

Neighbourhood Plan Review March 2021

Consideration of Minor (non-material)/Major (material) updates to the Made East Langton parish Neighbourhood Plan (26 June 2018)

1 Planning process

The East Langton Parish Neighbourhood Plan passed Referendum with an 90% vote in favour on a turnout of 41% on 21 June 2018. However, since submitting the Neighbourhood Plan, the Harborough Local Plan has now been formally adopted (April 2019) 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 approach taken in relation to residential allocations. The revised Neighbourhood Plan allocates two sites 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 2018. 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
- Site Assessment Summary
- Historic Site list
- Updated Environmental Inventory
- Updated Local Green Space assessment

- Updated Important Views evidence
- 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 East Langton Parish 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 east Langton Parish fluctuated sharply.

The residual requirement identified in the Local Plan is for a minimum of 30 new dwellings over the Plan period.

However, since the East Langton Parish 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 East Langton Parish Neighbourhood Plan was to take advantage of this opportunity.

3 Status of changes

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 changes made in the review of the Made Neighbourhood Plan are considered against these categories of modifications.

4 Neighbourhood Plan Policies

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

Policy S1 – The policy on a ‘Presumption in favour of sustainable development’ has been deleted as it does not represent a planning policy as such. The intent contained in the policy is retained in the preceding narrative.

New Policy H1 – site allocations have been made in the Neighbourhood Plan to achieve the minimum housing requirement as set out in the Local Plan, alongside windfall development. This is considered to be a Material change requiring a referendum in view of the introduction of a site allocation policy which has a significant impact on the nature of the Neighbourhood Plan.

Policy H2 - Settlement Boundaries have been introduced for both villages to demarcate where development is in principle to be supported from the countryside, where development will be carefully controlled in line with local and national planning policies. This is considered to be a Material change requiring a referendum as it introduces a significant measure in shaping development in the Parish.

Policy H3 Windfall sites – the same as Made NP Policy H2 (except for reference to the settlement boundary rather than ‘the built-up area’). This is considered to be a non-Material change.

Policy H4 Housing mix – the same as Made Policy H3 with the addition of the words ‘4+ bedroom dwellings may be included in the mix of dwellings but will be expected to comprise a minority’ to clarify the policy intent. This is considered to be a non-material change.

Policy H5 Affordable Housing – the same as Made Policy H4.

Policy E1 Employment – No change

Policy E2 Use of Agricultural or Commercial Buildings - No change.

Policy E3 Home Working – No change.

Policy E4 – Broadband Infrastructure – no change

Policy CS1 Protecting Key Community Services – No change.

Policy CS2 New or Improved Community Service – No change

Policy DBE1 Protection of the Built Environment: Conservation Areas and Listed Buildings – No change

Policy DBE2 Local Heritage Assets of Historical and Architectural Interest – An additional structure has been added to this list of locally important buildings. This is considered to be a material change not requiring a referendum.

Policy DBE3 Design – No change.

Policy ENV 1 Protection of Local Green Space – an additional site has been added to those designated through the Made Neighbourhood Plan. This is considered to be a Material change requiring a referendum as it introduces an additional site for protection against inappropriate development.

Policy Env 2 Other Environmentally Significant Sites – minor changes to fields covered by this policy to remove a site no longer considered to be environmentally significant. This is considered to be a material change not requiring a referendum as the change is relatively minor.

Policy Env 3 Biodiversity – No change.

Policy Env 4 Trees – No change except for the addition of the word ‘historical’ which now describes trees of good ‘arboricultural, ecological, historical and amenity value. This is considered to be a non-material change.

Policy Env 5 Ridge and Furrow – No change.

Policy Env 6 Area of Separation – No change.

New Policy Env 7 Protection of Important Views – a new policy with an enhanced evidence base and revised set of views following the Examiner’s rejection of the previous policy. This is considered to be a Material change not requiring a referendum as it introduces a need to take into account locally important views into planning determinations.

Policy T1 Traffic Management – No change

Policy T2 Footpaths, footways and Bridleways – No change.

5 Note on the Nature of the Changes

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

Whilst many of the proposed modifications are non-material, some represent material modifications and the Parish Council took the view that some changes were Material requiring a referendum.

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.