

# **Sudbrooke Neighbourhood Plan Schedule of Modifications**

## **INTRODUCTION**

Sudbrooke Parish Council is undertaking a review of its Neighbourhood Development Plan (NDP). The NDP was prepared by a Steering Group of parish councillors and local residents and submitted to West Lindsey District Council (WLDC) on the 15<sup>th</sup> February 2019. Following independent examination and a successful referendum, it was 'made' by WLDC on the 2nd March 2020.

The review of the NDP has been informed by:

- Experience with using the NDP to guide the determination of planning applications;
- The provisions of the Central Lincolnshire Local Plan; and
- The provisions of the NPPF and Planning Practice Guidance.

This document is the Statement of Modifications. It has been prepared to set out the scope and nature of the modifications proposed to the made NDP and in accord with the requirements of the Neighbourhood Planning (General) Regulations 2012 as amended and Planning Practice Guidance.

## **PLANNING PRACTICE GUIDANCE**

The process for reviewing and updating neighbourhood plans varies according to the degree of change which is proposed. Planning Practice Guidance identifies three types of modification.

- 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.
- 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.
- 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 modifications to the Sudbrooke NDP which are proposed in the Review are generally considered to be material, as explained and detailed in the following circumstances, Planning Practice Guidance states that qualifying bodies (such as the Parish Council) should follow the process set out in guidance, with the following additional requirements:

- The qualifying body must state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons.

- The local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner.
- The qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.

This Statement of Modifications sets out the scope and materiality of the modifications which are proposed to the made NDP, and the view of the Parish Council as to whether the modifications are so significant or substantial as to change the nature of the plan.

## **MODIFICATIONS TO THE MADE NDP**

### **Modifications to the Vision**

The modifications which are proposed to the Vision for the made NDP are set out in Table 1.

### **Modifications to made NDP policies and plans**

The modifications which are proposed to the planning policies of the made NDP are set out in Table 2.

### **New and replacement policies**

New and replacement planning policies are set out in Table 3. New policies have been added to provide guidance on topics not covered in the made plan, such as housing allocations and character. Replacement policies provide greater detail or focus in respect of matters previously addressed in the made plan, such as housing mix, design and character and Working from home. The majority of the modifications involved are considered to materially affect the NDP.

### **Other modifications to the made NDP**

A number of minor (non-material) modifications have been made to the made NDP:

- Revision of a Front Cover, Contents page, Foreword and other formatting changes.
- Revisions and updates to the Introduction and context sections.
- Re-ordering of policies consequent upon modifications and the introduction of new policies through the supporting text.
- Removal of some references to policies in the 2017 Central Lincolnshire Local Plan and the insert of new references to the adopted Central Lincolnshire Local Plan April 2023.
- Updates to the NDP evidence base, such as the creation of a Character Assessment update for part of the parish that has been developed since the previous NDP.


