



# Burton Overy Neighbourhood Plan Review

2025 – 2041

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## Glossary/Definitions

Acronym	Name	Description
Category M4(2)	standards for accessibility and adaptability	High standards of accessibility and adaptability to enable people to remain in their home as they become more frail.
DP	Development Plan	A development plan contains local and neighbourhood plans, and any spatial strategies prepared by a local planning authority.
HDC	Harborough District Council	The local planning authority
HNA	Housing Needs Assessment	Desk-top study of housing stock and population data.
LP	Harborough Local Plan	The district-wide planning policy strategy document.
NA	Neighbourhood Area	The area covered by the NP Review, namely the parish boundary.
NP	Neighbourhood Plan	The standard acronym for Neighbourhood Plan employed throughout this document.
NPPF	National Planning Policy Framework (2023)	The Government's planning policy for England.
Made NP	Made Neighbourhood Plan	The Burton Overy Neighbourhood Plan which was "Made" by Harborough District Council in 2019.
NP Review	Neighbourhood Plan Review	The review of the Made Neighbourhood Plan - the focus of the current document
OA	Output area	The lowest level of geographical area for census statistics.
ONS	Office for National Statistics	The recognised national statistical institute of the UK.
SB	Settlement Boundary	The specified development boundary of Burton Overy. This boundary distinguishes the built-up area of the village, where development will be supported in appropriate circumstance, from open countryside.

# Foreword

Burton Overy is an attractive place in which to live and work. Despite its proximity to the greater Leicester conurbation, the village has retained its rich heritage and rural character including its special relationship to the farmed landscape within and around it. Residents are keen to maintain and enhance the unique character of Burton Overy, but recognise that the village, and Parish as a whole, must evolve in line with the pressures and priorities of the 21st century.

Back in January 2019, following a local referendum, Harborough District Council (HDC) approved the first-ever Neighbourhood Plan (NP) for the Parish of Burton Overy. Hereafter, we refer to this approved plan as the Made NP. As well as containing a wealth of information about the village and its environs, the Made NP has proved to be an important guide, to which the Parish Council regularly turns, when providing comments to HDC on planning applications. Equally importantly, the policies within the NP form part of the officially recognised framework used by HDC to decide on planning applications.

In the period since the Made NP was adopted, a number of important legislative changes have come into force, which impact upon the neighbourhood planning process. For example, the new Harborough Local Plan was adopted in April 2019, and, at the end of January 2020, the UK left the EU. Meanwhile, Planning Practice Guidance in relation to neighbourhood planning was updated in Autumn 2023 and updates to the National Planning Policy Framework (NPPF) have taken place in 2018, 2019, 2021 and September and December 2023.

Although there is no specific requirement for a "Made" NP to be reviewed, it was always envisaged that the Made NP would benefit from an update after a period of roughly five years. In making full use of its Made NP, the Parish Council also became aware that some elements of the plan might be laid out more clearly and developed further. These points, together with the recognised legislative changes noted earlier, lead the Burton Overy Parish Council to undertake a review commencing 2023, with a focus on how the policies of the Made NP were working and whether any needed updating or amendment. The present document, hereafter referred to as the NP Review, reflects the outcome of that process.

The NP Review encompasses a new Design Codes and Guidance Report and a new Housing Need Assessment, both carried out by the national and international consultancy, AECOM, with funding support from the central government organisation, Locality. The Parish Council has been ably assisted throughout the whole of the review process by the local consultancy firm, YourLocale, again with the support of grant funding from Locality. Many sections of the plan, particularly those dealing with the Natural, Historic and Social Environment, have benefited from a substantial reworking. To assist the reader, the significant policy changes

incorporated in the NP Review, as compared to those in the Made NP, are summarised in section 1 of this document under the heading 'What has changed?'

Finally, I would like to thank officers from HDC for their backing as we have undertaken this work and Gary Kirk and John Martin of YourLocale for their close collaboration in the preparation of this NP Review.

**Robert Warwick**

Chair of Burton Overy Parish Council

NP Review draft November rev 1

# 1. What has Changed?

The first-ever Neighbourhood Plan (NP) for the Parish of Burton Overy was "Made" (i.e., approved) by Harborough District Council (HDC) in January 2019. Hereafter, we refer to this as the Made NP. The significant policy changes incorporated in the present document (hereafter, the NP Review), as compared to those in the Made NP, are summarised here.

**POLICY S1: SETTLEMENT BOUNDARY** – the Settlement Boundary remains the same as in the Made NP (although previously referred to as the Limits to Development). This NP Review policy consolidates policies S1, S2 and H3 from the Made NP. The provisions contained in the new policy are largely the same as in the Made NP.

**POLICY S2: SUPPORT FOR DEVELOPMENT ON BROWNFIELD SITES** – this replaces Policy H2 from the Made NP and is the same except for the policy now applying to the whole of the Neighbourhood Area rather than within the Settlement Boundary only, and five criteria being added to the policy to ensure that any development proposal is of an appropriate scale and safeguards are in place.

**POLICY HD1: HOUSING MIX** – this new policy replaces Policy H1 from the Made NP and draws on evidence gathered through the Housing Needs Assessment (HNA). The policy continues to support dwellings of 3 bedrooms or fewer and single storey accommodation suitable for older people, whilst strengthening the presumption against larger homes and supporting the provision of dwellings which meet Category M4(2) standards for accessibility and adaptability, in line with the recommendations of the HNA.

**POLICY HD2: AFFORDABLE HOUSING EXCEPTION SITE** – this new policy provides Burton Overy-specific criteria for the support of an Affordable Housing Exception site, including the First Homes discount recommended through the HNA.

**POLICY HD3: DESIGN** – this replaces Policy DBE1 from the Made NP and draws on the Design Codes and Guidance Report commissioned as part of the NP Review.

**POLICY ENV1: LOCAL GREEN SPACES** – this policy refers to the same set of six Local Green Spaces (LGS) as in the Made NP. The policy is basically unchanged apart from minor edits to the wording. Supporting details are now contained in an Appendix to the main report (see below)

**POLICY ENV2 IMPORTANT OPEN SPACES (OPEN SPACE, SPORT & RECREATION SITES)** – This new policy builds on the COMMUNITY ACTION 2 in the Made Plan. Added to make a clear distinction between Local Green Spaces and Open Space, Sport & Recreation sites, having regard for National Planning Policy Framework (NPPF) December 2023 paragraph 103.

**POLICY ENV 3 SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE** and **POLICY ENV 5 SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE** – these two policies replace Policy ENV2 OTHER SITES OF ENVIRONMENTAL SIGNIFICANCE in the Made Plan, for clarity and to reflect the different approaches appropriate for their protection.

**POLICY ENV4 BIODIVERSITY AND HABITAT CONNECTIVITY** – this policy replaces policy ENV3

BIODIVERSITY GENERAL in the Made Plan. It has been updated to have regard for Biodiversity Net Gain and other new measures in NPPF December 2023 paras 180, 181, 185, 186. POLICY ENV4 also now incorporates policy ENV4 BIODIVERSITY, WOODLAND, TREES AND HEDGES in the Made Plan, for clarity and simplicity.

POLICY ENV 6 RIDGE AND FURROW – this policy replaces and updates POLICY ENV5 RIDGE AND FURROW in the Made Plan; updated and re-surveyed for 2024.

POLICY ENV 7 NON-DESIGNATED HERITAGE ASSETS – this is a new policy. A set of potential candidate assets has been identified and evidence gathered, having regard for NPPF December 2023 paras 192, 203, 205 and local practice (Leicestershire and Rutland Historic Environment Record). The evidence base is presented in an Appendix (see below).

POLICY ENV 8 IMPORTANT VIEWS – this policy is essentially the same as POLICY ENV6 PROTECTION OF IMPORTANT VIEWS in the Made Plan with very minor updates following community consultation and fieldwork, and the map has been redrawn for clarity about view directions and extents.

POLICY ENV 9 – FOOTPATHS, BRIDLEWAYS AND OTHER WALKING ROUTES – this is a new policy which seeks to protect existing networks whilst promoting the extension of the footpath network.

POLICY ENV 10 AREA OF SEPARATION – this is a new policy which has been included to take account of the recent expansion of the neighbouring village of Great Glen towards the western boundary of the Burton Overy Neighbourhood Area. This new policy identifies a narrow but crucial "area of separation" between the two settlements. A much larger "area of separation" proposed in the original NP was not accepted by the examiner, but since that time the eastward expansion of Great Glen has gathered pace.

POLICY ENV 11 FLOOD RISK RESILIENCE – this policy replaces POLICY ENV8 FLOODING in the Made Plan. The policy has been updated and expanded using new Environment Agency mapping and having regard for NPPF December 2023 paras 157, 165, 166-173 and HDC Local Plan policy CC.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES – this policy replaces Policy CF1 in the Made NP. It remains the same as the old policy, except for the addition of two new facilities (the Dairy and the Egg shop) that have been added to the list of facilities to which the policy applies.

POLICY E1: FARM DIVERSIFICATION – this policy is the same as Policy E1 in the Made NP except for an amendment to criteria a) which previously said, 'The use proposed is appropriate to the rural location' and now says 'The use proposed, *and the scale of development* is appropriate to the rural location'.

POLICY E2: BROADBAND INFRASTRUCTURE – The only change to the policy E2 from the Made NP is that the sentence 'Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband operation at speeds of 30 megabytes per second (as at the date of publication) or better to reflect higher minimum speeds that may be recommended through the lifetime of the Plan' has been changed to 'Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband operation of at least a minimum speed of 30 Mbps or any higher figure commensurate with the minimum industry standard pertaining at the time'.

POLICY E3: WORKING FROM HOME – this policy is the same as Policy E3 from the Made NP except for the addition of a criterion against which support for the proposal will be considered and which says ‘Such development will not result in unacceptable traffic movements and that appropriate parking provision is made’.

APPENDICES:

1. Housing Needs Assessment - Newly commissioned report
2. Design Codes and Guidance Report - Newly commissioned report
3. Environmental Inventory - Comprehensively updated with latest "Existing Designations" and a full review of local detail.
4. Local Green Spaces - Full supporting details of the six identified sites
5. Statutorily Protected Heritage Assets - Full list of Grade-II Listed Buildings and Scheduled Monuments in Burton Overy (included for completeness)
6. Non-Designated Heritage Assets (NDHAs) - the evidence base for the proposed set of NDHAs in Burton Overy.



## 2. The Parish of Burton Overy

### The Neighbourhood Area

In keeping with the prevailing governmental emphasis on localism, the first-ever NP for the Parish of Burton Overy passed a local referendum on 10 January 2019 with a 95% 'yes' vote on a turnout of 34.5% and was "Made" by Harborough District Council on 15 January 2019.

In preparing a NP a community is not working from 'a blank sheet of paper'. Legislation requires that the plan, and the policies it contains, must be prepared in a prescribed manner; in particular, the policies must be in general conformity with relevant national and district wide approved strategic planning policies. In that context, it was always envisaged that the Made NP would benefit from an update after a period of roughly five years. Hence in 2023, the Burton Overy Parish Council commenced a review encompassing amendments to the narrative and policies based on changed circumstances and experience gained since its NP was Made. The current document, namely the NP Review, is the outcome of that process,

The designated Neighbourhood Area within which the NP Review policies will apply is the whole of the Parish of Burton Overy (see Figure 1 below). The NP Review policies set out a long-term approach to development both within the settlement of Burton Overy and in the adjoining open countryside.

### The Unique Character of the Parish

Burton Overy village is set in a hollow amidst trees, some two kilometres from the A6 Market Harborough to Leicester Road. Although linked to other villages by very minor roads, Burton Overy gives the impression of being a cul-de-sac village; indeed, the northern part of the village perfectly matches this description. The village has a tapering linear form, some 0.8 km long, with a long loop at its northern end and two significant loops at the wider southern base forming back-lanes. Granite kerbs and brick walls are a feature on many of the village streets. The building development runs along Main Street, around the loops and along short cul-de-sac lanes leading off the main thoroughfares.

The buildings of the village display considerable variety in age, style, building materials and relationship with the streets. Some are close against the road, as the range in Bell Lane and adjacent Main Street, others are set back with small front gardens, while others are further back, often at a higher level. The slight curves in the roads and the changes in levels, as southwards from the church, result in attractive groupings and placing of buildings. There are several examples of the timber frame tradition of the 16th and 17th centuries with brick and mud infill panels and partitions; these are thatched and include South View standing high near the southern entrance to the village and the former butcher's shop and cottage in the Main Street. Some of the older properties have lost their thatch which has been replaced by slate. Apart from the iron-stone and limestone church and the churchyard wall which is constructed in granite, stone (ironstone and river cobbles) is confined to the plinths and lower walls of some of the older buildings. The rest is red brick of varying ages, including interesting brick detailing such as the Springs in

Carlton Lane behind Main Street built in the late 1930's. Roofing is of Welsh or Swithland slates. Some plots in the village have been infilled with later twentieth century buildings.

There are several significant open areas between the buildings. These include most of the southernmost loop (an area of garden with mature trees subject to a Tree Preservation Order), the field in the centre of the village and an enclosed area of paddock within the loop of Scotland Lane and Elms Lane. At the end of Scotland Lane (deriving from the medieval scot or tax) are a number of assarts (medieval land clearances).

The churchyard itself forms an interesting space with the elegant former Rectory behind it and other Grade II listed buildings flanking the remaining perimeter. Beyond Rectory End there is an area of grass land, under the ownership of the Church, known locally as Fish Pond field, which is crossed by a public footpath. This provides an important local green space at the edge of the village alongside the village hall.

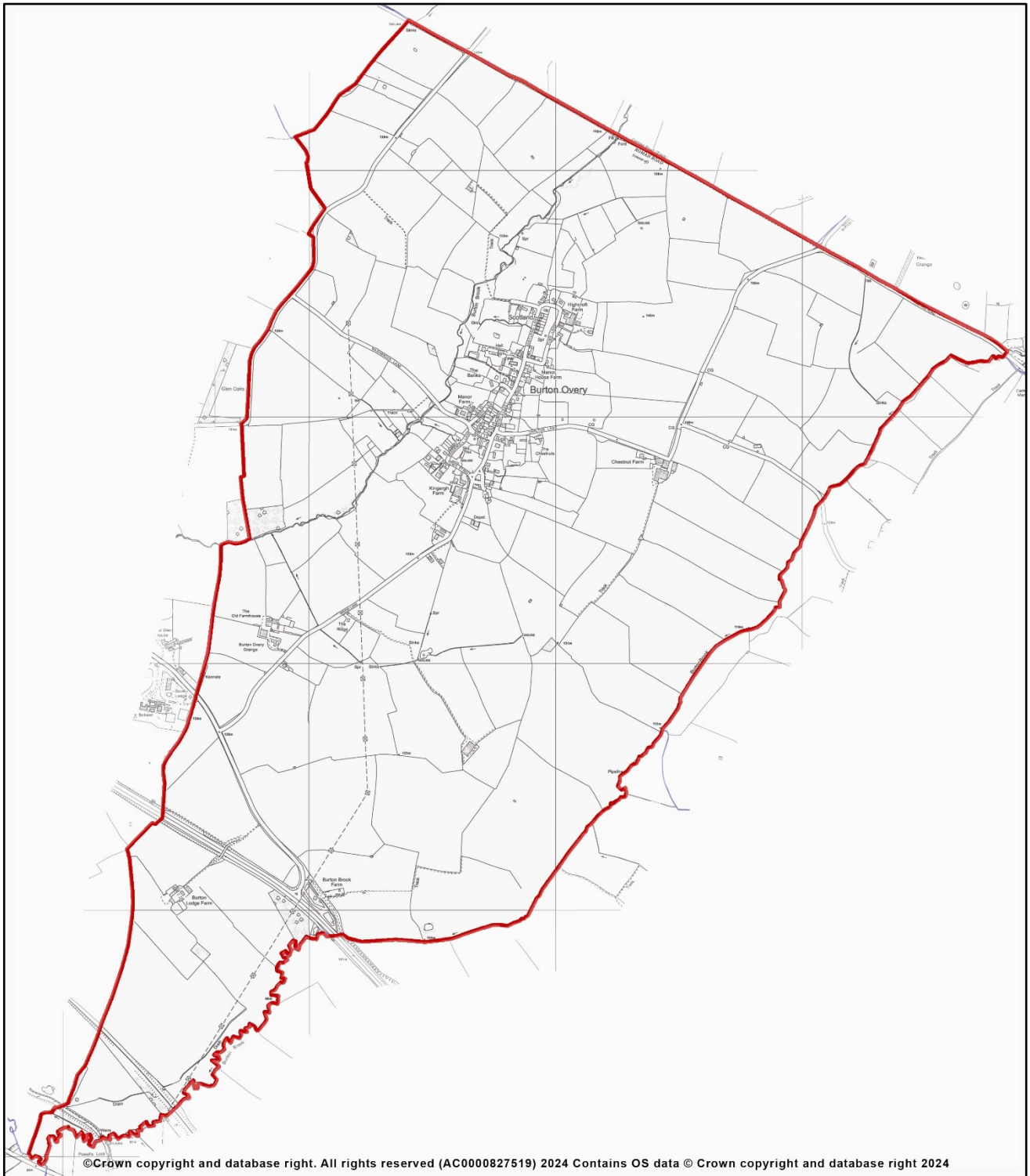
Burton Overy was designated as a Conservation Area in 1974 (see Figure 2 below). The Conservation Area includes not only the settlement but also a network of fields located to the rear of residential curtilages. These fields extend the boundary of the Conservation Area both to the east and to the west of Main Street for virtually the whole north-south expanse of the village. The Parish's historical agricultural economy is reflected in a remarkable number of current-day working family farms. The farmed landscape in the immediate locality of the Conservation Area and beyond are fundamental to Burton Overy's precious character and attractiveness as a place to live.

