



HUNGARTON NEIGHBOURHOOD PLAN CONFORMITY REVIEW – MAY 2021

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1. INTRODUCTION

Hungarton's Neighbourhood Plan (HNDP) was made on the 31st July 2017. Since then, Harborough District Council (HDC) adopted the Local Plan 2011-2031 (HLP) on the 30th April 2019, which concords with the National Planning Policy Framework (NPPF), a new version of which, was published in February 2019.

The HNDP predates both of these important documents. As a consequence of this, it could be that HNDP does not conform to certain policies in the HLP and NPPF, which would then mean that the policies in the HLP and NPPF would take precedence over HNDP thereby reducing its effectiveness. Hungarton Parish Council (HPC) has an overriding objective of ensuring that its Neighbourhood Plan remains relevant throughout its life. This will include ensuring that HNDP policies are in general conformity with HDC's Local Plan and the NPPF and other relevant local and national planning policies.

The Neighbourhood Planning Act 2017 identifies the circumstances that might arise as qualifying bodies seek to review made neighbourhood plans. It introduces a proportionate process for the modification of neighbourhood areas where a neighbourhood development order or plan has already been made in relation to that area.

There are 3 types of modification which can be made to a neighbourhood plan and the process involved will depend on the degree of change which the modification involves:

- □ The first type involves non material changes to a neighbourhood plan that do not materially affect the policies in the plan. Consultation, examination and a referendum are not required in this situation.
- □ The second type of modification would involve material modifications that do not change the nature of the plan. For example, this could involve the addition of development sites. In this case, the local authority would require the decision of an independent examiner to confirm that the nature of the plan hasn't been changed and if so, no referendum or consultation would be required.
- □ The third type of modification that does materially affect policies in the plan must follow the process that involves consultation, examination and a referendum.

At the time of the preparation of the HNDP, there were two important planning

documents in place; the NPPF 2012; and the Harborough Core Strategy (HCS). These have since been superseded by the NPPF (2019) and the Harborough Local Plan (HLP). The HNDP was made on the 31st July 2017 and predates both of these important documents. The Parish Council believes that Hungarton’s Neighbourhood Plan should be in general conformity with the strategic policies in HLP and NPPF 2019.

This Conformity Review Report was submitted to Hungarton Parish Council for approval at its meeting on 20th May 2021. HPC believes the suggested modifications are non-material and do not require independent examination.

In the light of the new Harborough Plan and the new NPPF, the HNDP has been carefully and comprehensively reviewed to ensure conformity and the Parish Council believes it does conform with the exception of the changes recommended below.

Hungarton Parish Council considered the revisions to its Neighbourhood Plan at its meetings on 14th January 2021 and 20th May 2021.

2. POLICY CONFORMITY

Below is a table showing all the proposed changes:

Page ref	Original text	New text	Comment on changes
2 of 55	Introduction	Introduction	Updated by PC Chair Jan 2021
4 of 55	The National Planning Policy Framework (NPPF) states that a Neighbourhood Plan gives the community “direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need”. It enables us to ensure we get the right types of development in the right locations and to set planning policies that will be used in determining decisions on planning applications.	The National Planning Policy Framework (NPPF) states that ‘Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.’ (NPPF 2019 paragraph 9).	To take account of changes to the NPPF 2019

5 of 55	New text	<p>The NPPF 2019 (paragraph 8) states that achieving sustainable development means that the planning system has three overarching objectives:</p> <ul style="list-style-type: none"> a) An economic objective b) A social objective c) An environmental objective 	New text to clarify the NPPF 2019
6 of 55	This is the draft Neighbourhood Plan for the Parish of Hungarton. It covers the area of the Parish shown on the map of the designated area in Figure 1 below	This is the Neighbourhood Plan for the Parish of Hungarton. It covers the area of the Parish shown on the map of the designated area in Figure 1 below.	To correct an error
11 of 55	Central to the Neighbourhood Plan for the parish of Hungarton is the principle of ensuring sustainable development, which means providing for the needs of the current generation while not making life worse for future generations. This principle is consistent with the purpose of the UK Planning System, as set out in the National Planning Policy Framework 2012 (NPPF), to “help achieve sustainable development”.	Central to the Neighbourhood Plan for the parish of Hungarton is the principle of ensuring sustainable development, which means meeting the needs of the present without compromising the ability of future generations to meet their own needs. (National Planning Policy Framework 2019 paragraph 7)	To take account of changes to the NPPF 2019
11 of 55	The Plan is not intended to replace the policies contained in the Harborough Core Strategy, Harborough Local Plan (when	The Plan is not intended to replace the policies contained in the Harborough Local Plan (adopted 2019) and the NPPF (2019). It sits alongside these to add additional, more	To take account of changes to the NPPF 2019 and adoption of the Local Plan