**Table 1: Modifications to the Vision**

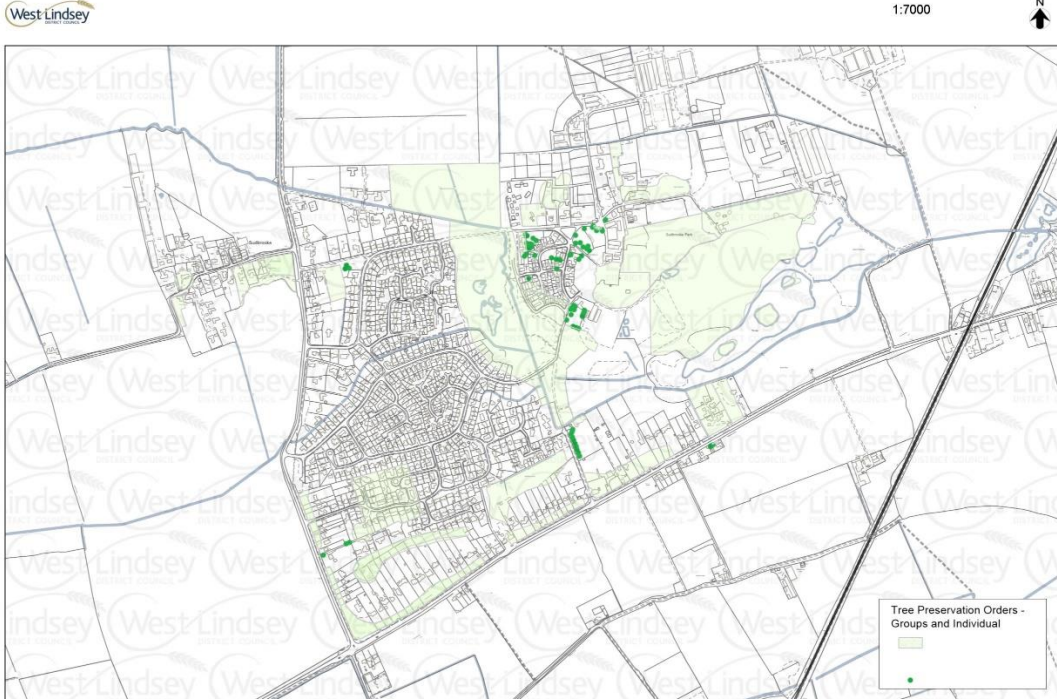
Made NDP	Modifications	Does the Modification materially affect the NDP?
<p>"In 17 years' time Sudbrooke will be a safe and peaceful rural community reflecting and conserving its unique historic heritage. The distinctive woodland landscape, lakes and open spaces that provide a haven for residents and our remarkable wildlife will be protected and enhanced for future generations to enjoy. Sudbrooke will be a vibrant community spirit with a sustainable infrastructure providing excellent services and facilities for all ages. New development will respect the unique character of the village whilst meeting the needs of current and future residents".</p>	<p>"<u>By 2040</u> Sudbrooke will continue to be a safe and peaceful rural community reflecting and conserving its unique historic heritage. The distinctive woodland landscape, lakes, important views towards Lincoln and open spaces that provide a haven for residents and our remarkable wildlife will be protected and enhanced for future generations to enjoy. Sudbrooke will be a vibrant community spirit with a sustainable infrastructure providing excellent services and facilities for all ages. New development will respect the unique character of the village whilst meeting the needs of current and future residents".</p>	<p>No. The existing vision for Sudbrooke village remains valid for this plan review. The issues raised during the previous plan are largely still relevant today and it is important for the revised Neighbourhood Plan to continue to work to address these moving forward.</p>

**Table 2: Modifications, deletions or replacements to made NDP policies and plans**

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
<b>Policy 1 : Additional Residential Development</b>	Revised. Now Policy 1: Housing Development within the Developed Footprint of Sudbrooke	<p><del>Proposals for additional residential development in Sudbrooke will be supported provided that clear support from the local community can be demonstrated. Applicants are encouraged to agree the scope of the consultation with Sudbrooke Parish Council prior to it taking place. A Consultation Statement should accompany the application for planning permission and consideration should be given to the guidance provided in Appendix 1 when preparing the statement. 2.</del></p> <p><del>Development proposals will be encouraged which seek to provide smaller homes catering for younger people and specialist homes for the elderly population, for those with disabilities and for self-build projects.</del></p> <p><u>1. Unless demonstrated otherwise, proposals for new residential development, including the conversion of existing buildings, will only be supported if it is filling a gap within the existing developed footprint of Sudbrooke, as identified on Figure 5, and it meets all the following criteria:</u></p> <p><u>a) it is proposing no more than 10 dwellings (per site);</u></p> <p><u>b) proposing a mixture of dwelling types and sizes to help meet local accommodation needs;</u></p> <p><u>c) has regard to the overall character of the area and the current layout, density and size of the surrounding plots and dwellings to which the scheme relates;</u></p> <p><u>d) safeguards the integrity of existing garden spaces and the relationship between property sizes and their wider curtilage;</u></p>	Yes. This policy has revised to better reflect the Policy in the Central Lincolnshire Local Plan.