## The Population of the Parish

The Census data reported have been taken from the Office for National Statistics (ONS) website using the entry 'Burton Overy Parish'. The smallest geographical area for which ONS data can be obtained (known as the output area) is generally somewhat larger than the Burton Overy Parish boundary, due to the inclusion of the neighbouring rural hamlets of Great Stretton and Carlton Curlieu). However, the characteristics of these neighbouring settlements are broadly the same as Burton Overy and the trends highlighted here are therefore appropriate.

The 2021 Census recorded 459 individuals in the Burton Overy output area which, like-for-like, indicates an increase of 19 people since the 2011 Census. There are 188 households in the output area, a small decline since 2011, when 191 were recorded. There were 200 dwellings in 2021, an increase of just 1 dwelling since 2011. In 2021 there were 295 individuals living in the exact Neighbourhood Area, implying a scaling with respect to the output area of around 64%.

Figure. 1 The Burton Overy Neighbourhood Area





## 3. The Neighbourhood Plan

### Neighbourhood Plans and the Planning System

The right for communities to prepare NPs was established through the Localism Act 2011, which set out the general rules governing their preparation.

A NP forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

One of the main rules governing the preparation of a NP is that it must be in line with European regulations on strategic environmental assessment and habitat regulations (now incorporated into UK law). It must also be in general conformity with national, county and district wide planning policies. This means that it cannot be prepared in isolation. It will need to take into account, and generally work with, the grain of the district wide and national policies unless there are good reasons for not doing so.

At the local level, the key planning document with which a NP must be in general conformity is the Local Plan. In the case of Burton Overy, this is the Harborough District Council (HDC) Local Plan which was adopted in April 2019. The Local Plan is in the process of being reviewed, but it is the Adopted Local Plan that will be in place when this NP Review is finalised.

Also important is the National Planning Policy Framework (NPPF), last updated in December 2023. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including NPs) to encourage sustainable development and details three dimensions to that development:

- An economic dimension – policies should contribute to economic development;
- A social dimension – policies should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services; and
- An environmental dimension – policies should contribute to protecting and enhancing the natural, built and historic environment.

# The Goals of the Neighbourhood Plan Review

The Neighbourhood Area encompasses the whole of the Parish of Burton Overy and covers the period up to 2041, a timescale which deliberately mirrors that for the review of the HDC Local Plan.

The main purpose of the NP Review is not to duplicate national or district-wide planning policies, but to sit alongside these and add additional or more detailed policies specific to Burton Overy Parish. Where there are national and district-wide planning policies that meet the needs and requirements of the Parish, they are not reiterated here.

Instead, the NP Review focuses on those planning issues which consultation shows matter most to the community, and to which it can add the greatest additional value. These include policies that:

- Ensure that development takes place in the most sustainable locations;
- Encourage the right types of development that meet local needs;
- Protect important buildings and structures of historic and architectural interest;
- Protect important community facilities and shops;
- Promote high quality design in new development;
- Protect the countryside and special landscape; and
- Protect open spaces that are important to the community and/or wildlife.

These locally formulated policies are specific to Burton Overy Parish and reflect the needs and aspirations of the community.

It is important to note that when using the NP Review to form a view on a development proposal or a policy issue the whole document, and the policies contained in it must be considered together.

While every effort has been made to make the main parts of this NP Review easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

## Supporting Sustainable Development

According to the key national planning document - the NPPF - the planning system should, as far as possible, ensure all development is sustainable. The goal of sustainable development is to enable all people to satisfy their basic requirements and to enjoy a better quality of life,

without compromising the ability of future generations to meet their own social, economic and environmental needs.

The NPPF (December 2023) carries a presumption in favour of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental, all of which are important and interrelated. In accordance with this, the aims and policies of this NP Review centre on securing sustainable development. The goals include:

### **1. Economic**

- To protect existing employment uses;
- To ensure effective broadband speeds in new development;
- To support appropriate small-scale farm diversification and business development; and
- To encourage appropriate start-up businesses and home working.

### **2. Social**

- To safeguard existing open space for the enjoyment of residents;
- To protect existing community facilities; and
- To deliver a mix of housing types, to meet the needs of present and future generations.

### **3. Environmental**

- To ensure that housing development is of the right quantity and type in the right location, so that it does not harm but positively reflects the special character of the Neighbourhood Area;
- To protect important open spaces from development,
- To ensure that the design of any development enhances the Parish's special character and identity;
- To protect and, where possible, improve biodiversity and important habitats; and
- To make provision for improved pedestrian and cycling facilities, as appropriate.

## **Community Engagement**

We first recall the consultation events that fed into the evidence base for the Made NP.

An Open Event was held on 23 April 2016 which sought community views about what the proposed NP should include. Over 60 people attended and offered their views. In addition, a community

questionnaire was distributed to every household in the Parish. In total, 39 copies of the questionnaire were completed and returned, representing a third of households in the Parish. Following the Open Event, residents signed up to engage in 'Theme Groups' to explore the detail of the NP; to build the evidence base and to lay the foundation for the draft NP. A further Consultation Event took place on 8 July 2017 with over 40 people were in attendance. The finalised set of policies were put to the community in a referendum on 10 January 2019 and endorsed with a 95% 'yes' vote. The Burton Overy NP was then "Made" by Harborough District Council on 15 January 2019.

Given the existence of a substantial highly relevant document, namely the Made NP, the approach taken in progressing the current review differs to that adopted earlier. The review process has been driven forward by a small group comprising the PC Chair and Clerk and local NP consultants, YourLocale. In parallel, work was undertaken to update the evidence base by re-examining the local historic records and by commissioning AECOM to undertake both a Housing Needs Assessment and a Design Codes and Guidance Report.

Once the initial work to update the Made NP had been concluded, the draft NP Review and Appendices were made publicly available, and a Community Consultation Event was held to promote the discussion and consideration of the proposed policy amendments. If any of the proposed changes to the Made NP should prove controversial, then the intention was to form working groups to look at the controversial issues in more detail and hopefully find appropriate solutions.

The community event was held on Saturday 2nd November 2024 in the Burton Overy Village Hall.

61 people attended the event. There was strong support for each policy – often unanimous support -

with the exception of the policy on affordable housing where 12 were in favour, but 16 against. It may have been that people were unclear that the policy does not make the likelihood of an affordable housing development coming forward more likely, it just helps to ensure that if a site is to be proposed, it would have to address local circumstances and meet a



specific local housing need. The narrative preceding the policy has been strengthened to make this point.

Changes were made to the NP to reflect comments made at the event.



## 4. Policies

### A. STRATEGY

#### Introduction

The purpose of the UK Planning System as set out in the NPPF (December 2023) is to achieve sustainable development. 'Sustainable' is defined in the NPPF as ensuring that providing for the needs of the current generation does not make life worse for future generations. The Burton Overy NP Review is a key part of securing sustainable development. The NPPF states that all plans should be based on and reflect the presumption of sustainable development and that neighbourhoods should plan positively to support local development.

When considering development proposals, the NP Review will continue to take a positive approach that reflects the presumption in favour of sustainable development.

Through the process of developing this NP Review, consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should be located in the Parish, and how it should be designed.

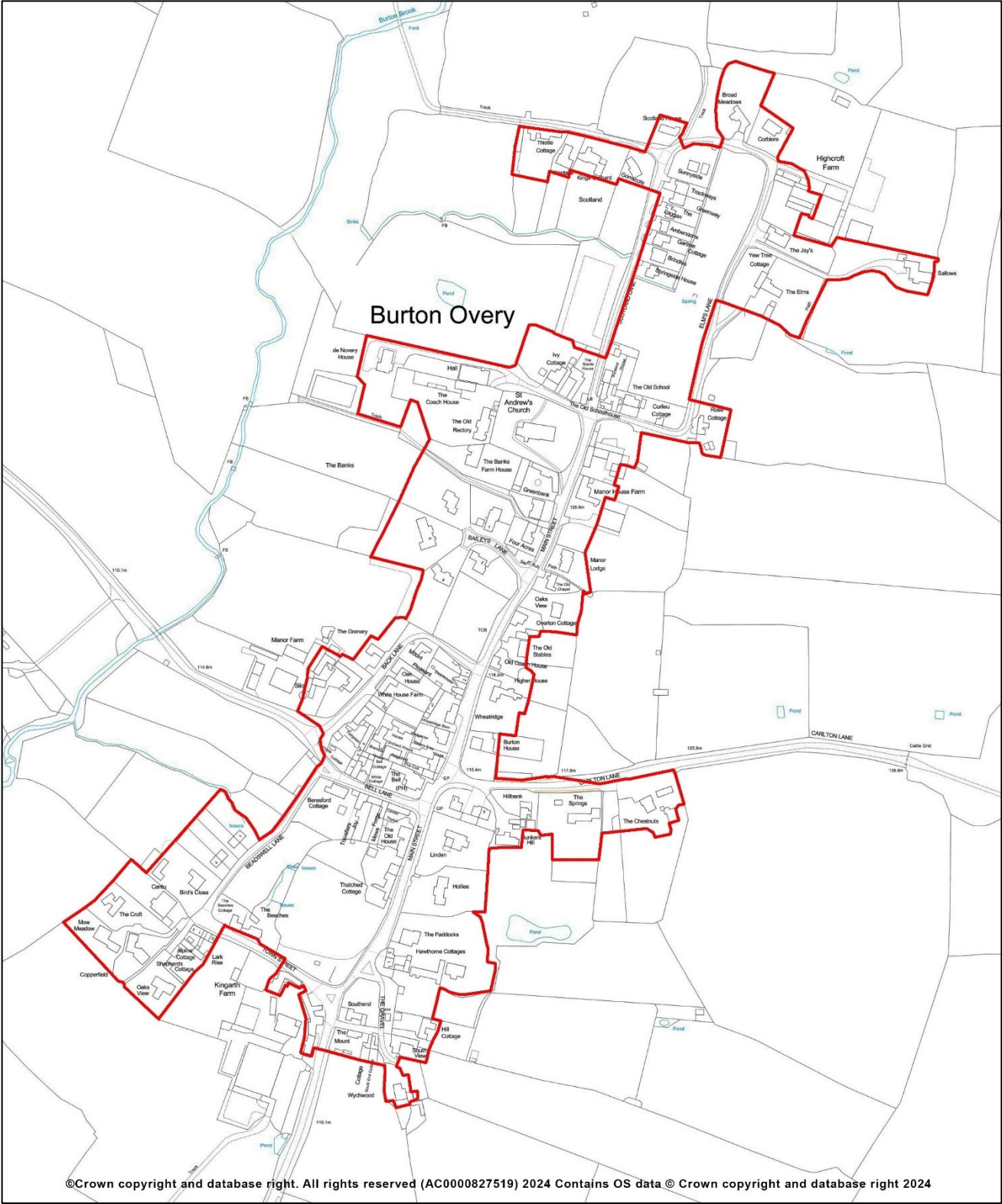
The Parish of Burton Overy does not have a housing target and the NP Review does not allocate any development sites. A Settlement Boundary has been drawn (carried over without alteration from the Made NP) to enable appropriate housing and business growth within the Parish up to 2041. In this regard, the NP Review supports windfall housing development and supports business development in appropriate locations that do not impact on residential amenity or open countryside. The NP Review also states how new housing should be designed and supports the improvement to the infrastructure that is needed to meet the requirements of new development.

#### Settlement Boundary

The purpose of the Settlement Boundary is to ensure that development activity, in the main, takes place within the built-up area of Burton Overy in a location where it can be supported by the existing transport infrastructure. Conversely, the Settlement Boundary serves as a deterrent to inappropriate development in the local open countryside.

Settlement Boundaries were established by Harborough District Council in 2011 in order to clarify where new development activity is best located. They were used to define the extent of a built-up part of a settlement and distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such growth would risk ribbon development and the merging of settlements to the detriment of the community and visual amenity of the surroundings. The Harborough Local Plan, adopted in April 2019, removed Settlement Boundaries from settlements such as Burton Overy, but the Made NP kept the boundary in order to clarify where sustainable development is best located (see Figure 3).

Figure. 3 – The Settlement Boundary



The NP Review supports the retention of a Settlement Boundary for the built-up part of Burton Overy. The Settlement Boundary that was included in the Made NP has been carried over without change in the NP Review. This boundary will accommodate the limited organic development that is required of a settlement the size of Burton Overy.

POLICY S1: SETTLEMENT BOUNDARY – Small scale development proposals within the identified Settlement Boundary in Figure 3 including infill and redevelopment sites will be supported where:

- a) They retain existing important natural boundaries such as trees and hedges; and
- b) They provide for a safe vehicular and pedestrian access to the site; and
- c) Adequate off-road parking is provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more; and;
- d) They do not reduce garden space to an extent where it adversely impacts on the character of the area, the amenity of neighbours and the occupiers of the dwelling or has a significant detrimental environmental or heritage impact.

Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in accordance with the development plan and national planning policies.

## Brownfield sites

A core principle of the NPPF (December 2023, footnote 27) is to “ensure that homes are built in the right places, to prioritise brownfield and other under-utilised urban sites”. Objective 3 of the Harborough Local Plan (April 2019) encourages the ‘appropriate and efficient re-use of previously developed land and buildings where such re-use achieves the objectives of sustainable development’.

Derelict sites and empty buildings, especially those within the Settlement Boundary, create a drag on the Parish’s vibrancy and attractiveness. Redevelopment of any derelict and redundant ‘brownfield sites’, instead of building on greenfield sites, will be supported as a priority. Given the nature of the policies in this NP Review and the wider development plan, it is anticipated that any new development proposals which may come forward within the plan timeframe will be of a residential nature.