	<p>adopted) and the NPPF. It sits alongside these to add additional, more detailed policies, that are specific to Hungarton and which help achieve the community's vision. Where suitable policies already exist in the Harborough Core Strategy or NPPF they are not duplicated in this Plan.</p>	<p>detailed policies, that are specific to Hungarton and which help achieve the community's vision. Where suitable policies already exist in the Harborough Local Plan or NPPF 2019 they are not duplicated in this Plan</p>	
<p>12 and 13 of 55</p>	<p>Reflecting the importance of protecting the parish's good quality built and natural environment, including its high number (29) of listed buildings, the District Council's Core Strategy indicates that housing development in the parish of Hungarton will be limited. The New Local Plan Options Consultation Paper (September 2015) for Harborough District includes a revision of the housing need in the District as a whole and the allocation of numbers of houses to specified locations within it. It states that there is a requirement to provide for at least 9,500 new dwellings between 2011 and 2031 across the District. Of this, nearly two thirds (61%) of the 9,500 dwellings needed over the Plan period have already been built or are planned. This leaves a District-wide shortfall of 3,687 dwellings which</p>	<p>Reflecting the importance of protecting the parish's good quality built and natural environment, including its high number (29) of listed buildings, the District Council's Local Plan indicates that housing development in the parish of Hungarton will be limited.</p> <p>The Local Plan for Harborough (2019) has updated the housing need across the District and the distribution of housing within it. It states 'The full objectively assessed housing need (OAN) for the Leicester and Leicestershire Housing Market Area is 4,829 dwellings per annum between 2011 and 2031 (96,580 total) and for Harborough District is 532 dwellings per annum between 2011 and 2031 (Housing and Economic Development Needs Assessment), giving a total plan OAN across the 20-year plan period of 10,640 dwellings'. Taking into account the implications of the Duty to Cooperate increases the overall number to 11,140 dwellings and results in a Plan</p>	<p>To take account of changes to the NPPF 2019 and adoption of the Local Plan</p>

	<p>needs to be accommodated between 2015 and 2031. The Options Paper also establishes a hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, Hungarton is classified as a 'Sub-Selected Rural Village' as it has at least one of a number of key services or facilities (in the case of Hungarton a pub and a Village Hall) and a minimum of at least 50 households. In Sub-Selected Rural Villages, only limited infill development is deemed appropriate in support of local facilities. The Options Paper does not, therefore, apportion a specific housing target to Sub-Selected Rural Villages, but expects a contribution to the overall housing target. With reference to the District-wide housing requirements contained within the Options Paper, and in addition to existing commitments and recent completions within the parish, provision is made for about a further five homes across three sites, as specified in Policy H2. In order to safeguard the delivery of the proposed level of housing in the event of a failure to deliver the housing required through the allocated sites and/or a</p>	<p>requirement of 557 dwellings per annum.</p> <p>The Local Plan establishes a settlement hierarchy to help to determine the most appropriate locations for development. The settlement hierarchy identifies the settlements which are most suitable in sustainability terms to meet the development needs of the District to 2031. It provides the framework from which the spatial strategy has evolved and sustainable development can be realised across the District to 2031.</p> <p>On the basis of this hierarchy (appendix F Harborough Local Plan 2019) Hungarton is listed under "other villages and rural settlements". Other villages and rural settlements are considered the least sustainable locations for growth and are covered by housing in the countryside policy.</p> <p>The Harborough Local Plan does not therefore apportion a specific housing target. New housing will be limited to housing to meet an identified need (either through a housing needs survey or neighbourhood plan) in accordance with NPPF (2019) paragraph 79. Hungarton's Neighbourhood Plan contributes to Harborough's overall housing target.</p> <p>With reference to the District-wide housing requirements contained within the Harborough Local Plan 2019, and in addition to existing commitments and recent</p>	
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	<p>district-wide increase in housing need, Page!13 of!56 two reserve sites have been identified (Policy H3) which will be released for limited development should the need arise.</p>	<p>completions within the parish, provision is made for about a further five homes across three sites, as specified in Policy H2. In order to safeguard the delivery of the proposed level of housing in the event of a failure to deliver the housing required through the allocated sites and/or a district-wide increase in housing need, two reserve sites have been identified (Policy H3) which will be released for limited development should the need arise</p>	
13 of 55	<p>Changes to affordable housing being introduced through the Housing and Planning Act include the promotion of a Starter Homes initiative, which aims to help young first-time buyers (below 40 years) purchase a home with a minimum 20% discount off the market price. This initiative might help deliver the preference of the community, expressed in responses to the Community Questionnaire, to provide smaller homes for young couples; this preference is supported by the Neighbourhood Plan.</p>	<p>Changes to affordable housing may be introduced including the promotion of the First Homes initiative, which aims to provide homes for first-time buyers (below 40 years of age) with a 30% discount against market value. This initiative, or similar future discounted market sale dwelling schemes for first time buyers or for people in need of affordable homes introduced by Government, would help to deliver the preference of the community, as expressed in responses to the Community Questionnaire, to provide smaller homes for young couples or others who need affordable homes. This preference is supported by the Neighbourhood Plan</p>	<p>To reflect changes to National Policy and changes to Starter Homes</p>
14 and 15 of 55	<p>Up to three dwellings to north of site. 2-3 bedroom Starter Homes and single storey homes will be supported. Where the development provides for Starter</p>	<p>Up to three dwellings to north of site. 2-3 bedroom discounted market sale homes for first time buyers or others in need of affordable homes and single storey homes will be supported. Where the</p>	<p>To reflect changes to National Policy and changes to Starter Homes</p>