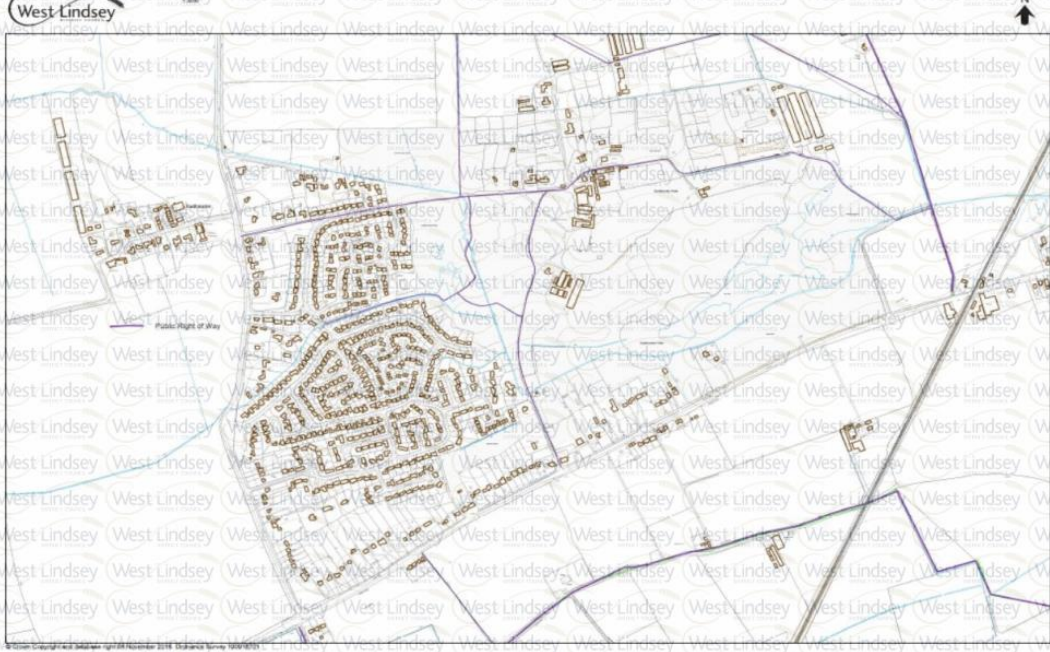
Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>e) <u>does not lead to the loss of any mature trees (See Policy 7) hedgerows and boundary walls that make a positive contribution to the character of the area and wider street scene;</u></p> <p>f) <u>provides satisfactory landscaping to provide privacy for new and/ or existing dwellings, where appropriate; and</u></p> <p>g) <u>provide satisfactory layouts to safeguard the private amenity of existing dwellings.</u></p>	
Policy 5: Protected and Significant Trees.	Now Policy 7: Protected and Significant Trees	There should be no harm to or loss of irreplaceable habitats such as ancient trees and veteran trees. Where appropriate, proposals must preserve the identified “protected trees”, the “significant trees” and green corridors on figures <u>8 and 9</u> . Proposals that unduly remove, or would cause unnecessary harm, to these trees will not be supported unless there is clear public benefit to outweigh the loss or harm, and a suitable compensatory strategy is included in the proposals	No, just updates the relevant Figures.

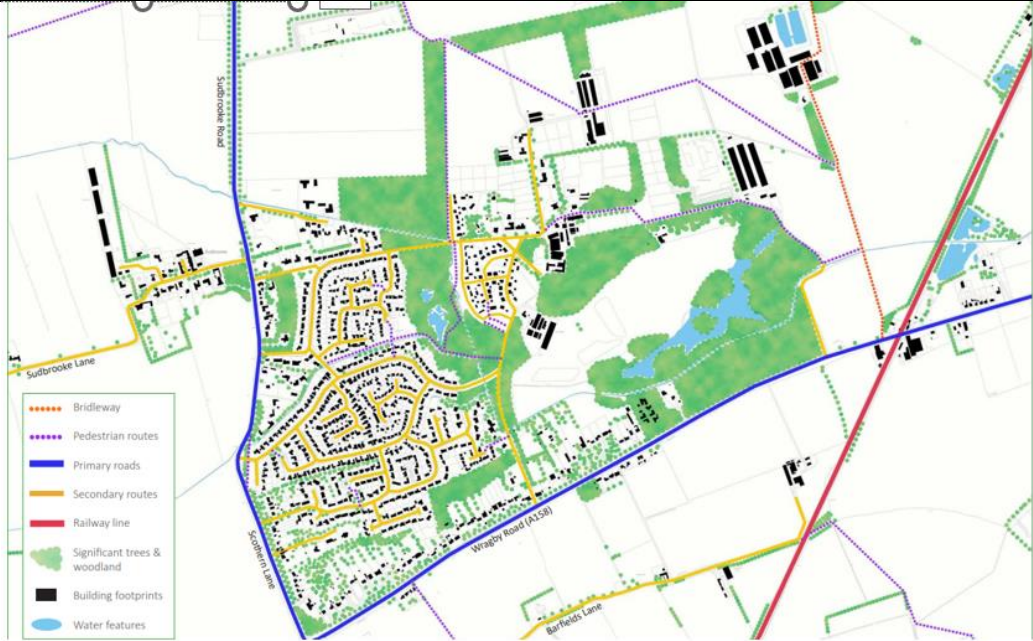
Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
Figure 11	Now Figure 8		No provide an updated map.