POLICY S2: SUPPORT FOR DEVELOPMENT ON BROWNFIELD SITES – Development proposals for the redevelopment or change of use of redundant land or buildings within the Neighbourhood Area (see Figure 1) will be supported, provided the site concerned has limited environmental, historical, landscape or ecological value, and where:

- a) The use proposed and the scale of development is appropriate to the rural location;
- b) Any conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) There is no significant adverse impact on neighbours through noise, light pollution, increased traffic levels or increased flood risk.

## B. HOUSING AND DESIGN

### Housing Provision

When considering development proposals, the NP Review takes a positive approach that reflects the presumption in favour of sustainable development.

Through the process of developing an NP, consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should be located in the Parish, and how it should be designed.

The HDC Local Plan (April 2019) establishes a hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, Burton Overy is classified as an 'Other Village or Rural Settlement' which the Local Plan describes as 'the least sustainable locations for growth and are covered by housing in the countryside policy. New housing will be limited to small sites to meet a locally identified need (either through a housing needs survey or NP), housing to meet the needs of a rural worker, isolated homes in the countryside in accordance with NPPF paragraph 55, and replacement dwellings.'

Through the NP Review, the opportunity has been taken to positively plan for housing development within Burton Overy, that meets a local need and helps to support local services. The Settlement Boundary has therefore been reiterated to accommodate the potential for limited housing growth to meet a local need, to support the existing services up to 2041 and to direct development to the most suitable locations. This will enable the parish to secure the growth that is recognised as being necessary through windfall developments in locations that are favoured by the community, avoiding the uncertainty that comes with speculative development proposals that threaten the character of the area into the future.

Community consultation has regularly indicated a clear preference to keep the special nature of the village of Burton Overy intact for future generations to enjoy. Therefore, the housing density in any new developments will be kept in proportion appropriate to the size and character of the main settlement in the parish.

### Housing Mix

The mix of housing proposed within the NP Review is based on statistical data obtained through the Housing Needs Assessment (HNA - Appendix 1).

The population in 2021 is dominated by people in the older age groups, particularly 45-64 and 65-84. This is consistent with many rural villages across England and reflects the ageing of the population nationally. Consistent with the population by age data, older households account for 31% of all households in Burton Overy. This includes single older people and couples. This is a substantially higher share than in Harborough and England.

Over two thirds of dwellings within Burton Overy are detached, compared to just under half in

Harborough as a whole and 23% in England. Consequently, there are smaller proportions of other dwelling types with 23% semi-detached, 9% terraced and under 1% flats. The mix is substantially different to the wider district and England, reflecting its rural nature.

Almost half of the stock in Burton Overy has four or more bedrooms. This is consistent with the dominance of detached dwellings in the housing stock. A further 32% of dwellings have 3 bedrooms. Whilst the housing stock in Harborough district is also dominated by larger homes, the proportion of 4+ bedroom properties is 37%, substantially below the proportion in the Burton Overy proxy area. The dominance of larger dwellings in Burton Overy contributes to higher average house prices as larger dwellings dominate sales.

Conversely, there is a small proportion of smaller 1-2 bedroom properties in Burton Overy. These dwellings make up just 18% of the stock, compared to 27% in Harborough and almost 39% in England.

The modelling contained within the HNA suggests that if new homes are delivered in Burton Overy, the priority should be given to the development of mid-sized 2-3 bedroom properties. This takes account of projected demographic change which is dominated by the growth in older households but includes some growth in younger households over the plan period, and the current dominance of larger homes in the existing stock. The provision of some 2-3 bedroom properties could widen the choice available to existing and future residents both in terms of providing choices to older households who may wish to downsize and also to younger households or first time buyers seeking relatively more affordable properties to buy or rent.

Given that the projected growth locally is driven by older households, the NP Review seeks to apply higher standards of accessibility and adaptability to any new homes that are delivered in the parish.

Policy HD1: HOUSING MIX - Development proposals for new-build housing and extensions should provide a mixture of housing types specifically to meet identified local needs in Burton Overy as evidenced in the Housing Needs Assessment 2024 (Appendix 1) or more recent documents updating this report.

Dwellings of 3 bedrooms or fewer and single storey accommodation suitable for older people will be supported where in accordance with other policies, as is the provision of dwellings which meet Category M4(2) standards for accessibility and adaptability.

There will be a presumption against larger homes (4 or more bedrooms) unless justified by clear evidence of housing need.

## Affordable Housing

The majority of householders in Burton Overy own their own homes (78%), slightly higher than in Harborough District and significantly above the rate of owner occupation in England as a whole. Around two thirds of homeowners own their homes outright, which largely reflects the older population in the parish. The following narrative is drawn from the HNA (Appendix 1).

The private rented sector in the parish is relatively substantial with a higher proportion of private renters (18.6%) than in Harborough (13.5%). There is very limited social-rented accommodation in the parish (3.2%) compared to 8.7% in the district which is also substantially below the level of 17.1% in England.

Current average median prices in Burton Overy are around £586,565 (this is an average of 2022-2023 due to the small number of sales in any single year). Lower quartile prices – the cheapest 25% of prices - are around £275,625 (again based on the 2022-2023 period). Prices in Burton Overy are higher than in Harborough as a whole. Median prices in the district are around £320,000 (2023).

Lower quartile prices are also higher in Burton Overy (£275,625) compared to Harborough (£245,000). The wider district appears to be more affordable than the parish, which is likely to impact on the ability of younger and newly forming households to remain in or move to Burton Overy.

The average household income locally was £47,600 in 2020 (the most recent year for this dataset). It appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit or existing housing equity. The median house price would require an annual income three times higher than the current average.

A new First Home discounted at 30% would not be affordable to households on average or lower quartile incomes. However, a discount of 40% would appear to be in reach of average income households in Burton Overy (bearing in mind the uncertainty over average incomes due to data limitations).

Harborough District Council's adopted policy on Affordable Housing (Policy H2) requires 40% of all new housing to be affordable on sites larger than 10 dwellings. Given that there is no housing requirement for Burton Overy and limited prospect of new housing development that would meet the threshold to secure affordable housing, any new Affordable Housing in the parish in the future may be more likely to be secured through more direct forms of delivery such as Rural Exception Sites.

Whilst this policy does not make the potential for an Exception Site to come forward any more likely, it helps to ensure that if one does come forward, it addresses local need.

**POLICY HD2: 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:

- a) The site adjoins or is close to the Settlement Boundary;
- b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey;
- c) Planning obligations will be used to ensure that the market and affordable housing is available in perpetuity for people with a local connection to the Neighbourhood Area; and
- 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 the 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.

First Homes, at a discount of 40% subject to viability, and self-build proposals are welcomed.

## Design Codes and Guidance

The Parish of Burton Overy has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This character should be enhanced by any new development; schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings. In particular, new designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the part of the Neighbourhood Area in which it is located.

The NPPF (December 2023) notes that development that is not well designed should be refused, especially where it fails to reflect local design policies.

A Design Codes and Guidance Report was commissioned as part of the process of preparing the NP Review (Appendix 2). This report identifies three areas within the village of Burton Overy as having distinctive characters, namely two "historic cores" plus a somewhat more dispersed post-war residential area. Historic Core CA1 is located to the south of the village and is focussed around the intersection of Main Street, Bell Lane and Carlton Lane. It comprises predominantly pre-20th Century development. The second historic area, Historic Core CA2, is located towards the north end of the village with the Grade II\* listed St. Andrews Church at its centre. Again, this area comprises predominantly pre-20th Century development. Finally, the post-war residential area comprises dispersed pockets of predominantly 20th and 21st Century development, which have expanded the village over time to meet growing housing needs. The Design Codes and Guidance Report provides a character analysis of these three distinct areas and then goes on to elaborate Area-Wide Design Code advice under the general headings: History and Identity; Built Form; Movement; Nature; and Resources. The report finally provides a convenient Checklist (p73-77) of all the elements of good design that should be considered in any development proposals, whether new-build or involving extensions or major alterations to existing properties.

**POLICY HD3: DESIGN** - Development proposals encompassing both new builds and extensions should demonstrate a high quality of design, layout and use of materials which, taken as a whole, result in a positive contribution to the special character of the part of the Neighbourhood Area in which the development is located.

As appropriate to their scale, nature and location, development proposals should respond positively to the Design Codes and Guidance Report (Appendix 2) and demonstrate, within a Design and Access Statement, how the underlying principles have been incorporated. Where appropriate, consideration should be given to the use of contemporary and innovative materials that do not detract from the historic context and the adoption of sustainable design and construction techniques, including the use of low carbon and renewable energy technology. Consideration should also be given to the limiting of light pollution due to street and/or security lighting unless this cannot be avoided for reasons of safety.

# C. Natural, Historic and Social Environment

## Introduction

Landscape and geological setting The Neighbourhood Area lies at the meeting of two National Character Areas (designated, for planning purposes, by Natural England): *NCA 93 High Leicestershire* and *NCA 94 Leicestershire Vales*. This is where the folded uplands and valleys formed by several eroded, sinuous escarpments roll down into the broad clay lowlands of the central Midlands. The meeting of High Leicestershire with the Vales in the parish provides very extensive views – ‘half way across the County’ from the highest points in the parish. The Neighbourhood Area’s southern boundary is also close to an important watershed: to the southeast, streams flow into the river Welland and down to the Wash, while Burton Brook and the Washbrook are headwaters of the river Soar, itself part of the Trent drainage basin. The valleys are too big for the small streams – this is because the valleys were shaped during the ice ages. The modern streams have cut their own narrow valleys, in some places as attractive, wooded mini-gorges, into the bottoms of the larger valleys.

Geologically, the Neighbourhood Area is almost entirely situated on Quaternary (ice age) stony clay called *till* (or ‘*boulder clay*’), with Jurassic clay and limestone beneath. The Jurassic rocks are only seen where the streams cut down to them through the till, and these include the places where fossilised ammonites and belemnites have been found by generations of local children. The village itself is situated on a patch of gravel, also of ice age origin, that attracted the original settlers because of the combination of the drier ground and accessible fresh water (wells and springs) it provided.

Existing environmental designations The Neighbourhood Area is situated in *National Character Areas* 93 and 94. There are 21 *Listed Buildings* and other structures, one *Scheduled Monument* and 12 significant historical or archaeological site records in the *Leicestershire & Rutland Historic Environment Record* database. Natural England has mapped two areas of deciduous woodland, one traditional orchard and one lowland meadow as *priority habitats*. No recent Phase 1 Habitat Survey has been conducted.

**burh-tūn** (Old English) A fort enclosure; a farm with a palisade; a farm at, or belonging to, or which is, a fortification, fortified house, or manor house.

**de Noveray** (family name, Norman French, 1261). There were still Noverays in this part of the County in the 15<sup>th</sup> century

Historical environment Burton Overy parish includes habitation evidence dating from Roman and Romano-British times (Gartree Road and settlement). Since the end of the Roman period in about AD 410, occupation in what is now the Neighbourhood Area may well have been continuous, or was the result of 8<sup>th</sup>-century re-settlement by Anglo-Saxons moving northwest from East Anglia and up the Welland Valley.

The medieval period was one of growth and contraction, with several manors and ownerships. Traces of the medieval open fields are evident in the considerable ridge and furrow remaining in the parish,



and medieval village earthworks (Including the Scheduled Monument) indicate apparent remains from the Noveray Manor gardens and abandoned parts of the medieval settlement (e.g., nearer to the stream); a number of present houses dating from the 17<sup>th</sup> and 18<sup>th</sup> centuries incorporate re-used timbers from earlier structures.

Unusually for Leicestershire, the Enclosure (1766) of Burton Overy rationalised ownership among a relatively large number of landowners, resulting in modest fields and helping to explain the continuing local family dominance of the farming in the parish, with its positive impacts on the environment (see also below). The parish's principal economy has been largely agricultural throughout its history, though in the 19<sup>th</sup> century some villagers worked at home in textile-related trades.

Natural environment Topographically, the parish is shaped by the relatively steeply-rising land of the eastern slope of the Sence Valley. This aspect, together with the land use history – which has produced an abundance of excellent hedges and grassland managed for wildlife – means that, despite a relative paucity of woodland, the parish has fairly good biodiversity. It includes small pockets of wetland and riverine habitat. It incorporates two principal brooks and, at its southwestern edge, a stretch of the Grand Union Canal. Farming is mixed, with the bulk of acreage laid to pasture (including many old pastures and a number of flood meadows).

The special character of Burton Overy Burton Overy is a small village that, extraordinarily, retains its rural character, open countryside setting, uninterrupted and extensive views in all directions, and largely intact medieval layout, despite proximity to the greater Leicester area. The parish's topography, lack of main roads and modern and historical agricultural economy, including unusually dispersed land ownership pre- and post-Enclosures and a still remarkable number of working family farms, are responsible for its exceptional landscape. Moreover, there is a continued presence of farmed agricultural land within the village itself. The particular relationships of the village to the farmed landscape, within and around it, are fundamental to Burton Overy's precious character and attractiveness as a place to live. The parish's distinctive social history has enabled the preservation of small fields, numerous hedgerows, riverine habitat and good biodiversity, alongside a Scheduled Monument, visible traces of medieval settlement and extensive ridge and furrow. The village's small size and continuingly strong sense of identity have also produced an outstanding contemporary community spirit. These elements, combined with locally collected oral histories of place, buildings and people, make Burton Overy simultaneously characteristic of agricultural southeast Leicestershire and vitally unique.

## Environmental Inventory

An environmental inventory (see supporting information) of all undeveloped land in Burton Overy was carried out during September-November 2016. The work comprised two elements:

- Review of all existing designations and available information and
- Fieldwork to identify sites and features of natural and historical environment significance in the context of the Neighbourhood Area.

The review compiled information from many sources, including DEFRA, Natural England, Historic

England, Leicestershire & Rutland Historic Environment Records, Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology, including Phase I habitat surveys), Environment Agency, British Geological Survey, old maps (Ordnance Survey, manuscript), British History Online, local history and archaeology publications, and local knowledge.

The fieldwork to gather the necessary supporting evidence was conducted between September and December 2016. All accessible open land in the Neighbourhood Area was visited and its significant species, habitats, landscape characteristics, earthworks and other extant features were recorded on a site-by-site basis.

These data, along with all relevant site-specific data from the existing information review, were mapped and tabulated. Of the approximately 182 inventoried parcels of undeveloped or open land in the parish, some 112 were identified as having environmental (natural, historical and/or cultural) features. The sites were scored, using the nine criteria for Local Green Space designation outlined in the *National Planning Policy Framework 2012-23* (see below for the criteria and scoring system devised for this Plan) and allocated to appropriate categories for protection or notification under policies in the Plan. The full inventory, giving the detailed evidence for identifying Local Green Spaces (and other environmentally significant sites) forms Appendix 3.