	Homes, priority should be given to local people as defined by the policy, wherever possible.	development provides for discounted market sale homes for first time buyers or others who need affordable homes, priority should be given to local people as defined by the policy, wherever possible.	
Policy H2	<p>b) 1 The development is expected to provide three dwellings of which at least one is to be a 2/3 bed Starter Home. The provision of a home suitable for older people is strongly encouraged;</p> <p>b) 3 Where possible local people are to be given first consideration in the allocation of the Starter Homes (s);</p>	<p>b) 1 The development is expected to provide three dwellings of which at least one is to be a 2/3 bed discounted market sale dwelling for a first time buyer or others who need affordable homes. The provision of a home suitable for older people is strongly encouraged;</p> <p>b) 3 Where possible local people are to be given first consideration in the allocation of the discounted market sale dwelling;</p>	To reflect changes to National Policy and changes to Starter Homes
Policy H2	Where possible, Starter Homes within the Plan area shall be allocated to eligible households with a connection to the Parish defined as being where at least one member of the household meets at least one of the following criteria:	Where possible, discounted market sale homes within the Plan area shall be allocated to eligible households with a connection to the Parish defined as being where at least one member of the household meets at least one of the following criteria:	To reflect changes to National Policy and changes to Starter Homes
Policy H3	Or if it becomes necessary to provide for additional homes in the parish in accordance with any new development plan document that replaces the Harborough Local Plan 2001;	b) Or if it becomes necessary to provide for additional homes in the parish in accordance with any new development plan document that replaces the Harborough Local Plan 2019;	New text to clarify the NPPF 2019
Page 21 of 55	The Hungarton Neighbourhood Plan supports working	The Hungarton Neighbourhood Plan supports working towards a low-	To reflect the latest Parish Council action

	towards a low-carbon future. To this end it:	carbon future. Hungarton Parish Council made a Declaration of Climate Change Emergency in 2019. To this end it:	
Page 22 of 55	Because Hungarton is currently classified as 'Countryside' and is proposed to be a SubSelected Rural Village in the HDC New Local Plan Options Consultation Paper (2015) it is not under pressure to accommodate a large amount of new development. This has made it possible for residents to think objectively about the contribution they can make to sustainable development, in particular about the balance between development and the environment that should be the bedrock of Neighbourhood Plans within the National Planning Policy Framework (2012).	On the basis of the hierarchy in appendix F Harborough Local Plan 2019, Hungarton is listed under "other villages and rural settlements". Other villages and rural settlements are considered the least sustainable locations for growth and are covered by housing in the countryside policy, so Hungarton is not under pressure to accommodate a large amount of new development. This has made it possible for residents to think objectively about the contribution they can make to sustainable development, in particular about the balance between development and the environment that should be the bedrock of Neighbourhood Plans within the National Planning Policy Framework (2019).	To take account of changes to the NPPF 2019 and adoption of the Local Plan
Page 26 of 55	Biodiversity enhancement (species and habitats) is supported by the National Planning policy Framework, which is itself compliant with the European Habitats Directive 1992 (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora) and the UK Conservation of Species and Habitats	Biodiversity enhancement is supported by the National Planning Policy Framework 2019 (paragraphs 174 -177), This includes the requirement for planning authorities to undertake an Environmental Risk Assessment where planning proposals may have significant effects on certain Internationally Designated Sites. It also contains provisions for the conservation and enhancement of Nationally	To take account of changes to the NPPF 2019