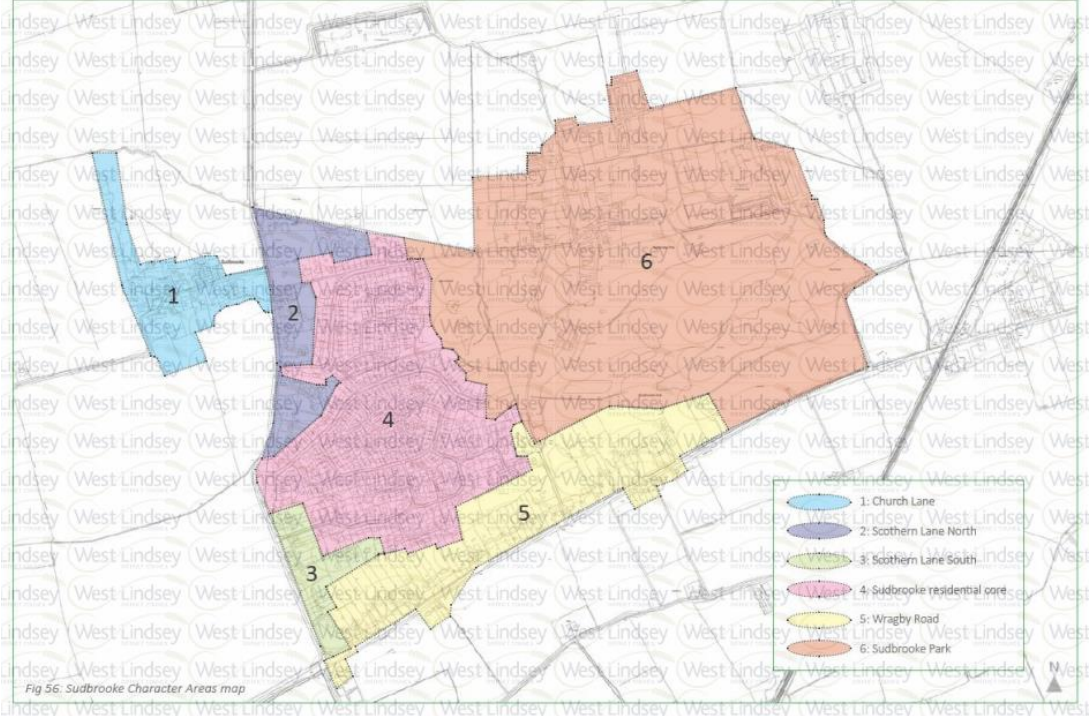
Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		 <p>© Crown Copyright and database right 08 November 2023. Ordnance Survey 100018701. The Tree Preservation Order dataset is licensed under the Open Government Licence (OGL) v3.0 except where otherwise stated. To view this licence, visit <a href="https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/">https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/</a>. Any enquiries regarding this publication should be sent to: West Lindsey District Council, Guildhall, Marshalls Yard, Gainsborough, Lincolnshire. DN21 2NA.</p>	
Policy 6: Nettleham Beck and balancing ponds	Now Policy 8.	<ol style="list-style-type: none"> <li>1. Development proposals adjacent to Nettleham Beck and its balancing ponds, as identified on figure 12, will be supported only if they maintain and enhance the associated amenity and biodiversity value. Proposals will be required to take account of the following: <ol style="list-style-type: none"> <li>a) retain and enhance, where possible, public access and extend access through the formation of waterside walkways;</li> </ol> </li> </ol>	No, just updates the relevant Figures