#### INVENTORY SCORING SYSTEM

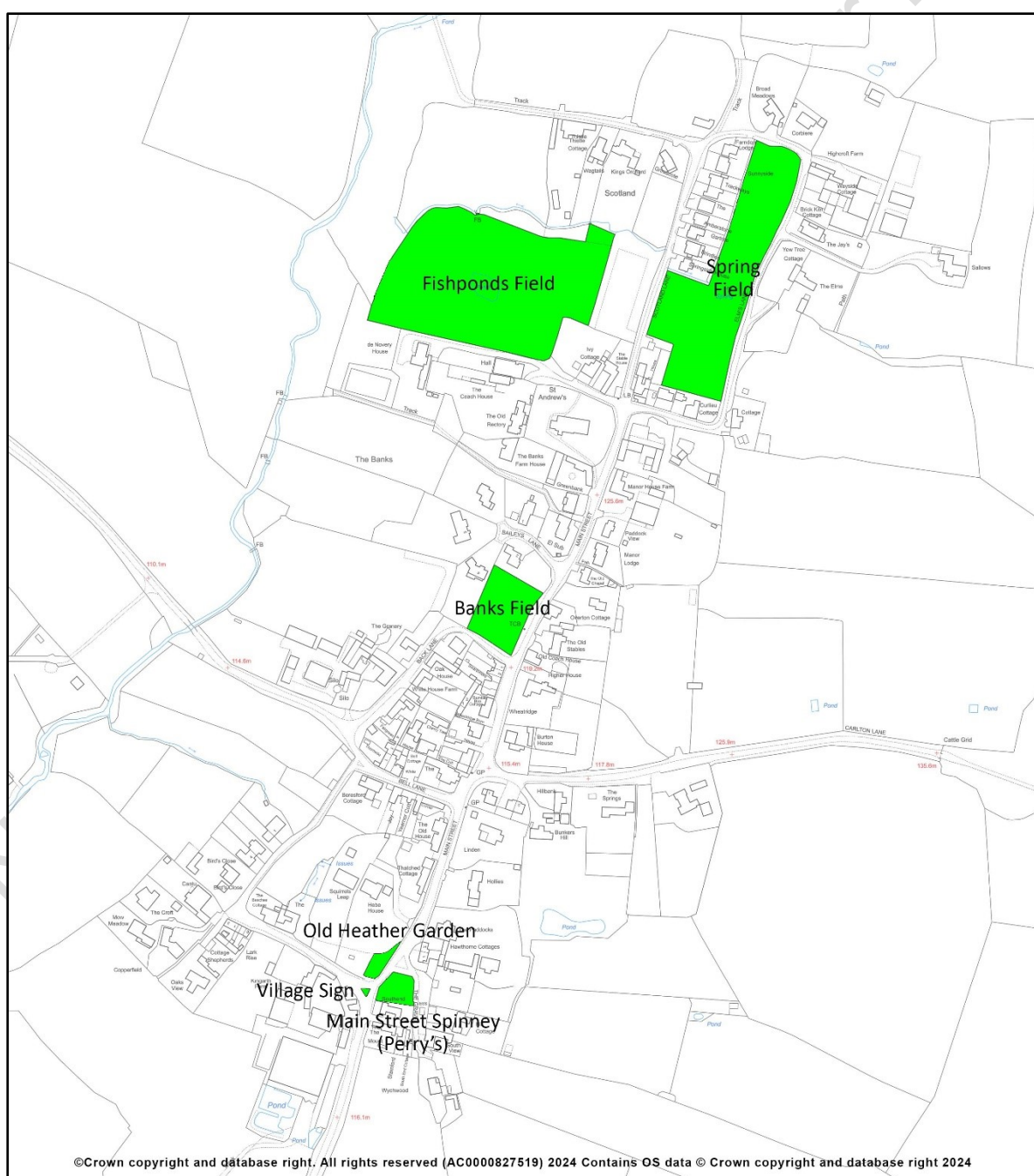
Criteria (NPPF 2012-2023)	Score range			Notes
ACCESSIBILITY	0	1-3	4	e.g. private, no access (0) – could be made accessible – accessed via PRoW – fully open to the public (4)
PROXIMITY / LOCAL	0	1-3	4	Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement
BOUNDED	0	1-3	4	Individual parcel of land (not an undefined or large area)
SPECIAL TO COMMUNITY	0	1-3	4	Opinion of local people via questionnaire or at consultation events
RECREATIONAL / EDUCATIONAL USE	0	1-3	4	Actual or potential, informal sports, dog- walking, Forest School use, informal or official open space, etc.
BEAUTY (including views)	0	1	2	Subjective, relative (give justification); use consultation map results
TRANQUILLITY	0	1	2	Subjective, relative (give justification)
HISTORICAL SIGNIFICANCE	0	1-3	4	Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)
WILDLIFE SIGNIFICANCE, GEOLOGY	0	1-3	4	Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological/industrial history significance)
[Maximum possible score]			32	

## Local Green Spaces

Six sites are designated as Local Green Spaces (LGS). The list includes five sites entirely or partially already proposed by Harborough District Council (Open Spaces audit, 2015) for designation as LGS. Three (evidence, Appendix 4) score at least 24/32 (75%) using the LGS eligibility criteria and scoring methodology used for this plan (see Appendix 3); the other three were included for consistency with the emerging 2011-2031 Local Plan, which was Adopted in April 2019, and which recognises all six of the 2018 Burton Overy NP LGS designations. This NP Review makes no changes to the list.

Statutory protection ensures that these most important places in Burton Overy's natural and human environment are protected for future generations.

Figure 4: Local Green Spaces



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 (locations, Figure 4; evidence, Appendix 4) will not be permitted, other than in very special circumstances.

‘Fish ponds field’ (inventory site number 045)

Spring Field (pastureland east of Scotland Lane) (143) (also as HDC LGS BO2)

Banks Field (‘Main Street Pasture’) and verges (144) (includes HDC LGS BO1)

Main Street Spinney (Perry’s) (147) (as HDC LGS BO/3)

Strip of Land along the front of the] Old Heather Garden (165) (as HDC LGS BO7)

Traffic Island bearing the village sign (999) (as HDC LGS BO/6)

Note: Three further HDC 2015 Local Green Space designations were not included in the Made NP and have not been confirmed as Local Green Spaces in the 2011-31 Local Plan (2019) or by being shown on the interactive Local Plan Policies Map; their protection, as Important Open Spaces, is covered in this Review NP under Policy ENV 2.

## Important Open Spaces (Open Space, Sport & Recreation sites)

A group of sites scored highly (see Appendix 3) in the Made NP for their recreational and community value. They were identified in community consultations and fieldwork, and in Parish records. The Made NP included no policy for these sites but having regard for paragraph 103 in the December 2023 National Planning Policy Framework, this NP Review has taken a more targeted approach to identifying open spaces whose characteristics and values coincide with those of one or more of the Open Space, Sport & Recreation typologies used by HDC (*Open Spaces Strategy, March 2021*).

The value of all these sites as open spaces within and close to the village and/or their current, or potential, value, as community resources are recognised in Policy ENV 2. The policy adds local detail to, and is in conformity with, HDC Policy G12.

POLICY ENV 2: IMPORTANT OPEN SPACES - The following open spaces [Figure 5, details Appendix 3] 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.

St Andrews churchyard (Inventory reference 174) (HDC Open Space #3456 in typology *Burial Ground*)

Traffic island, Bell Lane (Local Green Space #LGS/BO/4 in 2015 Open Spaces audit)

Scotland Thicket (146)

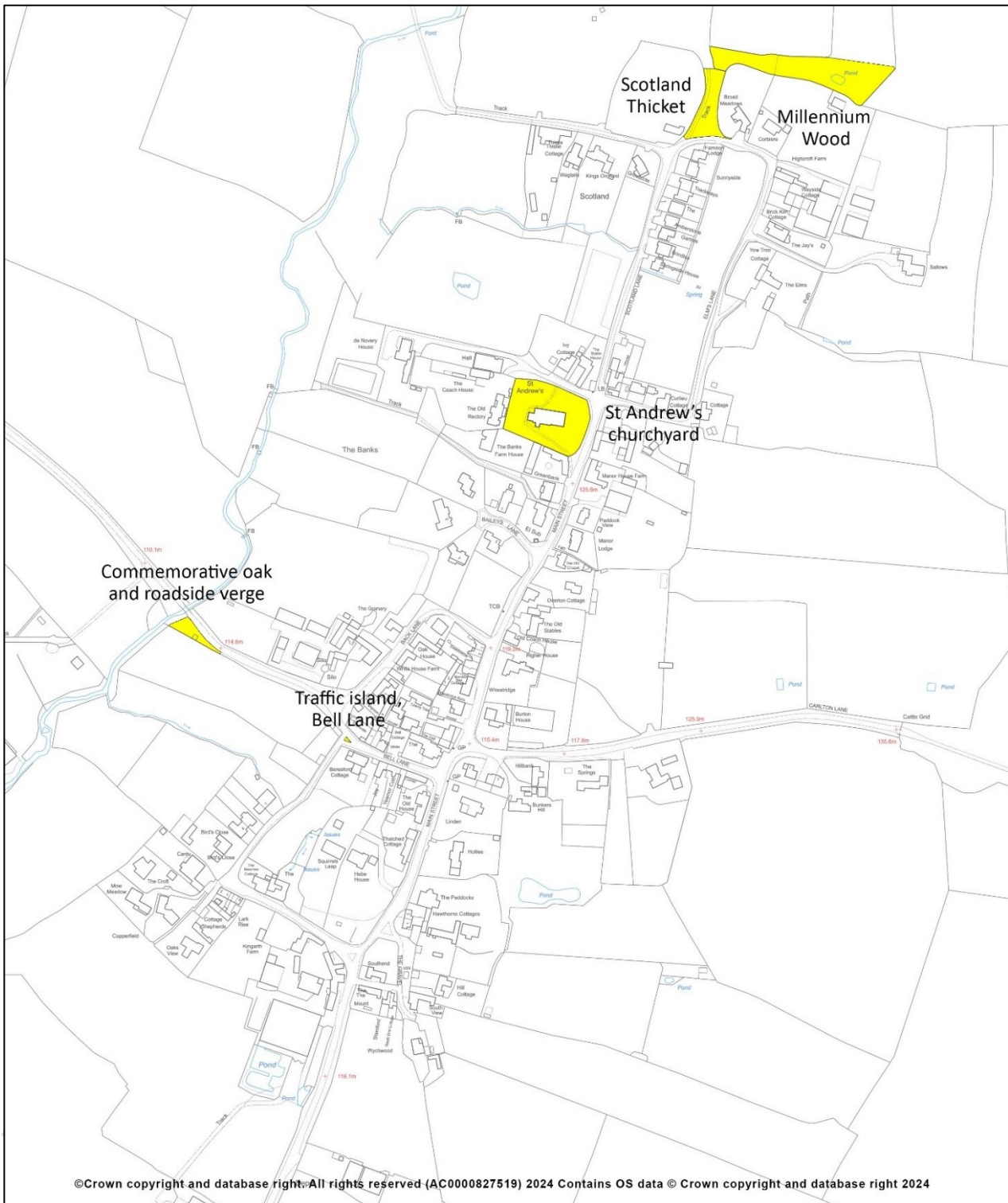
Millennium Wood (160)

Commemorative oak and roadside verge, Washbrook Lane

Note: four ‘important open spaces’ in the Made NP, which are also referred to in the *Design Codes and Guidance* report supporting this NP Review (033 Scotland Meadow, 058 Little Eason, 157 Springs Corner, 158 Wooden Bridge Meadow) do not meet the criteria for OSSR designation. They are

identified and protected more appropriately under Policies ENV3, 4 and 5 in this Review Plan.

Figure 5: Important Open Spaces (Open Space, Sport & Recreation sites)

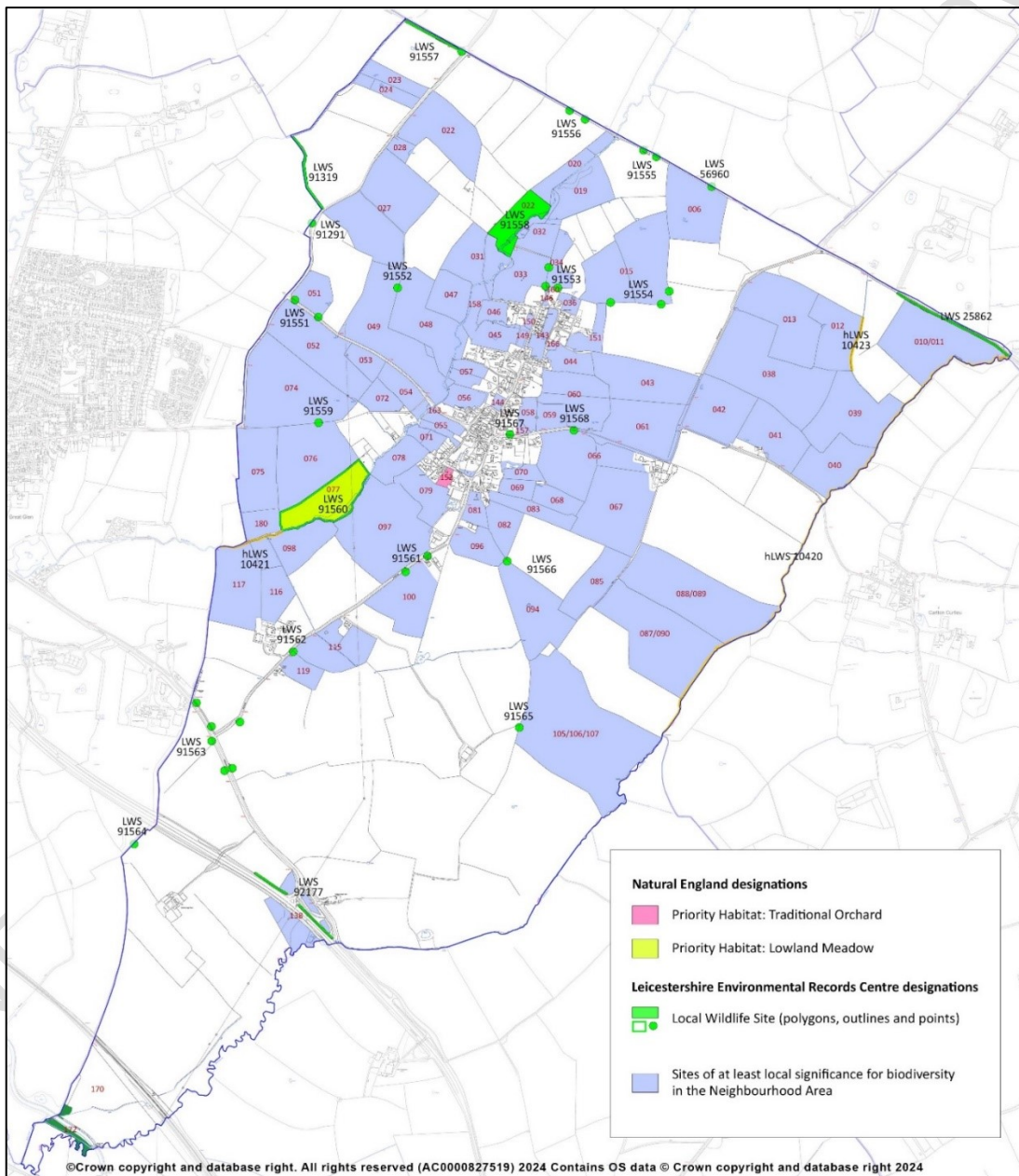


## Sites of Natural Environment Significance

A number of sites in the Neighbourhood Area are important for wildlife (biodiversity). The features and designations for which they have been identified comprise a) statutorily protected sites, b) those where *priority habitats* and *National Forest Inventory* sites occur (Natural England mapping); c) sites identified as ecologically significant by Leicestershire County Council, including Local Wildlife Sites, and

d) sites identified during the preparation of the NP as being significant for biodiversity in the context of the Neighbourhood Area. Figure 6 is annotated with parcel numbers and Local Wildlife Site references to provide cross-references to the inventory (Appendix 3), where descriptions of the sites' significance can be found. The latter set (locally-significant site) includes most of the parcels of land (including their boundary hedges and margins) which, thanks largely to farms in the Neighbourhood Area remaining in local ownership or tenancy, are currently still pastoral (cattle and sheep) or mixed. As a result, the number of species permanently or regularly relying on these sites is important both for local biodiversity and for providing a benchmark against which any proposals for delivering biodiversity net gain will need to be measured.

Figure 6: Sites of Natural Environment significance



Residents value this richness of wildlife, both for its intrinsic contribution to national biodiversity and as an important defining character of the local landscape and environment. Policy ENV 3 delivers locally detailed, site-specific compliance in the Neighbourhood Area with the relevant HDC policies, the

Wildlife & Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019, and the UK Environment Act 2021. It has direct regard for NPPF 2023 policies 174, 179 and 180. It also refers to the DEFRA *Guidance* of July 7, 2021 in respect of the use of the *biodiversity metric* approach for assessing, protecting and enhancing the wildlife value of development sites.

