

# Neighbourhood Plan Review May 2019

## Consideration of Minor (non-material)/Major (material) updates to the Made Great Glen Neighbourhood Plan (27 November 2017)

### 1 Planning process

The Great Glen Neighbourhood Plan passed Referendum with an 89% vote in favour on a turnout of 29% on 23 November 2017. However, since submitting the Neighbourhood Plan the housing numbers that Great Glen is required to deliver has increased, the Harborough Local Plan has now been formally adopted and the new National Planning Policy Framework (2019) is in force.

These significant developments resulted in the Parish Council taking the decision to formally review the Neighbourhood Plan to ensure that it remains relevant and shapes development within the Parish up to 2031, the timescale for the new Harborough Local Plan.

The opportunity has been taken to refresh and update the residential site assessments originally undertaken early in 2016. The revised Neighbourhood Plan allocates a site for residential development and has revisited the range of environmental protections to better reflect the importance of the countryside and open spaces locally. Some policies are new whilst others have a strengthened evidence base.

Most other provisions within the Neighbourhood Plan remain as they were in the version which passed referendum in 2017. We have sought to change only those policies that require updating in line with changed circumstances.

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

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

- Updated Statement of Basic Conditions;
- Census data from 2011;
- Land Registry data;
- Housing Needs Report
- Updated Site Assessment Summary
- Historic Site list
- Updated Environmental Inventory

- Updated Local Green Space assessment
- Updated SEA determination/screening
- Updated Regulation 14 Consultation feedback and responses
- Responses to request for confirmation amongst Regulation 14 Consultees as to whether the amendments are considered material or non-material.
- Statement from the Qualifying Body about whether the amendments are considered material or non-material.

## **2 Planning Strategy**

The timescale for the Made Great Glen Neighbourhood Plan was already aligned to the new Local Plan in reflecting a time period of 2011-2031.

The adopted Harborough Local Plan has removed the Limits to Development which were a part of the Core Strategy 2006-2028. The Neighbourhood Plan has taken the opportunity to reinstate a settlement boundary in order to control development over the Plan period and to reinforce the different approach to development within and outside of the redline boundary.

During the course of the preparation of the original Neighbourhood Plan, and alongside the evolution of the new Local Plan, the housing requirement for Great Glen fluctuated sharply.

The residual requirement identified in the Proposed Submission Local Plan (September 2017) for Great Glen was for a further 35 dwellings up to 2031. By September 2018, a total of 274 dwellings had achieved a planning approval. Therefore, as a result of completions since 2011 and outstanding commitments, there is no outstanding residual requirement for Great Glen in the period to 2031 set out in the adopted Local Plan policy H1.

However, since the Great Glen Neighbourhood Plan was Made, further revisions have been made to the National Planning Policy Framework (NPPF) in August 2018 and February 2019.

Paragraph 14 of the updated NPPF states that ‘the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits’, under specified circumstances if the Neighbourhood Plan provides additional housing. One of the driving forces behind the decision of the Qualifying Body to review the Great Glen Neighbourhood Plan was to take advantage of this opportunity.

## **3 Neighbourhood Plan Policies**

The Review Neighbourhood Plan has introduced the following changes to the Neighbourhood Plan which was Made in November 2017.

NEW POLICY GG1: Residential site allocation – this policy allocates a site for residential development following an updating of the Site Sustainability Analysis. This has been included following an uplift to the housing target for Great Glen as set by Harborough District Council as

part of the evidence supplied in support of the emerging Local Plan. This is considered to be a Material change not requiring a referendum in view of the low level of housing allocated in relation to the extent of development that has taken place in the Parish over recent years.

NEW POLICY GG2: Settlement Boundary – following the removal of the Limits to Development with the new Harborough Local Plan, the opportunity has been taken to retain and update the Settlement Boundary for Great Glen to incorporate recent planning approvals, the housing allocation through the Neighbourhood Plan and to distinguish between the different approaches to development within the built-up area and the countryside. This is considered to be a Material change not requiring a referendum as it is part of an overall desire to shape development in line with local need and does not impact on the overall scale of development.

POLICY GG3: Housing Provision Windfall Sites – the same as Made NP policy GG1.

POLICY GG4: Housing Mix – the same as Made NP policy GG2

POLICY GG5: Affordable Housing – the same as Made NP policy GG3

POLICY GG6: Design Quality – the same as Made NP policy GG4

POLICY GG7: Local Heritage Assets – the same as Made NP policy GG5

POLICY GG8: Employment and Business Development – the same as Made NP policy GG6

POLICY GG9: Shops – the same as Made NP policy GG7

POLICY GG10: Community Buildings and Facilities – the only change to Made NP policy GG8 is the replacement of ‘Proposals to enhance the provision of community buildings to meet local needs will be viewed positively’ with ‘Proposals to enhance the provision of community buildings to meet local needs will be supported’. This is considered to be a non-Material change.