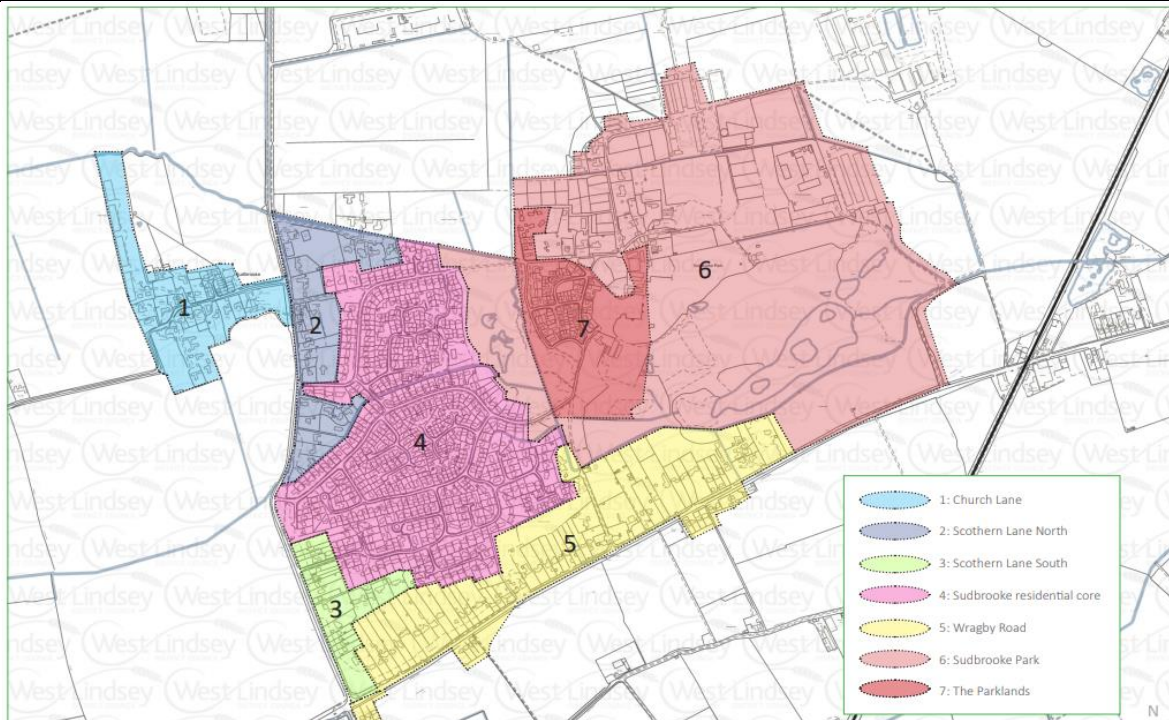
Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>b) avoid any increased risk of flooding or surface water runoff to nearby properties; and</p> <p>c) preserve and enhance its amenity, biodiversity, identified significant trees and hedgerows and recreational value.</p> <p>1. Development proposals adjacent to Nettleham Beck and its balancing ponds, as identified on <a href="#">figure 9</a>, will be supported only if they maintain and enhance the associated amenity and biodiversity value. Proposals will be required to take account of the following:</p> <p>a) Where possible, preserve and enhance, public access and extend access through the formation of waterside walkways;</p> <p>b) Does not lead to any increased risk of flooding or surface water runoff to nearby properties; and</p> <p>c) preserve and enhance its amenity, biodiversity, identified significant trees and hedgerows and recreational value.</p>	

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
Figure 13 Public Rights of Way	Now Figure 10		Yes, provides an up to date and accurate map for Public Rights of Way in 2024.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
			