**POLICY ENV 3: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE** – The sites and features mapped here (Figure 6; details in Appendix 3) have been identified as being of at least local significance for the natural environment. They are ecologically important in their own right, and are locally valued. Development proposals affecting them will only be supported if the value of the development can be shown to outweigh the biodiversity significance of the site, and they will be required to include evidence-based, measurable proposals for delivering *biodiversity net gain* at a minimum of 10%. using the appropriate *metric* for the scale of the development.

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, having regard for paragraph 180a of the National Planning Policy Framework, 2023.

## Biodiversity and Habitat Connectivity across the Neighbourhood Area

Wildlife, both habitats and species, is of great importance for many reasons; it is valuable in its own right, and people take great pleasure from thriving natural surroundings. Well-functioning ecosystems are vital for a healthy environment and contribute to physical and mental health and wellbeing.

Leicestershire is one of the least wooded counties in England, so the conservation of existing trees and woodland and planting of new is an important factor for protecting and enhancing the natural environment. Burton Overy is a poorly wooded parish even in comparison with the rest of the County, with few important individual or groups of mature trees and no extensive mature woodland. The 'next best' include streamside woodland strips, a small number of coverts and spinneys, ornamental plantings in the gardens of larger 19<sup>th</sup> and 20<sup>th</sup> century houses, and plantings associated with the A6 road screening. One area of new woodland, of which half is in the parish, has recently been established.

Among the hedgerow trees (mostly ash and oak, probably dating from soon after the Enclosure of 1766) are a number designated as Local Wildlife Sites in the Leicestershire Environmental Records centre database (as mapped in Figure 6); they are intrinsic components of the village's rural setting and important for local biodiversity.

In contrast to the scarcity of woodland, farmland hedgerows of biodiversity and landscape value survive well in the parish, probably for reasons connected with land use and ownership history (including the date (1766) and method of the Enclosure of the old open fields). Farms in Burton Overy are typically still locally owned and more diversified than those in some neighbouring parishes, and hedges are a particularly important and characteristic environmental feature that is both valued by the community and supported by local farmers. This Plan recognises that the survival of farmland

hedgerows in Burton Overy is highly significant for landscape and biodiversity at both parish and district levels. Figure 7.1 maps the most species-rich and historic hedgerows in the parish; some are designated as Local Wildlife Sites in the Leicestershire Environmental Records Centre database.

Figure 7.1: Species-rich and/or 'ancient' (pre-19<sup>th</sup> century) farmland hedgerows

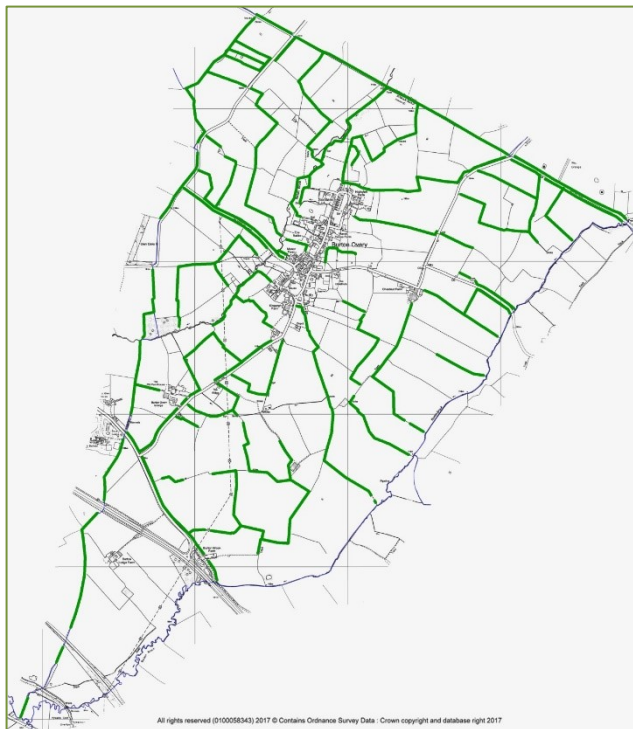


Figure 7.2: Bat location records, all species  
Source: Leicestershire Environmental Records Centre



Burton Overy is recorded as having of least 4 the 17 species of bats occurring in Britain recorded (Figure 7.2). The statutorily protected status of bats in England means that attention must be paid the planning system when policies are applied strategically and to proposals in the Neighbourhood Area. All new development proposals, and changes to existing infrastructure requiring planning consent, should treat bat protection and conservation as a material consideration.

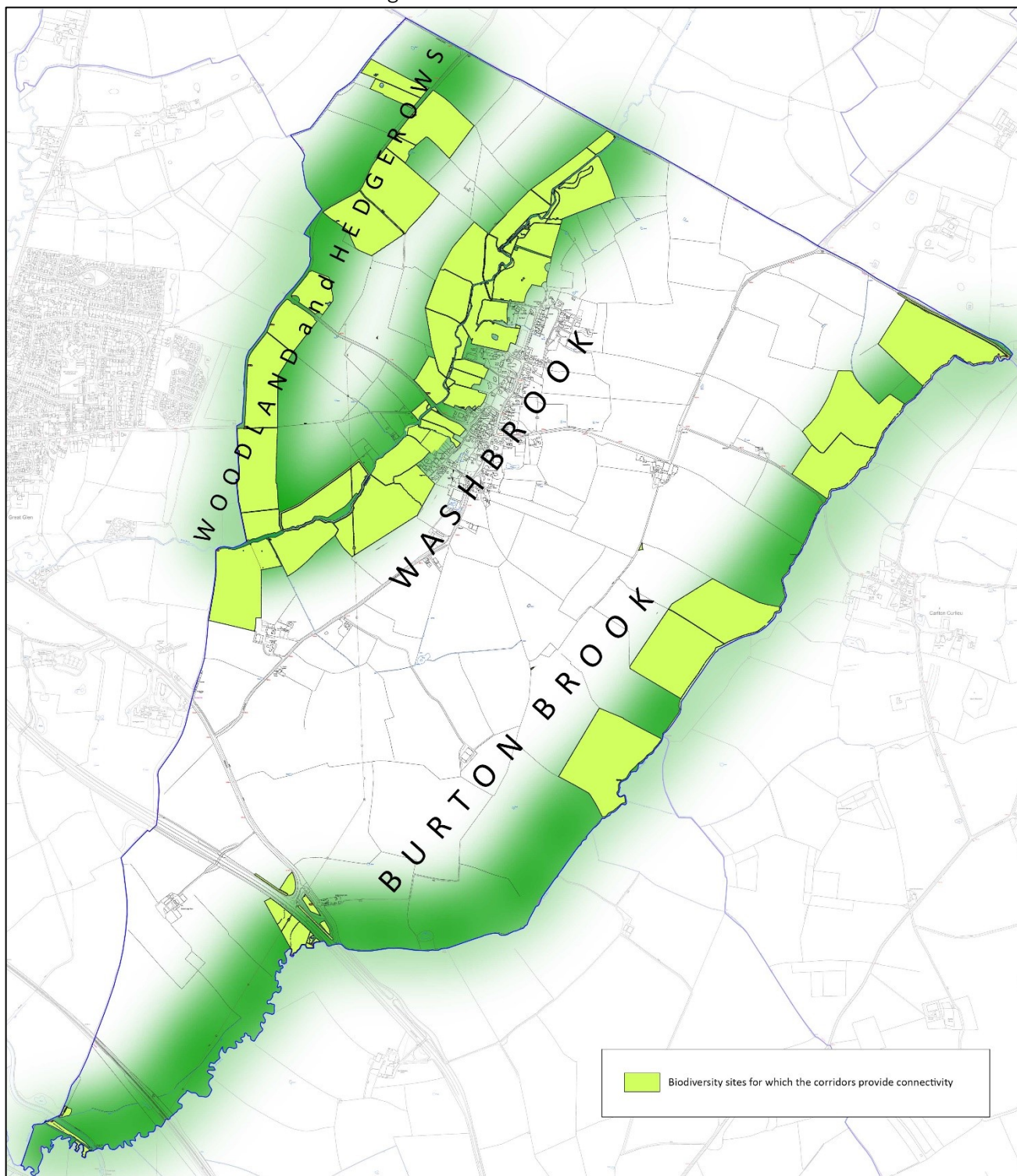
Connectivity is an essential component of biodiversity. Isolated populations of animals and plants are at risk of destruction or of simply 'dying out'. Wildlife Corridors aim to re-connect populations and habitats within parishes and more widely. There are also pockets of habitat which, with the streams by which they are often situated, form wildlife corridors, providing species and habitat connectivity through the parish and into the village. Wildlife corridors providing this connectivity along the two main watercourses and the northwest parish boundary are identified in this NP Review and mapped in Figure 7.3.

While policy ENV 3 delivers site-specific compliance in the Neighbourhood Area with the relevant HDC policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019 and the UK Environment Act 2021, this policy (ENV 4) does the same for strategic planning and future development proposals across the Neighbourhood Area. It also refers to the DEFRA *Guidance* of July 7, 2021, in respect of the use of the *biodiversity metric* approach to assessing the value of a development site to wildlife. The policy is explicitly supported by NPPF (December 2023) paragraphs 180 (a) and (d); 181 and 185, and on 186(a),



on which this policy's wording is partly based. The community also expects all planning strategies, proposals and decisions affecting the Neighbourhood Area to comply with the requirements of the *Climate Change Act 2008*, to follow the spirit of the *Paris Agreement* (UK ratification 2017) and the UK's *25 year environment plan (2018)*, and to plan for *biodiversity net gain* through the mechanisms described in the *Environment Act 2021* and specified in national Planning Practice Guidance.

Figure 7.3: Wildlife corridors



**POLICY ENV 4: BIODIVERSITY AND HABITAT CONNECTIVITY**– All new development proposals will be expected to safeguard habitats and species across the Neighbourhood Area, including those of local

significance, and to deliver biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative 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 186(a) of the NPPF (December 2023).

Development proposals that adversely affect trees, woodland and hedges (Figures 6 and 7.1) of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted. New development should be designed to retain such trees and hedges wherever possible. Where destruction cannot be avoided, developers will be required to deliver 10% biodiversity net gain by planting replacement trees and/or hedges on site or by providing compensatory planting elsewhere in the Neighbourhood Area. 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.

To comply with current legislation and guidance, all development proposals in the Neighbourhood Area should take account of the possibility of bats, their roosts and commuting and foraging habitats, in and adjacent to the development site. They should:

- in known bat habitat areas, not incorporate exterior artificial lighting (on buildings or open areas) unless demonstrably essential
- in known or potential bat habitat areas, not remove trees unless demonstrably essential
- in all locations, apply mitigation methods in the design and location of artificial lighting using current best practice in respect of dark buffers, illuminance levels, zonation, luminaire specifications, curfew times, site configuration and screening
- in all locations, incorporate integral or external bat boxes in an agreed ratio of boxes to number of buildings or site size.

Development in the Neighbourhood Area will be expected to protect and enhance the identified wildlife corridors (Figure 7.3) and other potential habitat links. It should not create barriers to the permeability of the landscape for wildlife in general, or result in the fragmentation of populations of species of conservation concern.

## Sites of Historic Environment Significance

Burton Overy is recognised by historians as being a particularly well-preserved example of a medieval settlement plan in its agricultural countryside setting. The historical environment of the whole Neighbourhood Area therefore plays a significant part in defining the village's special character.

A number of sites in the Neighbourhood Area are important for (at least local) heritage and history. They comprise sites and features of relevance to NP policies in the Leicestershire Historic Environment Record (HER) and Historic England databases, and a further set identified (from fieldwork and local history publications and knowledge) in the preparation of the Plan. The maps (Figures 8.1 and 8.2) show their locations.

**POLICY ENV 5: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE** - The sites mapped in Figures 8.1 and 8.2 (details in Appendix 3, including Leicestershire Historic Environment Record numbers as mapped)

are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. Development proposals adversely affecting them will only be supported if the benefits of the development can be shown to outweigh the value of the heritage assets.

Figure 8.1: Sites of Historic Environment Significance, central area

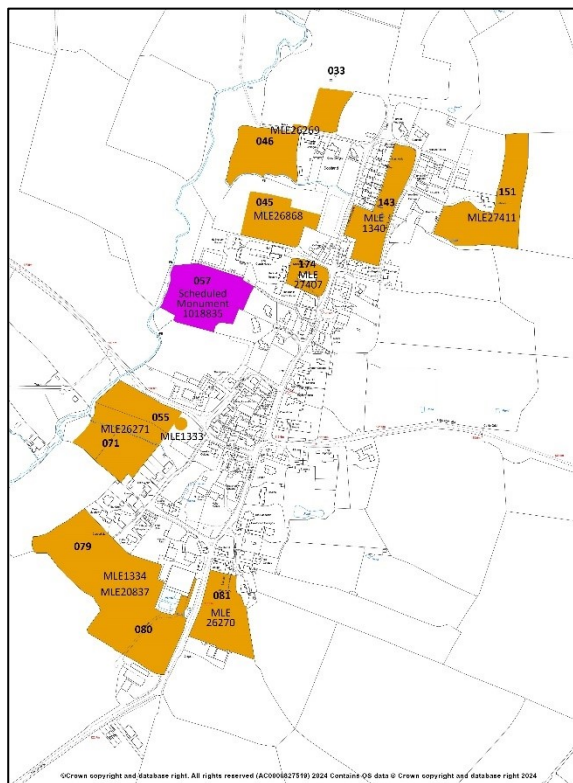
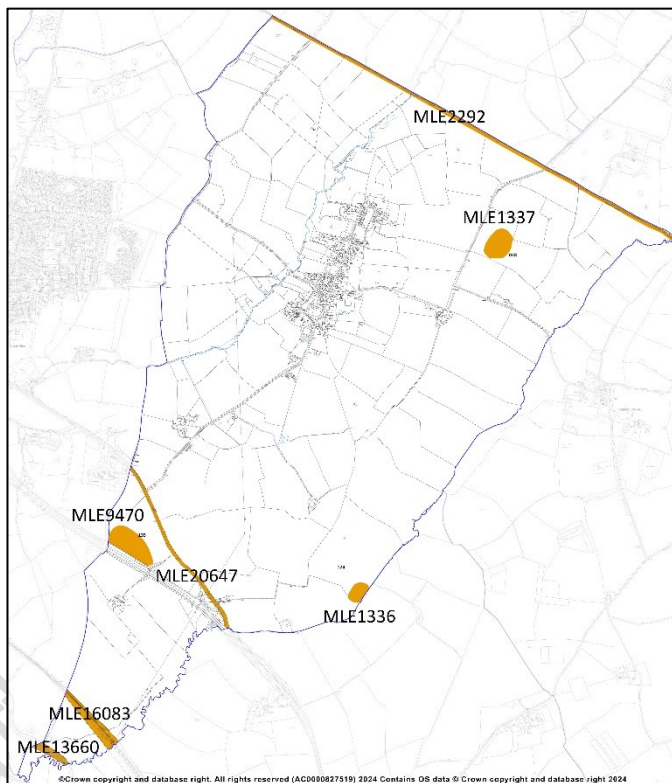


Figure 8.2: Sites of Historic Environment Significance, Neighbourhood Area



## Ridge and Furrow

A characteristic and important feature in the historic environment of Burton Overy is the survival of a number of good quality areas of ridge and furrow in the modern fields. Ridge and furrow is a special class of heritage asset whose protection through the planning system warrants a separate policy from that for other sites with historic significance.