	Regulations, 2010, Amended 2012.	Designated sites and the conservation of habitats and species outside Designated Sites.	
Page 46 of 55	Both the NPPF and the draft Harborough Local Plan indicate that valued community facilities should be retained. Policy CF1 supports the objective of maintaining an adequate level and range of facilities.	The NPPF 2019 (paragraph 92) indicates that valued community facilities should be retained. The Harborough Local Plan 2019 Policy HC2 supports the objective of maintaining an adequate level and range of facilities and renewing them according to need.	To take account of changes to the NPPF 2019
Page 47 of 55	Through community consultation the provision of allotments has been raised with 5 respondents indicating a definite interest and a further 14 a probable interest. One landowner has indicated a willingness to help with allotment provision.	Through community consultation the provision of allotments has been raised with 5 respondents indicating a definite interest and a further 14 a probable interest. One landowner indicated a willingness to help with allotment provision. This was progressed in 2017 and several households now work the allotments at Baggrave Hall by private arrangement.	To reflect the most recent local events
Page 49 of 55	The draft Local Plan supports the rural economy by allowing for new employment land to be provided to help create or safeguard jobs.	The Local Plan supports the rural economy by allowing for new employment land to be provided to help create or safeguard jobs.	To take account of adoption of the Local Plan
Page 50 of 55	This reflects positive support for entrepreneurial activity in line with the NPPF and draft Harborough Local Plan.	This reflects positive support for entrepreneurial activity in line with the NPPF and Harborough Local Plan.	To take account of adoption of the Local Plan
Page 51 of 55	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	The NPPF allows for the re-use of redundant or disused rural buildings, leading to an enhancement to the immediate setting, within the context of avoiding in general	To take account of changes to the NPPF 2019

	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.	the development of isolated homes in the countryside.	
Policy E5	All new developments should have access to superfast broadband (of at least 30Mbps) Developers should take active steps to incorporate superfast broadband at the pre-planning phase and should engage with telecoms providers to ensure superfast broadband is available as soon as build on the development is complete.	All new developments should have access to the highest available speed broadband. Developers should take active steps to incorporate high-speed broadband infrastructure at the pre-planning phase and should engage with telecoms providers to ensure that the infrastructure to support high speed broadband is available as soon as building on the development is complete.	To update the Plan to reflect up to date download speeds
Page 53 of 55	The car provides the principal mode of transport for residents of the Plan area with over 50% of the population travelling by car (higher than district, regional or national levels). The NPPF encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures which	The car provides the principal mode of transport for residents of the Plan area with over 50% of the population travelling by car (higher than district, regional or national levels). The NPPF 2019 says that the planning system should actively manage patterns of growth in support of sustainable transport objectives.	To take account of changes to the NPPF 2019

	<p>promote a reduction in the number of journeys made by car, and there are a number of actions that can be taken by individuals and by the public and private sectors to support this objective.</p>		
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3. SUMMARY

This review concludes the following:

- a. The policies in the HNBP 2011 to 2031 are in general conformity with the strategic policies in the HLP 2011-2031 and the NPPF 2019.
- b. Policy H2 has been revised to reflect changes to National Policy and changes to Starter Homes.
- c. Policy H3 has new text to clarify the NPPF 2019
- d. Policy E5 has new text to update the Plan to reflect up to date download speeds.
- e. An new introduction from the HPC chairman has been added to the HNBP to cover the Conformity Review process.

No other changes are proposed to the HNBP at this time. The changes are minor changes only to reflect changes of circumstance, matters fact or to correct errors and references to external documents.

As these modifications are non material, as defined in the Introduction, HDC should be able to make these updates to the HNBP without the need for an independent examiner.

Ratified by HPC on 20th May 2021