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
Figure 15: Character Areas of Sudbrooke	Now Figure 12	 <p>Fig 56: Sudbrooke Character Areas map</p>	Yes, provides an additional character area in relation to Sudbrooke Park



Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
			
<b>Policy 9: Design Principles</b>	Now Policy 11: Design Codes	<p>In conjunction with the Sudbrooke Character Assessment, development proposals will be supported where they have considered the following:</p> <p>1. In relation to site context: a) the proposal responds positively to the specific character area as identified within the Sudbrooke Character Assessment, the local distinctiveness and form of its surroundings; b) key views of village, as identified within the Sudbrooke Character Assessment, and the important landscape views,</p>	No, the changes just update the relevant figures and add in the Character

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>as identified on figure 16, should be safeguarded. Development proposals should demonstrate that they will not have an unacceptable adverse impact on the views listed 1-11.</p> <p>2. In relation to site design, layout and access: The arrangement of buildings, structures and spaces within the site, including density and layout, and the alignment and orientation of buildings, relates positively to the character and form of the surroundings, achieves a high quality of design and meets all of the following criteria:</p> <ul style="list-style-type: none"> <li>a) integrates well with existing street patterns and characteristics which define that specific character area;</li> <li>b) protects the amenity of neighbouring occupiers; and</li> <li>c) creates well-connected and attractive outdoor areas.</li> </ul> <p>3. In relation to the design of buildings and structures:</p> <ul style="list-style-type: none"> <li>a) proposals make a positive contribution to their surroundings through the quality of their design in terms of scale, height, form, massing, style, detailing, landscaping and use of materials and meet criteria (b) to (c) listed in part (2) above;</li> <li>b) proposals for non-residential buildings consider flexibility in design to facilitate conversion to other uses in the future;</li> <li>c) proposals for residential buildings consider the accessibility and adaptability of new homes to meet the long-term needs of residents; and</li> <li>d) proposals are designed to take advantage of renewable and low carbon energy sources, including natural solar gain.</li> </ul>	Assessment 2024

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>In conjunction with the Sudbrooke Character Assessments <a href="#">2016 and 2024</a>, development proposals will be supported where they have considered the following:</p> <ol style="list-style-type: none"> <li>1. In relation to site context:               <ol style="list-style-type: none"> <li>a) the proposal responds positively to the specific character area as identified within the Sudbrooke Character Assessments, the local distinctiveness and form of its surroundings;</li> <li>b) the preservation of key views of village, as identified within the Sudbrooke Character Assessments, and the important landscape views, as identified on <a href="#">figure 13</a>, should be safeguarded. Development proposals should demonstrate that they will not have an unacceptable adverse impact on the views listed 1-11.</li> </ol> </li> <li>2. In relation to site design, layout and access: The arrangement of buildings, structures and spaces within the site, including density and layout, and the alignment and orientation of buildings, relates positively to the character and form of the surroundings, achieves a high quality of design and meets all of the following criteria:               <ol style="list-style-type: none"> <li>a) integrates well with existing street patterns and characteristics which define that specific character area;</li> <li>b) protects the private amenity of neighbouring occupiers; and</li> <li>c) creates well-connected and attractive outdoor areas.</li> </ol> </li> <li>3. In relation to the design of buildings and structures:</li> </ol>	

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		<p>a) proposals make a positive contribution to their surroundings through the quality of their design in terms of scale, height, form, massing, style, detailing, landscaping and use of materials and meet criteria (b) to (c) listed in part (2) above;</p> <p>b) proposals for non-residential buildings consider flexibility in design to facilitate conversion to other uses in the future;</p> <p>c) proposals for residential buildings consider the accessibility and adaptability of new homes to meet the long-term needs of residents; and</p> <p>d) proposals are designed to take advantage of renewable and low carbon energy sources, including natural solar gain.</p>	