The historical parish of Burton Overy, with the village at its centre, was farmed using the ‘open field’ system for nearly a thousand years, from its establishment in the Early Medieval Period until 1766, the date of its *Enclosure Award*. Like most townships (parishes) Burton Overy had three open fields. Cultivation – arable crops and pasturage – was rotated on a 3-year basis and the land was managed communally. Ploughing was by oxen; the medieval plough was not reversible, meaning that as the plough team progressed up and down the furlongs the soil was always thrown to the same side, forming ridges and furrows with a height difference of up to 2 metres. After the 1766 Enclosure, the fields were subdivided and almost all were converted to permanent grazing land, thus ‘fossilising’ all the features of the medieval farmed landscape, including the furlongs, headlands, sikes and baulks.

A return to arable farming, using modern ploughs, during the late 20<sup>th</sup> century caused the destruction

of most ridge and furrow across the Midlands<sup>1</sup>. The national trend has been a loss of between 85% and 100% per parish, most since c.1947 (Figures 9.1, 9.2). Burton Overy is typical of this pattern. A field-by-field survey was done in 2016 to record ridge and furrow throughout the parish using satellite imagery and fieldwork. The survey was repeated in 2024 to ensure the designation and policy are up to date. Figure 9.3, below, provides an inventory of the results and represents current situation. Of the c.182 agricultural fields in the Neighbourhood Area, 25 (14%) still retain traces of ridge and furrow (roughly 74 hectares of the c.745 hectares of open land, 10% by area).

In English legislation ridge and furrow fields (except for the few that are also Scheduled Monuments) are not statutorily protected, despite a recognition that “as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance” (English Heritage, 2012). Individual fields in Burton Overy are not claimed to be of international importance, but the survival of a large group of well-preserved ridge and furrow fields here is highly valued by the local community, and any loss would be significantly detrimental to both local and national heritage. While this policy is primarily aimed at non-agricultural developers, the involvement of farmers and agricultural landowners on a case-by-case basis will be necessary to achieve a sustainable balance between this important heritage asset and the viability of local agriculture.

Figure 9.1: Ridge and Furrow in about 1947

Reconstructed from aerial photographs by Leicestershire County Archaeology, 1980s

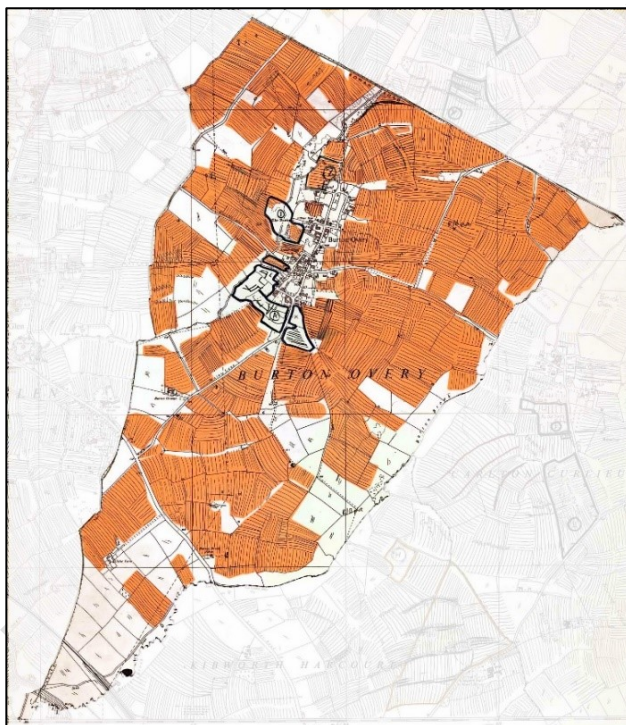
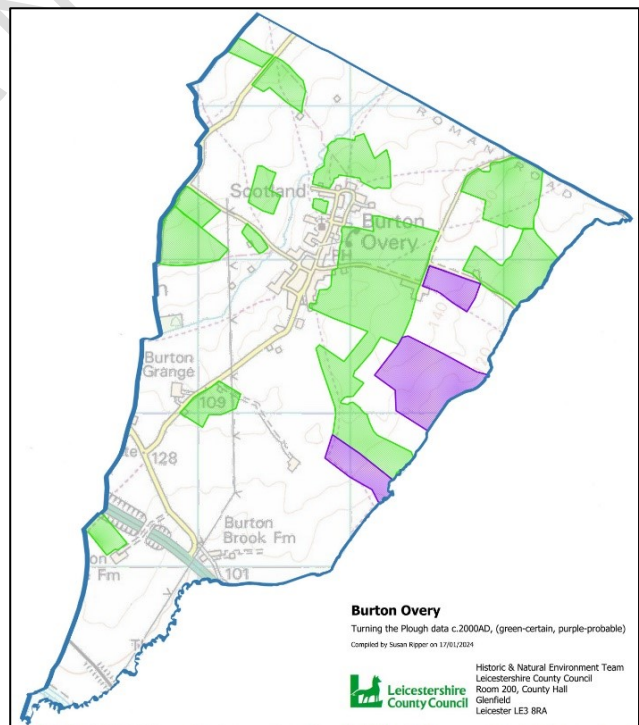


Figure 9.2: Ridge and Furrow in about 2000

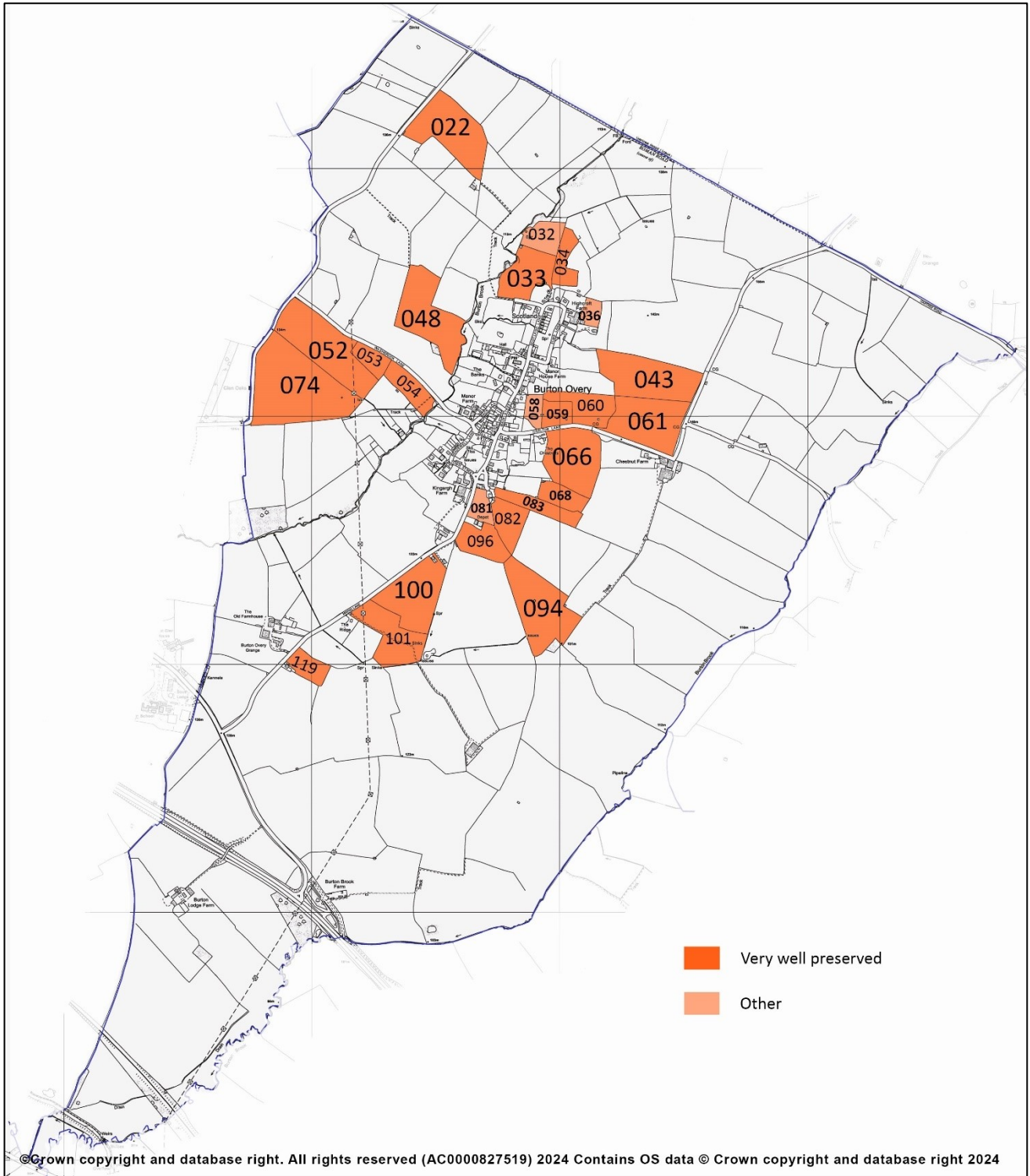
Surveyed for *Turning the Plough* national survey, English Heritage and Northants CC (Leics. HER data).

Green = certain, purple = possible



<sup>1</sup> Hall, D 2001. *Turning the Plough. Midland open fields: landscape character and proposals for management*. English Heritage and Northamptonshire County Council

Figure 9.3: Ridge and Furrow, 2024

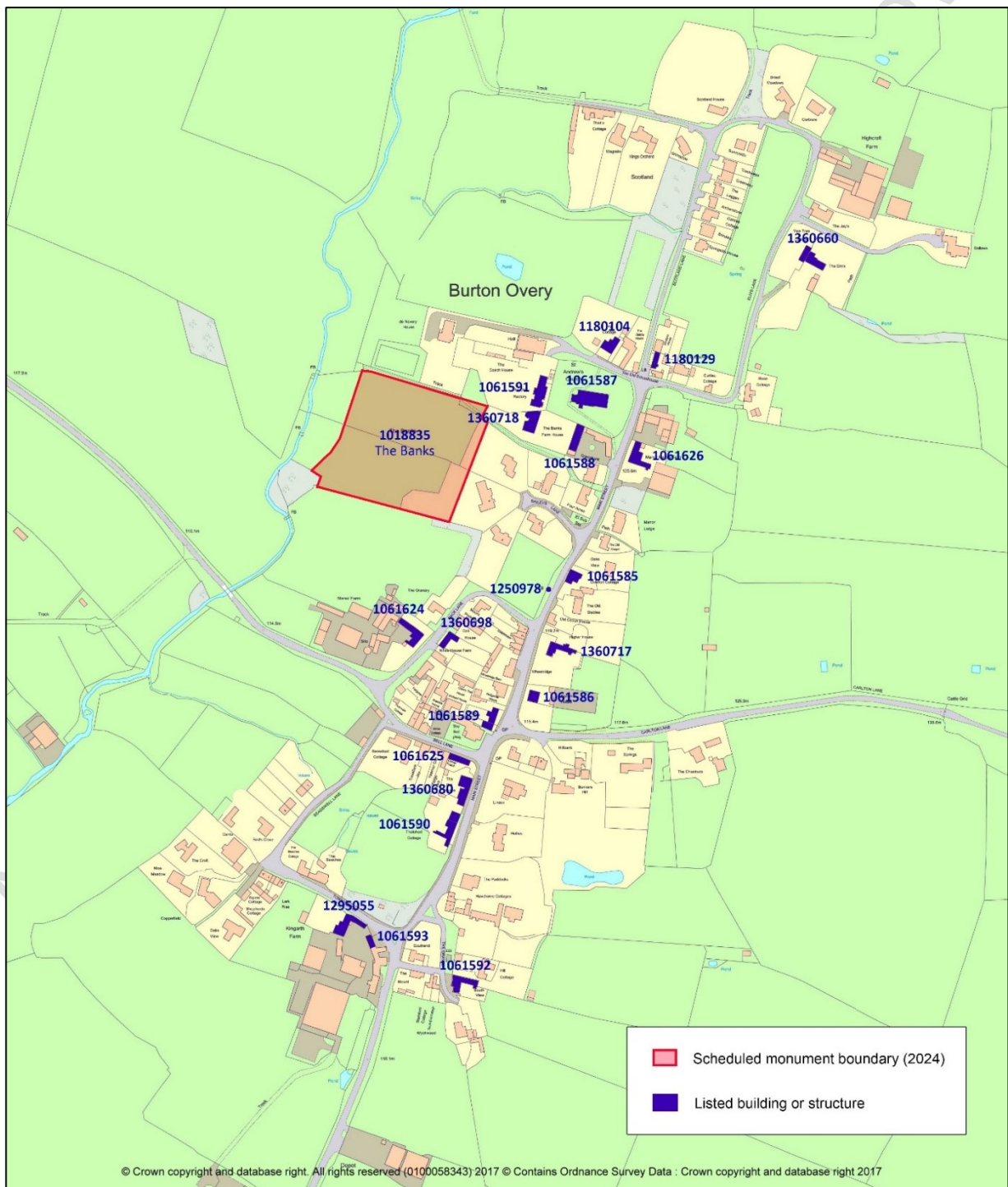


POLICY ENV 6: RIDGE AND FURROW - The surviving areas of ridge and furrow shown in Figure 9.3 are non-designated heritage assets. Any development proposal that would result in loss or damage to the assets will only be supported if the local benefits of and need for the development can be shown to outweigh the historic significance of the ridge and furrow features.

# Statutorily Protected Heritage Assets

The historic and unique character of Burton Overy is recognised in its designation as a Conservation Area (see the earlier section 'The Unique Character of the Parish'). Within the Conservation Area there is a rich built heritage, including twenty-one buildings/structures which have been granted national Listed Building Status, in recognition of their special historical or architectural interest (see Figure 10 and Appendix 5). This designation affords legal protection beyond that which can be provided through a Neighbourhood Plan. It is important, however, that the Neighbourhood Plan highlights their merit, and the need to protect and enhance these historic buildings.

Figure 10: Statutorily protected historic environment: Listed Buildings and Scheduled Monument



In addition, however, part of the character of the village derives from the relationships between buildings and the spaces in which they sit. The *settings* of the Listed Buildings and of those recognised below as *non-designated heritage assets* are essential for the preservation of the village's layout and its ambience – the way people experience the village. Developers will be required to take the settings of all heritage assets into consideration in their proposals, and the Planning Authorities should apply Historic England guidelines on *Local Heritage Listing* and *The Setting of Heritage Assets* when determining Planning Consent in respect of proposals in Burton Overy.

## Non-Designated Heritage Assets

Although, for the reasons articulated earlier, the NP Review does not include any policy specific to listed buildings, the plan does include Policy ENV 7 for the recognition and protection of buildings and structures which have notable local significance. In that context, two buildings and one structure in the Leicestershire and Rutland Historic Environment Record (HER) have been identified as meriting inclusion in a new 'Local List'. Similarly, another seven buildings, one group of buildings and one structure have been identified, in the preparation of this NP Review, as being of sufficient local significance, to merit their addition to this list. Inclusion of all twelve entries in a Burton Overy Local List in this NP Review consolidates them in the planning system as *Non-Designated Heritage Assets* in order that they can be afforded protection at the appropriate level, having regard for NPPF (2023) paragraphs 192, 203 and 205.

**POLICY ENV 7: NON-DESIGNATED HERITAGE ASSETS** - The structures and buildings listed here (mapped in Figure 11 and detailed in Appendix 6) 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 loss of, or substantial harm, to a Non-Designated Heritage Asset listed here will not be supported unless it is demonstrated that the loss or harm cannot be avoided or mitigated and would be clearly outweighed by the benefits of the development.

