Development will need to preserve or enhance the character or appearance of the Conservation Area.</p>	<p>Replace the opening element of the policy with:</p> <p>Replace b) with:</p> <p>In f) replace 'will need to' with 'should'</p>	<p>'The Plan allocates land off Lutterworth Road (as shown in red in Figure 2) for residential use. The development of the site should comply with the following criteria:'</p> <p>'The gardens should be of a size appropriate to the houses concerned and avoid close-boarded fencing where the site borders the countryside;'</p> <p>f) Development should preserve or enhance the character or appearance of the Conservation Area.</p>	
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4		Residential Allocation text	<p>There is no housing target for the Parish. Harborough District Council does not require Arnesby to contribute any new housing to future housing need across the District. Through the Made Neighbourhood Plan, the Parish is protected from inappropriate development inside and outside of the Limits to Development. This will remain the case unless Harborough District Council is unable to meet its future housing need by falling below its 5-year land supply. If this were to happen, the protection provided through Paragraph 14 of the NPPF (2023),</p>	<p>Replace the supporting text in the Residential Allocation section with:</p>	<p>There is no housing target for the parish. The District Council does not require Arnesby to contribute any new housing to future housing need across the District. Through the made Neighbourhood Plan, the Parish is protected from inappropriate development inside and outside the Limits to Development. The Parish Council recognises that there are continuing pressures in the District and in the parish for specific housing types to meet local housing needs. It also wants to help balance the housing stock and to support local services such as the School, churches, restaurant and village hall. In this context, the Plan allocates land off Lutterworth Road for housing development. The first criterion in the policy comments about the type of housing</p>	Accuracy
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			<p>would no longer be available as this protection expired two years after the Neighbourhood Plan was Made. Government recommendations to increase this level of protection to 5 years remain at the consultation stage at the time of finalising the Neighbourhood Plan Review. In these circumstances, the Local Plan will be classed as being out of date and is effectively meaningless, with planning decisions taken primarily on the basis of whether the proposed development creates more ‘harm’ than ‘benefit’.</p>		<p>which will be supported. The Parish Council also wishes to promote sustainable development. As such, it also allocates an adjacent parcel of land for employment uses. Policy BE3 addresses the development of that site in greater detail.’</p>	
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			<p>If this were to happen the Neighbourhood Plan would fall away in the same way that the Local Plan becomes out of date – unless the Neighbourhood Plan allocates a site for residential development.</p> <p>If it does this, then the Neighbourhood Plan will remain active even where the Local Plan has fallen away – for a period currently of two years from the date it is made.</p> <p>In order to protect the Parish from inappropriate development if Harborough DC is unable to meet its housing need, the Neighbourhood Plan allocates a small housing site to help</p>			
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			meet a local need. This will help protect the community if the Local Plan becomes 'out of date'.			
5	HBE4	Affordable Housing Exception Site	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.	Replace 'First Homes and self-build proposals will be welcomed' with 'Proposals which incorporate First Homes and self-build scheme will be supported'	Proposals which incorporate First Homes and self-build scheme will be supported. 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.	Clarity

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6	ENV1	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.	Replace 'permitted' with 'supported'	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 supported other than in very special circumstances.	so that it follows the industry - standard approach to LGSs policies
7	ENV10	Flood Risk Resilience	Development proposals within the areas of flood risk mapped in Figure 11 will be required to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.	In the first part of the policy replace 'will be required to' with 'should'	Development proposals within the areas of flood risk mapped in Figure 11 should demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.	Clarity

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<p>8</p>	<p>BE3</p>	<p>Commercial site allocation</p>	<p>development of the site shown in yellow below will be supported provided it makes provision for the following:</p> <p>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.</p> <p>b) Landscaping is provided to soften the site boundaries.</p> <p>c) The site retains existing important natural boundaries such as trees and hedges.</p> <p>d) Renewable energy technology is to be incorporated into the Scheme to minimise carbon emissions and to address energy</p>	<p>Replace the opening element of the policy with: 'The Plan allocates land off Lutterworth Road (as shown in yellow in Figure 12) for employment use. The development of the site should comply with the following criteria:</p> <p>At the end of c) add: 'and provides a clear definition between the residential allocation to the north and to the existing residential property to the west.'</p> <p>Replace f) with: 'The development of the site incorporates an appropriate</p>	<p>The Plan allocates land off Lutterworth Road (as shown in yellow in Figure 12) for employment use. The development of the site should comply with the following criteria:</p> <p>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.</p> <p>b) Landscaping is provided to soften the site boundaries.</p> <p>c) The site retains existing important natural boundaries such as trees and hedges and provides a clear definition between the residential allocation to the north and to the existing residential property to the west.</p> <p>d) Renewable energy technology is to be incorporated into the Scheme to minimise carbon emissions and to address energy efficiency.</p> <p>e) Development will need to preserve or enhance the character or appearance of</p>	<p>Clarity</p>
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			<p>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</p>	<p>number of parking spaces and turning facilities in relation to the floorspace provided.’ Delete g) and h)</p>	<p>the Conservation Area. f) The development of the site incorporates an appropriate number of parking spaces and turning facilities in relation to the floorspace provided. i) Open space/outdoor seating areas are to be made available for the commercial units</p>	
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			charging points are to be provided. i) Open space/outdoor seating areas are to be made available for the commercial units			
9		General text		Modification of general text (where necessary) to achieve consistency with the modified policies.		consistency