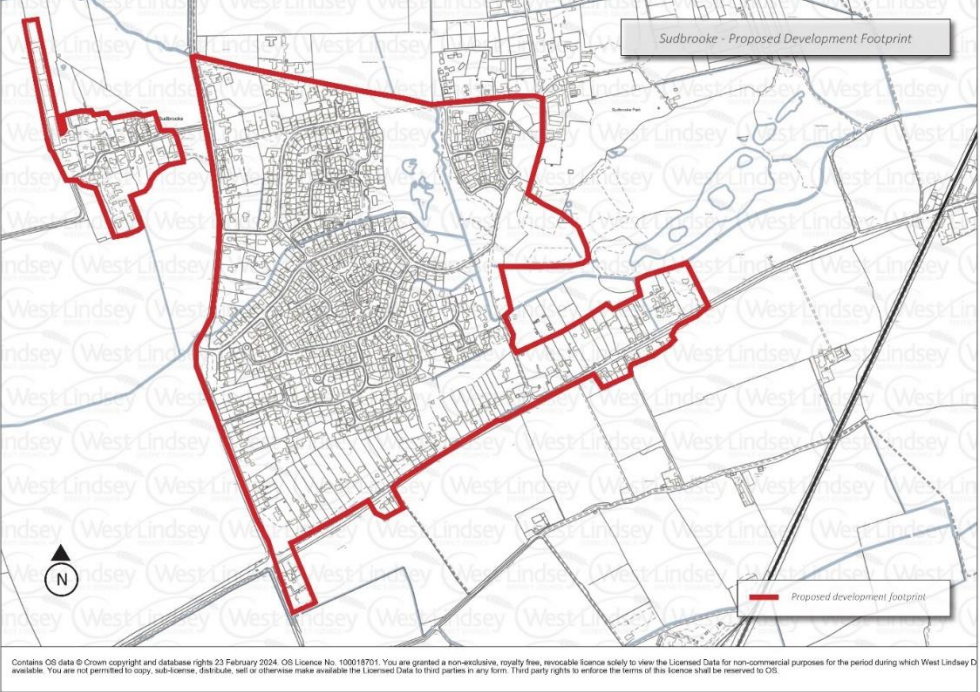
**Table 3: New and Replacement Policies**

NDP review policy	Modification	Does the Modification materially affect the NDP?
Policy 2: Housing Development on the Edge of the Developed Footprint or Elsewhere	<p>1. <u>Proposals for residential development outside of, but immediately adjacent to the developed footprint of Sudbrooke, as identified Figure 5, will only be supported if they are compliant with Part 2 of Policy S4 of the Central Lincolnshire Local Plan, and where it can demonstrate that:</u></p> <p>a) <u>the development will not lead to the introduction of a hard-edge between the built part of the village and the open countryside;</u></p>	Yes. This Policy has been included to identify the location and extent of the developed footprint of the village.



NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p>b) <u>appropriate landscaping is used to soften the development; and</u></p> <p>c) <u>a lower density to help support its position between the built area of Sudbrooke and the open countryside.</u></p> <p>2. <u>Proposals for residential development elsewhere in the Neighbourhood Area will only be supported where they meet the criteria included in Policy S5 of the Central Lincolnshire Local Plan.</u></p>	
Policy 3: Affordable Housing	<p>1. <u>Affordable housing provision should be provided in accordance with Policy S22 of the Central Lincolnshire Local Plan. The type of affordable dwellings should reflect the specific housing needs in Sudbrooke at the time of application.</u></p>	Yes, this Policy has been included to link and requirement for affordable housing provision to the relevant Policy within the Central Lincolnshire Local Plan.
Policy 4: Natural Environment. Now Policy 6: Natural Environment	<p><del>Development proposals which have the potential to impact on habitats and species' populations will be expected to ensure their restoration or, where possible, enhancement, and demonstrate that they will not adversely affect or result in the loss of features of recognised importance as identified in the Sudbrooke Character Assessment.</del></p> <p><del>Development that will result in the loss of such features will only be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost and which is likely to result in a net gain in biodiversity. Where new development may have an adverse</del></p>	Yes, the Policy has been replaced with wording that better reflects the current legislation and national policy.