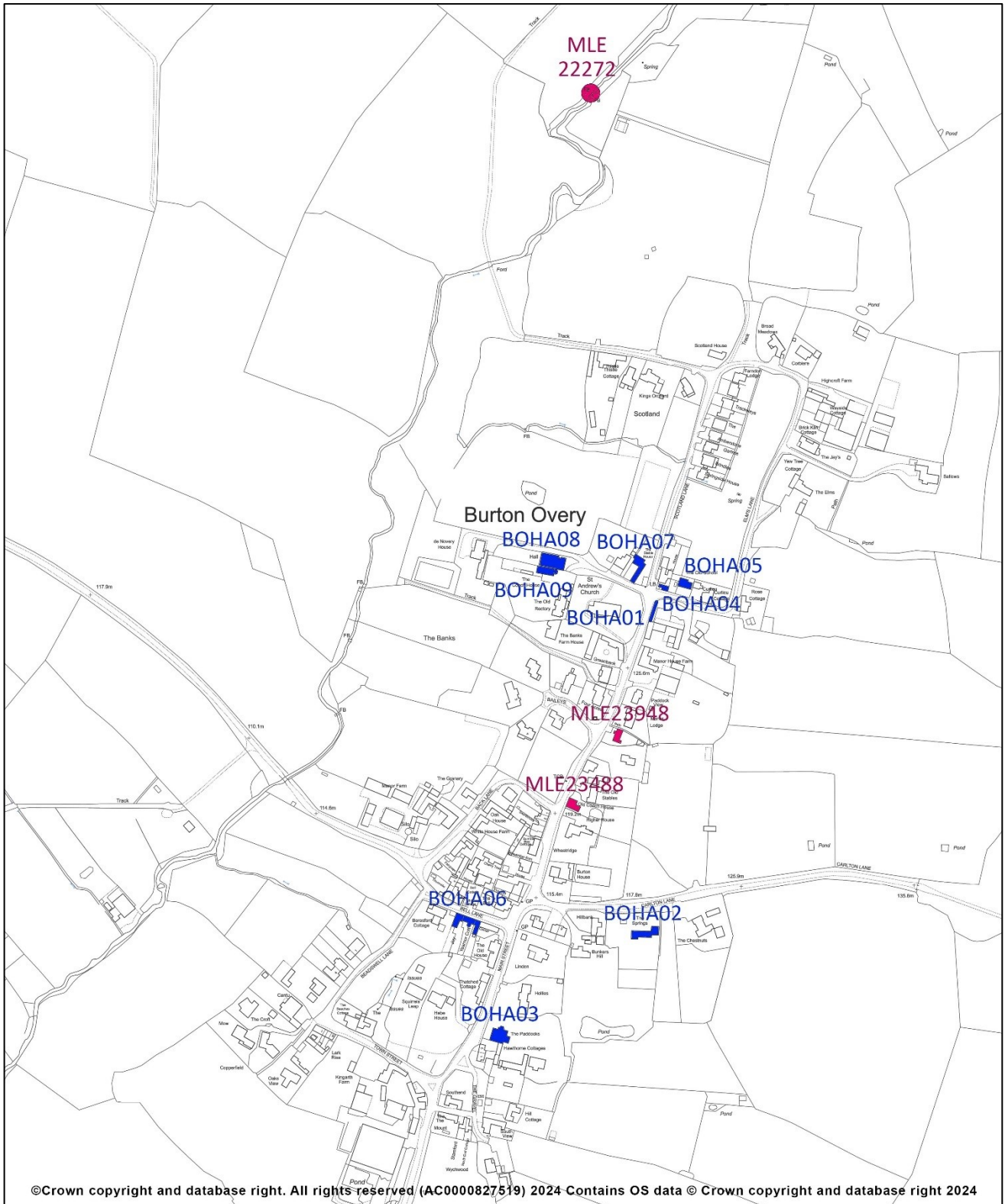
### ***Non-listed historic buildings in the Leicestershire and Rutland Historic Environment Record (HER):***

- MLE22272 c.17<sup>th</sup> / c.18<sup>th</sup> bridge, Farm Bridge, Burton Overy
- MLE23488 The Old Coach House, Main Street, Burton Overy
- MLE23948 Congregational Chapel, Main Street, Burton Overy

### ***Non-designated Heritage Assets identified by this Plan:***

- BOHA01 Brick and stone wall bounding the farmyard on Main Street up to the junction with Elms Lane
- BOHA02 The Springs, Carlton Lane
- BOHA03 The Paddocks, Main Street
- BOHA04 The Old School House, corner of Elms Lane and Main Street
- BOHA05 The Old School, Elms Lane
- BOHA06 Terrace of Cottages, Bell Lane
- BOHA07 The Stable House, Rectory End
- BOHA08 The Village Hall, Rectory End
- BOHA09 The Coach House, Rectory End

Figure 11: Non-designated heritage assets: the 'local list' of buildings and structures



## Protection of Important Views

Because views frame and delineate open countryside, they are regarded by the community as essential for protecting the valued rural context of the village and for maintaining its geographical and landscape relationship with the whole parish. Walking is a significant leisure activity in the Neighbourhood Area, both for residents and visitors, while the benefits of walking to physical and mental health and general



wellbeing are recognised by health professionals and in the NPPF.

As noted earlier, the parish is mainly in the *High Leicestershire National Character Area*, which is defined as an NCA in part because of its 'predominantly rural nature' and extensive countryside views.

Eight views in and around Burton Overy have been identified using fieldwork and community consultations. Their protection will help preserve both residents' and visitors' experience of the rural setting of the village and deliver the health and wellbeing benefits described above, while being compatible with the sustainable development of the Neighbourhood Area.

Policy ENV8 does not offer support for development that would have an unacceptable detrimental impact on the eight identified views. Plainly this will be a matter of judgement for the planning authority (HDC) as it applies its development management function throughout the plan period. However, in general terms this NP Review would not support the following types of development:

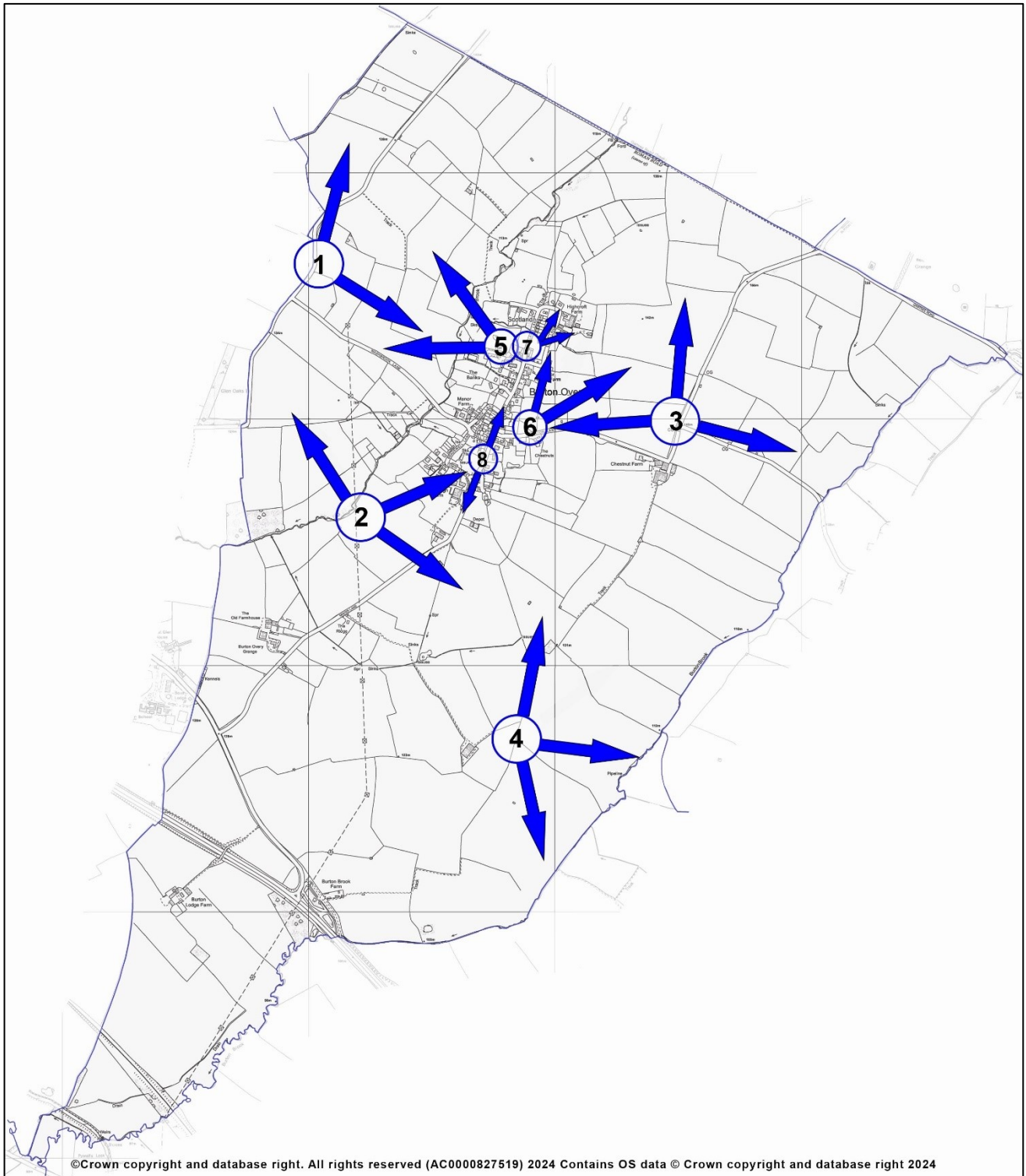
- One which blocked or partially blocked a view such that the impact of the full vista was lost; or
- One which introduced an incongruous element (such as a group of new homes, a commercial development or a wind turbine/solar array) into an otherwise rural landscape; or
- One which obscured a revered landmark in the landscape, such as a church spire, the skyline formed by a nucleated village, a distinctive woodland or a parish-defining distant horizon.

**POLICY ENV 8: IMPORTANT VIEWS** – The following views (mapped in Figure 12) are important to the setting and character of Burton Overy. Development proposals should respect and whenever possible protect them. Development which would have an adverse impact on the identified views will not be supported.

1. From the Great Glen/Kings Norton Road extensive views in all directions including southeast towards the Washbrook and Burton Overy village and north towards Kings Norton.
2. From the public footpath alongside the Washbrook leading from Burton Overy to Great Glen looking northeast towards Burton Overy village, northwest over the Washbrook into the hay meadow and sheep fields and southeast over the fields to Mayns Lane.
3. From the top of Carlton Lane with far reaching views in all directions including west towards the village, east to Carlton Curlieu and north towards Kings Norton.
4. From the public footpath between Burton Overy and Kibworth at the top of the ridgeline looking east to Burton Brook and with extensive views north, south and east over the valley towards Carlton Curlieu and Kibworth.
5. From the public footpath close to the village hall leading from Rectory End looking northwest and west over the Glebe land and beyond towards the Great Glen/Kings Norton road.
6. From the public footpath leading from Carlton Lane to Main Street looking north and northeast along the fields bounding the eastern edge of the village.
7. Looking north and east from Scotland Lane over the pastureland east of Scotland Lane known as Spring Field towards Elms Lane.

8. North and south along Main Street, taking in three Important Open Spaces with trees of landscape value and a vista that characterises the rural appearance of the village.

Figure. 12 Important views in the Neighbourhood Area



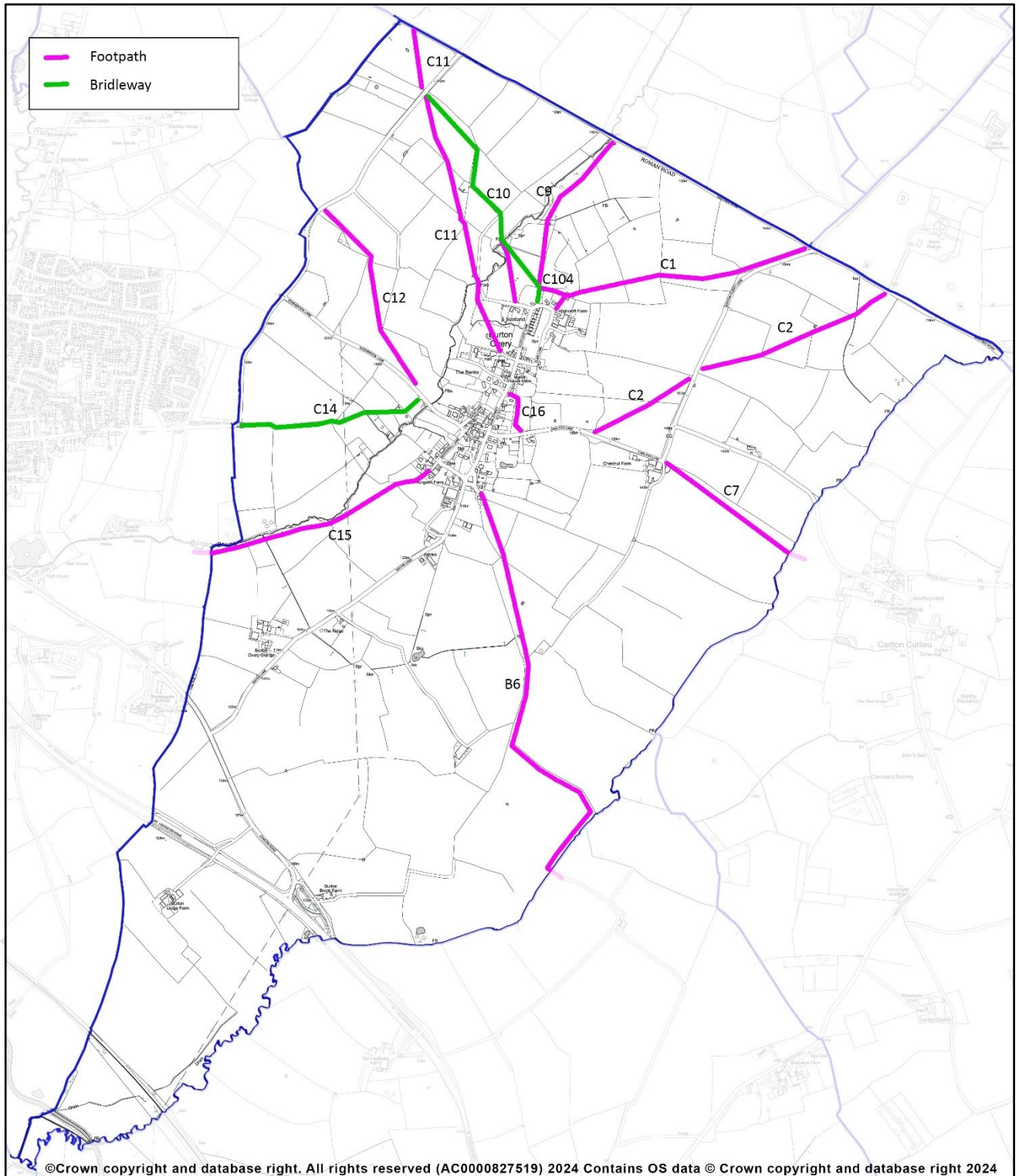
## Footpaths, bridleways and other walking routes

Burton Overy has a reasonably extensive network of Public Rights of Way providing recreational walking routes in a mainly radiating pattern between the village and the neighbouring settlements of Great Glen and Kibworth, and to the ancient Gartree Road that runs along the Area's northern

boundary. One limitation to the network is the lack of medium-length circular walks (except via Gartree Road, and via C14 and C15 to Great Glen and return). The other limitation is the absence of any footpaths in the southern half of the Area.

Policy ENV 9 is intended to ensure that no further limitations to or adverse effects on the existing network results from new development proposals in the Neighbourhood Area.

