

# Sileby Neighbourhood Plan Review May 2022

## Consideration of Minor (non-material)/Major (material) updates to the Made Sileby Neighbourhood Plan (16 January 2020)

### 1 Planning process

The Sileby Neighbourhood Plan passed Referendum with an 90% vote in favour on a turnout of 15.71% on 21 November 2019. The Neighbourhood Plan was formally 'Made' by Charnwood Borough Council on 16 January 2020. However, since this time, the Charnwood Local Plan Core Strategy (2015) has been classified as out of date and its replacement, the new Local Plan, now at Examination. There is a new National Planning Policy Framework (2021) in force and updates have been made to the Planning Practice Guidance.

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 2037, the timescale for the new Charnwood Local Plan.

The opportunity has been taken to refresh and update the approach taken in relation to residential allocations. The revised Neighbourhood Plan allocates a site for residential development in order to meet its agreed housing requirement for the Plan period and has revisited the settlement boundary and introduced a policy on infrastructure. 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 2019. 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 will be included within the Submission material.

In addition to the Consultation Statement, on submission, the Neighbourhood Plan will be accompanied by:

- An updated Statement of Basic Conditions;
- Housing Needs Report
- Affordable Housing Assessment
- Site Selection Process Report
- Local Heritage list

- 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 Sileby Neighbourhood Plan was already aligned to the emerging Local Plan in reflecting a time period of 2018-2036. The Review Neighbourhood Plan reflects the revised timescale for the Local plan now that it is at Examination and extends this period to 2037.

The first Neighbourhood Plan took the opportunity to include 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. This redline boundary is updated in this Review.

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

The residential requirement identified in the Local Plan for Sileby over the Plan period has been the subject of discussion with Charnwood Borough Council.

Following an approach by Sileby Parish Council, a figure of 345 additional dwellings was identified by Charnwood Borough Council as the housing requirement for Sileby prior to the Local Plan being adopted. This figure reflects the total allocations for the Neighbourhood Area in the pre-submission Local Plan. A 5% buffer was suggested by Charnwood Borough Council post-Adoption, making an overall housing requirement of 363 over the Plan period, or an additional 18 dwellings. Against this housing requirement a total of 49 dwellings have already received planning consents and by agreement with Charnwood Borough Council a windfall figure of 5 additional dwellings per annum (an additional 75 dwellings over the Plan period) can also be added to the overall total.

In addition, since the Sileby Neighbourhood Plan was Made, further revisions have been made to the National Planning Policy Framework (NPPF) in July 2021.

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 allocates a site for housing development.

One of the driving forces behind the decision of the Qualifying Body to review the Sileby 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 January 2020.

The Chair of the Neighbourhood Plan Advisory Committee has updated the Foreword to reflect the additional work that has been undertaken and the changed circumstances which led to the decision to undertake the Review.

4: How the Plan was prepared - This section has been updated to include the consultation arrangements for the Review process in light of the Coronavirus Pandemic and 7: Meeting the requirement for sustainable development - this has been updated to describe the addition of site allocations and the updated settlement boundary in the Review version.

Policy G1: Limits to Development – the redline boundary has been updated to reflect changes since the last review, and to incorporate the site allocation.

Policy H1: Reserve Sites – this policy has been revised and is now a residential allocation, to meet a local need and to secure the additional protections available through paragraph 14 of the NPPF. The Reserve Sites Policy is now Policy H2 and has a reduced number of sites.

Policy H2: Windfall – this policy has been changed to define the scale of development acceptable as windfall (now Policy H3).

Policy H4: Affordable Housing – this policy has changed to reflect the deliverability problems associated with requiring the dwellings to be provided as individual plots. ‘Individual’ has been replaced with ‘clusters of four’ to make management easier for Residential Social Landlords. The policy has also been updated to reference ‘First Homes’ in place of Starter Homes (now Policy H5).

Policy T2: Road network – a policy deleted by the Examiner of the Made Neighbourhood Plan has been reintroduced with an updated evidence base and more specific application to Sileby.

Policy IR1: Infrastructure Requirements has been introduced into the Neighbourhood Plan to prioritise the infrastructure needed to meet the needs generated by the new development in the parish.

The following policies remain unchanged from the Made Neighbourhood Plan:

G2: Design.	CF2: New and improved community facilities.
H3 Housing Mix.	CF3: Assets of community value.
Env 1: Protection of Local Green Spaces.	CF4: Schools.
Env2: Protection of sites of environmental significance.	CF5: Health and wellbeing.
Env3: Important Open Spaces.	CF7: Noisy Sports.
Env4: Built environment: Non-designated heritage assets.	T1: Public car parking.
Env5: Ridge and Furrow.	T3: Sileby Railway Station.
Env6: Biodiversity, hedges and habitat connectivity.	T4: Bus transport.
Env 7: Protection of important views.	T5: Walking and cycling.
Env8: Biodiversity protection in new development.	T6: Canal.
Env 9: Footpaths and bridleways.	E1: Employment.
Env 10: Flood Risk and Brownfield Sites.	E2: Farm diversification.
Env11: Renewable energy generation infrastructure.	E3: Homeworking.
CF1: Retention of community facilities and amenities.	E4: Broadband infrastructure.
	E5: Tourism and visitor economy.

## 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.

**Sileby Parish Council**

**May 2022**