POLICY GG11: Assets of Community value – the same as Made NP policy GG9

POLICY GG12: Designation of Local Green Spaces - site GG/LGS/02 St Cuthbert’s churchyard added following revised field survey and updated environmental inventory. Two further sites designated as LGS by Harborough DC have also been added for completeness. Policy wording remains unchanged from that in the Made NP policy GG10. This is considered to be a Material change not requiring a referendum reflecting updated evidence.

POLICY GG13: Ridge and furrow - Figure 6: maps showing evidence for loss of ridge and furrow (rationale for protection) and Figure 7 showing survey results, both updated along with text and statistics. Policy wording remains unchanged from made NP policy GG11. This is considered to be a Material change not requiring a referendum as it reflects minor changes based on updated evidence.

POLICY GG14: Important Open Space (was Public Open Spaces in Made NP policy GG12) list of sites amended to correspond with HDC Local Plan OSSR allocations (technical correction and update); additional sites added (new environmental inventory results), mapping updated. This considered to be a non-Material change promoting conformity with the Harborough Local Plan.

POLICY GG15: Biodiversity and Wildlife Corridors - Policy heading amended from Made NP policy GG13 to include wildlife corridors to better reflect the policy itself and policy amended to include additional wildlife corridor (new environmental inventory results including the recent development of the Great Glen Crematorium). New development conditions for bat conservation added (to incorporate new best practice). Figure 7: new map to show two wildlife corridors and the key biodiversity habitat sites for which they provide connectivity (new environmental inventory results, additional key habitat areas; new best practice in respect of planning for habitat connectivity); This is considered to be a Material change not requiring a referendum strengthening the policy in light of additional evidence.

POLICY GG16: Important trees and hedges - The same as Made NP policy GG14.

NEW POLICY GG17: Historic Landscape Character Area - Introduced as a consequence of new environmental inventory results, including re-evaluation of historic features, ridge and furrow, and recognition of the importance of the setting of St Cuthbert's Church. This is considered to be a Material change not requiring a referendum as it provides an opportunity to balance the benefit of development against the harm it would create.

POLICY GG18: Footpaths and Cycleways – The policy adds the following text to Made NP policy GG15 'Further opportunities to achieve an enhancement of the present network of footpaths and cycle ways will be pursued, especially the following routes as indicated in figure 13' as an aspirational element. Additional footpaths added following community consultation. This is considered to be a Material change not requiring a referendum further supporting the maintenance and, where possible, extension of the footpath and cycleway network.

NEW POLICY GG19: Important views and skylines - to reflect new community consultation results and new environmental inventory results. This is considered to be a Material change not requiring a referendum change helping to shape development.

POLICY GG20: Energy Efficiency - The same as Made NP policy GG16.

POLICY GG21: Residential Parking - The same as Made NP policy GG14 except for the title saying 'Residential Parking' rather than 'Parking' to reflect the nature of the policy and to differentiate it from policy GG22. The words 'where appropriate' have been omitted. This is considered to be a non-Material change.

POLICY GG22: Public Parking Development - The same as Made NP policy GG18.

POLICY GG23: Access design for new development - The same as Made NP policy GG19.

POLICY GG24: Traffic Impact - The same as Made NP policy GG20.

#### **4 Note on the Nature of the Changes**

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

The Advisory Committee took the view that the changes were Material, not requiring a referendum.

Planning Practice Guidance, reviewed in May 2019, introduces the following categories:

1. Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
2. Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
3. Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

The Made Great Glen Neighbourhood Plan does direct growth in the Plan area. It has policies on design, windfall development, affordable housing and housing mix. Planning Practice Guidance gives an example of a Neighbourhood Plan directing growth through allocating sites, but this is just an example, not an exclusive requirement. It gives an example of a Major Modification requiring Referendum involving 'allocating significant new sites for development'. The Review Neighbourhood Plan only allocates a single site, not multiple sites, and its scale of around 10 units in relation to the population of the neighbourhood area and the level of recent development cannot be considered 'significant'.

The modifications incorporated into the Review Neighbourhood Plan continue, therefore, to direct growth. It can be argued therefore that there is no substantive modification in the review version of the Neighbourhood Plan.

#### **5 How are these changes regarded by the Qualifying Body?**

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

Further amendments were considered following Regulation 14 consultation and changes

incorporated into the Submission version of the Neighbourhood Plan as identified in the Regulation 14 comments and responses document.

The revised Review Neighbourhood Plan was formally approved by the Parish Council at its meeting on .....