Figure 13: Footpaths, bridleways and other walking routes



POLICY ENV 9: FOOTPATHS, BRIDLEWAYS AND OTHER WALKING ROUTES - Development will be supported provided it does not result in 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:

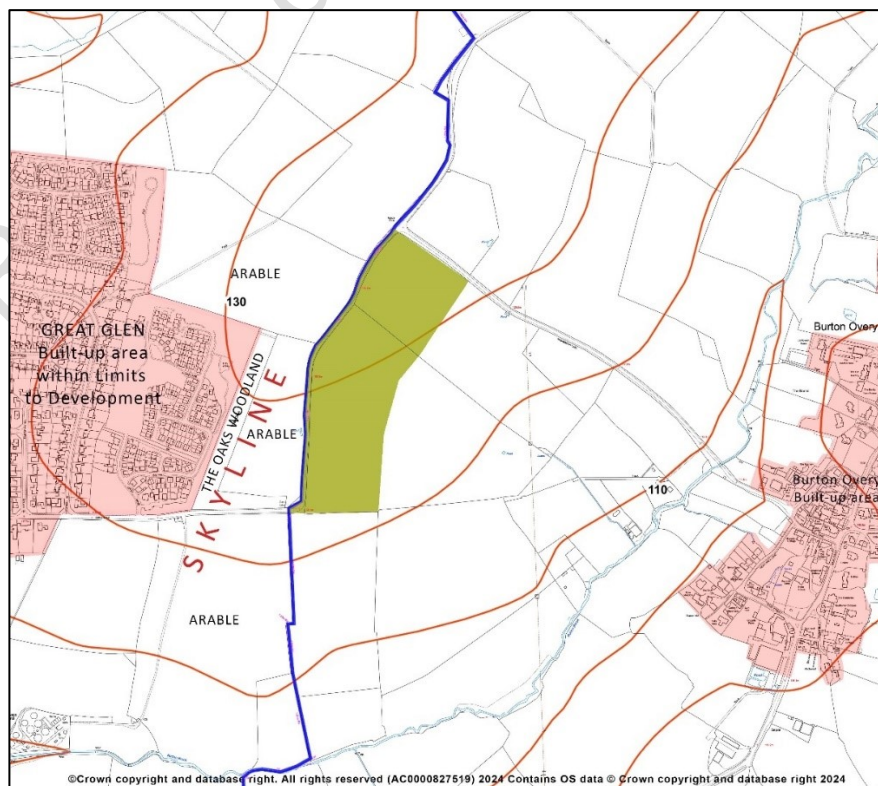
- a) service new development connecting to the existing pedestrian footpath network and key local services;
- b) encourage walking over car use, and;
- c) support exercise and leisure activities.

## Area of Separation

Burton Overy is a small, rural village surrounded by open countryside. Its medieval layout is preserved almost intact, with only minor additions to the built environment during the 20<sup>th</sup> and 21<sup>st</sup> centuries. It has no main roads, and the topography of the parish means that there are extensive views in all directions that are uninterrupted by any other substantial settlements. This is a precious characteristic, especially in a village situated only four km from the greater Leicester built-up area.

Burton Overy's near neighbours, Great Glen and Kibworth, are expanding toward it. Residents are determined that there should be no encroachment of new large-scale development in neighbouring settlements into the parish of Burton Overy. To provide this protection, and to add local detail to national policy in respect of development in open countryside, an Area of Separation is delineated in the fields between Burton Overy and Oaks Road, Great Glen. It is located on the high ground (the western horizon for views out of Burton Overy) with which the parish boundary coincides; the three arable fields on the Great Glen side are not classed as best and most versatile farmland.

Figure 14: Area of Separation between Great Glen (Oaks Road) and Burton Overy



POLICY ENV 10: AREA OF SEPARATION – Development in the Area of Separation (shown in Figure 14) will not be supported if it would compromise, either alone or in conjunction with other existing or proposed development, the separate identity and distinctiveness of Burton Overy.

## Flood Risk Resilience

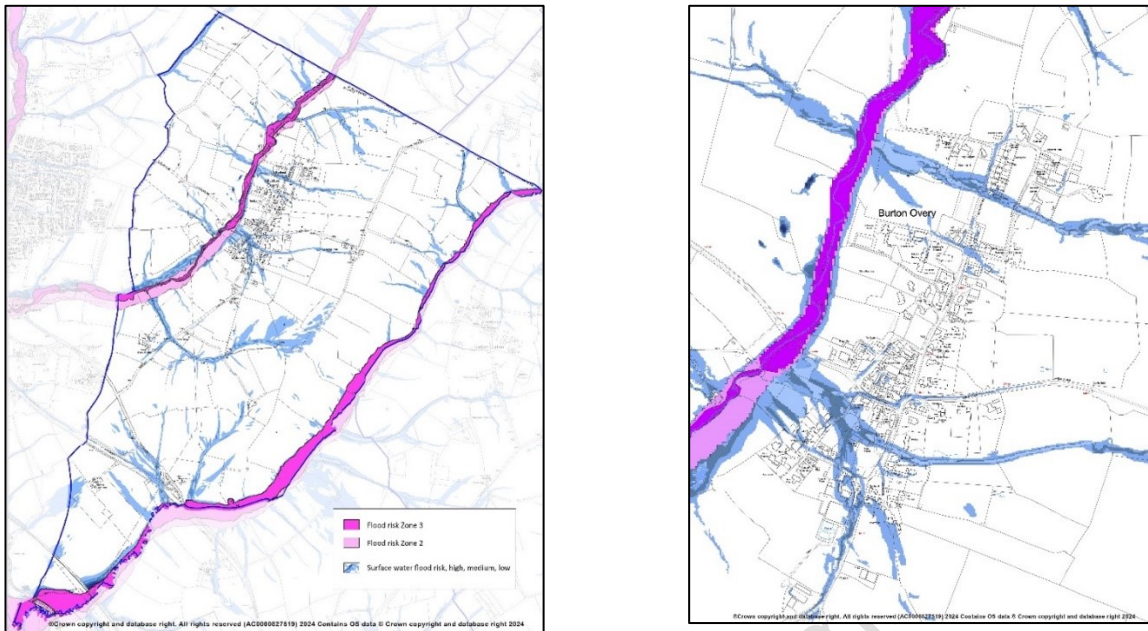
The present built-up area of the village is not at risk of flooding from rivers. However, the Environment Agency map of 'Flood Risk for Planning' shows that the Washbrook flows within 100m of properties and that the entire strip of land west of the village is in Flood Risk Zone 3 (see below). In village lore, the part of the medieval village (now visible as earthworks) located by the brook is said to have been washed away in a flooding event. No new development should be allowed in the floodplain of the Washbrook.

The important issue for today's residents is that of flooding from surface water, which is known to have become a problem in the parish over recent years. Possible causes are increased rainfall overall, more intensive rainfall events, intensification of agriculture, and new development being permitted without recognition of its effects on local hydrology. Within the parish, flooding from surface water (run-off and 'flash flooding') is an actual or potential risk generally, and specifically at sites adjacent to *ordinary watercourses*, i.e., 'rivers, streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows'.

In light of this, it is particularly important that the location and technical standards of all new development proposals in the Neighbourhood Area should in future be judged on their likely contribution to flooding in a climate change world. To complement this objective, the community will support proposals to improve the infrastructure within and close to the built-up area for managing flooding from watercourses and from surface water run-off events, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.

This policy has specific regard for NPPF (December 2023) paragraphs 158 and 165 (and generally for 166-173 including footnote 59), and with HDC Local Plan Policy CC3.

Figure 15: Risk of Flooding from rivers and surface water (NP Area left; village right)  
Adapted from Environment Agency online mapping, all risks combined – retrieved 8-2-24



POLICY ENV 11: FLOOD RISK RESILIENCE – Development proposals within the areas indicated (Zones 3 and 2 and surface water) in Figure 15 will be required, where appropriate, 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.

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

Development proposals of one or more dwellings and/or for employment or agricultural development should demonstrate that:

- if in a location susceptible to flooding from rivers or surface water (Figure 15), no alternative site is available;
- 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;
- 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 that the development will not threaten other natural habitats and water systems;
- its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g., landscaping, access and egress for aquatic and terrestrial animals, and native species planting;
- it does not increase the risk of flooding to third parties, taking into account the effects of climate change.

## D. COMMUNITY FACILITIES AND AMENITIES

### Introduction

The presence of community facilities and diverse amenities make a significant contribution to the vitality, community spirit and overall viability of Burton Overy. They have a positive impact on the sustainability of the village, enhancing the quality of life and providing an important focal point for social interaction. They also provide local people with employment opportunities, reduce the need to travel and offer valued services.

The loss and threatened closure of facilities and services is a common feature of village life. An increase in car ownership has opened up access to a wide range of leisure activities, other than those that are available locally, a trend that is also encouraged by frequent commuting, whether to places of employment or to deliver products or services. While village communities have become more mobile, some rural service providers have decided, as they seek to become more efficient, that it is not viable to maintain service levels. These trends taken together threaten the viability of many rural services and amenities.

### Protecting existing community facilities

The main community facilities in Burton Overy are as follows:

#### Village Hall

Burton Overy has had a Village Hall since 1922. The hall, situated in the quiet backwater of Rectory End, originally comprised two 18th century cottages which, at the time, were occupied by gardeners employed at the Rectory. The cottages now form a venue with a large modern hall and adjacent kitchen plus a smaller meetings room. The hall accommodates both village and private functions and is well used by the clubs and societies



serving the local neighbourhood. In 2017, the Village Hall was awarded a Lottery Grant of £10,000 to renovate the entrance to the Hall, providing better and safer access, and also to provide more suitable parking for disabled users. More recently a further grant has been used to renovate the kitchen facilities. and service area. One of (the two) community heart defibrillators is stored in an unlocked cabinet on the outside wall of the hall.

## St Andrews Church



The church of St Andrews is the oldest building in the village dating back to the medieval period. The building houses of a nave, a north aisle, a spacious chancel and a tower, the latter hosting three 17th century bells. Inside there is a 16th century screen of richly carved oak, an old ironbound chest and a 13th century stone font which is circular and plain.

St Andrews is open for daytime visitors all year round. It is an important focus of village life, hosting the annual Christmas Tree Festival plus musical and other events, in addition to the regular church services. St Andrews is part the Great Glen benefice which includes St Cuthbert's in Great Glen and St Mary the Virgin in Carlton Curlieu.

### The Book Exchange

In the spirit of sharing and keeping a much-loved landmark, the old red telephone box in Burton Overy has been re-commissioned into a book exchange. Many local residents put the exchange to good use, and it has become a much-valued asset within the village.



### The Bell Inn.



The Bell Inn is a country pub with an excellent restaurant, garden and function room. It serves as a venue for local people to meet with friends and family. That said, its customer base extends over a wide region consistent with its very good reputation as a place to dine. The presence of a pub in the centre of the village is a key feature of life in Burton Overy and the loss of the pub would represent a very significant setback for the local community. In that context, this NP Review seeks to give this local amenity the strongest possible protection against any change of use.



## Kingarth Farm Dairy



The dairy at Kingarth Farm is a valued village amenity which is used regularly by both local residents and customers from much further afield. The milk and cream products are derived from a herd of over a hundred pedigree Holstein cows which graze outside for at least six months of the year. The entirely local nature of the business ensures the unsurpassed freshness and quality of the produce, with the added benefit of a much-reduced carbon footprint.

## Manor Farm Egg Shop

Free range and barn eggs are available directly from "The Good Egg" at Manor Farm. Other locally sourced items for sell often include logs and kindling. The direct-from-the-farmyard nature of the produce provides a tangible link between the village and its farming roots.

The importance of the existing facilities and amenities were highlighted in the consultation events that have taken place during the preparation of both the Made Np and this NP Review. Both the NPPF and the Harborough Core Strategy indicate that valued community facilities should be retained. Policy CF1 has the objective of safeguarding the six facilities detailed above.



**POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES** - The following are identified as community facilities in the Neighbourhood Area:

- Village Hall
- St Andrews Church
- The Book Exchange
- The Bell Pub
- Dairy
- Egg shop

Development leading to the loss of an existing community facility, or which detrimentally impacts on an existing community facility in such a way that it loses amenity value will not be supported unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is no longer economically viable; or
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the NP.

## E. EMPLOYMENT

### Introduction

Supporting a healthy and diverse local economy is an important theme of the NP. This support recognises the constraints imposed by the fact that Burton Overy is a rural Parish and thus relatively remote from the major employment centres and by the fact that its residents place a high value on its rural character in all its aspects.

However, increased opportunities for home working and the potential for farm diversification offer opportunities for businesses to grow and flourish. Both these trends benefit the overall sustainability and diversity of the Parish.

From the 2021 Census, there is an increasing number of residents who are home workers (23.7% of people living in the Parish who are aged 16-74 and in employment) choosing or needing to work from home. 59% of residents are economically active which is higher than across the Harborough District.

### Farm diversification

There are still some working family-owned farms remaining in the Parish. To help maintain the rural economy and protect the open countryside from inappropriate development, the NP Review supports the sustainable growth and expansion of business and enterprise through the conversion of existing buildings in the countryside. Specifically, this is intended to:

- Promote a viable and sustainable farming and rural economy in the Parish;
- Promote the diversification of rural businesses;
- Encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish;
- Maintain and enhance the local rural environment.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.

**POLICY E1: FARM DIVERSIFICATION** – The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed and the scale of development is appropriate to the rural location;
- b) The conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;

- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) There is no significant adverse impact on neighbours through noise, light pollution, increased traffic levels or increased flood risk.

## Broadband infrastructure

The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement for commonly adopted and effective working practices. The internet is driving business innovation and growth, helping people access services, opening up new opportunities for learning and defining the way businesses interact with and between their employees, with their customers and with their suppliers. This is particularly important in small rural settings where better broadband will enable home-working, reducing dependence on the car; will enable small businesses to operate efficiently and compete effectively in their markets; and where improved access to an increasing number of on-line applications and services provided by the public and private sector can help to reduce social exclusion.

The need for high-speed broadband to serve Burton Overy is therefore very important. Broadband speeds have improved recently with optical fibre installation now available to residents. General advice from Leicestershire County Council to all NP groups is that new developments (including community facilities) should have access to superfast broadband (of at least 30Mbps). In addition, 30 Mbps is the recognised industry standard for superfast broadband. The policy requires this to be a minimum to reflect future increases in standards. On this basis, the NP Review expects that development proposals should, as appropriate, always be able to demonstrate that broadband speeds meeting industry standards are in place.

**POLICY E2: BROADBAND INFRASTRUCTURE** - Every individual dwelling in new housing developments should have a connection installed capable of supplying broadband operation of at least a minimum speed of 30 Mbps or any higher figure commensurate with the minimum industry standard pertaining at the time.

Proposals to provide access to a super-fast broadband service and improve the mobile telecommunication network that will serve businesses and other properties within the Parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape.

## Homeworking

In rural areas such as Burton Overy with limited full-time employment opportunities the benefit of supporting home working is that it helps to promote business activities, encouraging local employment and reduce the dependency of the car for long journeys to employment sites outside the Parish.

The intention of Policy E3 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living space. Policy E3 supports the construction of extensions, the conversion of outbuildings, and the

development of new free-standing buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in Burton Overy Parish, recognising the reality of employment patterns and work habits in a rural allocation.

Policy E3 would apply where a material change of use occurs, such that planning permission is required. It reflects positive support for entrepreneurial activity.

POLICY E3: WORKING FROM HOME - Insofar as planning permission is required, 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:

- a. Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b. No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and
- c. Any extension or free-standing building shall be designed having regard to policies in this NP Review and should not detract from the quality and character of the building to which it is subservient by reason of height, scale, massing, location or the facing materials used in their construction.

## 10. Monitoring and Review

The NP Review relates to the period 2025-2041. During this time, it is very likely that the circumstances which the plan seeks to address will change.

The NP Review will be regularly monitored. This will be led by Burton Overy Parish Council on an annual basis. The policies and measures contained in the NP Review will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the NP will also be included.

The Parish Council proposes to consider a formal review on a five- year cycle commencing in 2030 or to coincide with the review of the Harborough Local Plan if this cycle is different.

NP Review draft November rev 1