

Desford Neighbourhood Plan Review September 2025

Consideration of Minor (non-material)/Major (material) updates to the Made Desford Neighbourhood Plan (May 2021)

1. Planning process

The Desford Neighbourhood Plan was formally 'Made' by Hinckley and Bosworth Borough Council on in May 2021. However, since this time, the Hinckley and Bosworth Local Plan (December 2009) is being reviewed. A new Local Plan is in preparation, likely to be adopted in 2027 and there is a new National Planning Policy Framework (December 2024) in force and updates have been made to the Planning Practice Guidance.

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 2036. This timescale has been chosen as it reflects a period of 12 years which is suitable in plan-making terms and mirrors the date after which the precise housing requirement for the Borough, caused by the need to address the unmet need from Leicester City, becomes unclear.

The opportunity has been taken to refresh and update the approach taken in relation to residential allocations. The revised Neighbourhood Plan allocates two sites for residential development in order to meet its housing requirement for the Plan period and has revisited the settlement boundary. Some policies are new whilst others have a strengthened evidence base.

Most other provisions within the Neighbourhood Plan remain as they were in the version which passed referendum in 2021. We have sought to change only those policies that require updating in line with changed circumstances.

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

In addition to the Consultation Statement, on submission, the Neighbourhood Plan will be accompanied by:

- An updated Statement of Basic Conditions;

- Housing Needs Assessment
- Design Guide and Codes
- Site Assessment processes
- Environmental Inventory
- Local Green Space Evidence List
- Scheduled Monuments and Listed Buildings
- Important Views Evidence
- Community Groups
- List of Employers
- Transport Assessment
- Full-size versions of maps (separate folder)
- Responses to request for confirmation amongst Regulation 14 Consultees as to whether the amendments are considered material or non-material.
- Statement from the Qualifying Body about whether the amendments are considered material or non-material.

2. Planning Strategy

The timescale for the Made Desford Neighbourhood Plan was aligned to the Hinckley and Bosworth Local Plan (Adopted in December 2009) in reflecting a time period to 2036. The Review Neighbourhood Plan reflects the timescale for the known housing requirement, also 2036

The first Neighbourhood Plan took the opportunity to include a settlement boundary in order to control development over the Plan period and to reinforce the different approach to development within and outside of the redline boundary. This redline boundary is reinforced in this Review, and amended to incorporate the residential allocations.

3. Status of changes

Planning Practice Guidance, reviewed in 2024, 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 changes made in the review of the Made Neighbourhood Plan are considered against these categories of modifications.

4. Neighbourhood Plan Policies

The following changes (other than planning policy updates and formatting amendments) have been made to the Neighbourhood Plan which was Made by Hinckley and Bosworth Borough Council on 10 May 2021.

The following policies relate to those in the Made Neighbourhood Plan

The Chair of the Parish Council and the Chair of the Neighbourhood Plan Sub-Committee have updated the Foreword to reflect the additional work that has been undertaken and the changed circumstances which led to the decision to undertake the Review.

The timeframe for the Neighbourhood Plan has changed to 2036 to allow a period of 12 years for the Neighbourhood Plan Review to provide for and to cover the period where the housing requirement can be calculated.

Section 5 Housing requirement – the housing requirement for the Parish has been updated based

on the Standard Methodology in the absence of a housing requirement figure from HBBC.

Policy H1: Settlement Boundary – the boundary has been adjusted as shown in figure 2 to accommodate the two allocations.

Policy H2: Residential Allocations – one new site is allocated for residential development as shown in figure 4.

Former Policy H3 Reserve Sites has been deleted.

New Policy H3: Affordable Housing – the policy has been updated to reflect the new First Homes product that is available and to incorporate the evidence of local need as expressed through the Housing Needs Assessment that was commissioned for the NP Review.

Policy Env 2 is new – Important Open Spaces and designates sites which meet the criteria for designation.

Policy Env 3 'Protection of sites and features of natural environment significance' and Policy Env 5 'Sites of historical environment significance' were formally a single policy, Env 2 in the Made Neighbourhood Plan 'Protection of other sites and features of environment significance'. The policy has been split to add further local detail and to incorporate the latest Historic England and Leicestershire Historic Environmental Record designations.

Policy Env 4: Biodiversity and wildlife corridors – takes into account updated environmental designations.

Policy Env 6: Ridge and Furrow has a minor change relating to the status of one site.

Policy T1: Traffic Management – this policy has been updated to incorporate the findings of a Transport Assessment undertaken as part of the Neighbourhood Plan review.

Policy T3: Electric Vehicles – this policy has removed the requirement for new dwellings to have access to an electric car charging point following the incorporation of this provision within updated Building Regulations.

Section 10 – Monitoring and Review – the time period covered by the Neighbourhood Plan has changed and therefore the monitoring cycle has been amended too.

Other policies have remained the same as in the Made Neighbourhood Plan: H3 Windfall Sites; H4 Housing Mix; H6 Design; Env 1 Protection of Local Green Space; Policy Env 7 Non-designated heritage assets; Policy Env 8: Important Views; Policy Env 9 Renewable Energy Infrastructure; Policy F1 Retention of Existing Community Facilities; Policy F2 New or Improved Community facilities; Policy T2 Desford Railway Station; Policy E1 Existing Employment Use; Policy E2 Support for New Employment Opportunities; Policy E 3 Home Working; Policy E 4 Farm Diversification; Policy E 5 Tourism; Policy E 6 Mobile Phone and Broadband Infrastructure.

Note on the Nature of the Changes

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

The Qualifying Body considers that the Neighbourhood Plan Review contains modifications which change the nature of the Plan and will therefore require examination and a referendum.

6. How are these changes regarded by the Qualifying Body?

The Qualifying Body are fully supportive of the changes to the Made Neighbourhood Plan as described above.

Desford Parish Council,

January 2026