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><del>impact on such features, alternative scheme designs that minimise impact must be demonstrated to the District and Parish Councils.</del></p> <ol style="list-style-type: none"> <li>1. <u>New development should both preserve and enhance the natural environment. All new proposals will need to demonstrate that they will not adversely affect or result in the loss of designated environmental sites and where appropriate, provide at least a 10% biodiversity net-gain in accordance with Policy S60 and S61 of the Local Plan. as identified in the Sudbrooke Character Assessment.</u></li> <li>2. <u>adverse impact on such features, alternative scheme designs that minimise impact must be demonstrated to the District and Parish Councils.</u></li> </ol>	

NDP review policy	Modification	Does the Modification materially affect the NDP?
<p>Figure 5: Proposed Developed Footprint</p>		<p>Yes. The Map identifies the location and extent of the developed footprint of Sudbrooke</p>
<p>Policy 2: Extensions and Alterations to existing dwellings. Now policy 4</p>	<p><del>1. Extensions and alterations to existing dwellings within the Parish where planning permission is required, will be supported where the following criteria are met:</del></p> <p><del>a) the size, scale, height and materials of the development are in keeping with the original dwelling and the surrounding area as described in the Sudbrooke Character Assessment (Appendix 3);</del></p> <p><del>b) the extensions and alterations are designed so that there shall be no significant reduction in the private amenity of the occupiers of neighbouring properties, through overlooking; overshadowing; loss of light or an overbearing appearance; and</del></p>	<p>Yes, the Policy has been revised to reflect recent changes and issues with planning applications.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><del>c) there is no adverse impact on the amenity benefits currently enjoyed by the community, the local landscape or on local wildlife</del></p> <p><u>Where permission is required, extensions and alterations to existing dwellings within the Parish will be supported</u> where the following criteria are met:</p> <ul style="list-style-type: none"> <li>a) <u>Extensions to existing properties must be subservient or of an appropriate scale in relation to the original building;</u></li> <li>b) the size, scale, height and materials of the new development should be <u>in-keeping</u> with the design of the original dwelling <u>and adjacent properties in terms of their proportion, scale, height and use of materials as identified in accordance</u> with the Sudbrooke Character Assessment (Appendix 3);</li> <li>c) the extensions and alterations are designed so that there shall be no negative reduction in the private amenity of the occupiers of neighbouring properties, through overlooking; overshadowing; loss of light or an overbearing appearance; and</li> <li>d) <u>there is no adverse impact on the amenity benefits currently enjoyed by the wider community, the local landscape or on local wildlife.</u></li> </ul>	
Policy 10: Historic Environment	<p><del>1. Proposals affecting a listed building and/or its setting will be expected to preserve and, if possible, enhance the listed building and its setting. 2. Proposals affecting non-designated heritage assets will be judged against the scale of harm or loss against the significance of the asset. Listed buildings and non-designated heritage assets are listed separately in the document titled "Heritage Assets in Sudbrooke"</del></p> <p>1. <u>Development will be supported where it conserves or enhances the significance of designated and non-designated heritage assets and</u></p>	Yes, to reflect changes to National Planning Policy.

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>their setting, through high-quality and sensitive design, taking into consideration appropriate scale, siting and materials.</u></p> <p>2. <u>Development proposals which would directly affect a heritage asset or their setting should include:</u></p> <p>a) <u>a heritage statement that clearly describes the significance of a building and explains in detail how the proposals should conserve this significance, and</u></p> <p>b) <u>be in accordance with the most up to date legislation and national policy and guidance.</u></p> <p>3. <u>Development proposals which would directly affect a non-designated heritage asset should include:</u></p> <p>a) <u>A heritage statement that clearly describes the significance of the building and explains in detail how the proposal should not adversely affect this significance.</u></p>	

## **DO THE MODIFICATIONS CHANGE THE NATURE OF THE PLAN?**

The Parish Council considers that the majority of the modifications materially affect the policies in the made NDP. This is because of the scope of the changes being proposed to those policies, or through the deletion of existing policies or the introduction of new policies.

In these circumstances qualifying bodies are required to state whether they believe that the material modifications are so substantial as to change the nature of the plan and give reasons.

The Parish Council considers that the material modifications taken as a whole are significant or substantial as to change the nature of the plan. The reasons for this are as follows:

- the deletion of some existing policies;
- substantial modifications to some existing policies;
- Introduction of a developed Footprint;
- Design Code work; and
- the addition of new policies to reflect current circumstances.