

Neighbourhood Plan Review March 2021

Consideration of Minor (non-material)/Major (material) updates to the Made Kibworth Neighbourhood Plan (29 January 2018)

1 Planning process

The Kibworth Neighbourhood Plan passed Referendum with an 88% vote in favour on a turnout of 25% on 25 January 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 (2021) 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 adopted 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 four sites for residential development and has revisited the settlement boundary and introduced policies on non-designated heritage assets and electric car charging. 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 will be included within the Submission material.

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

- Updated Statement of Basic Conditions;
- Description of the two parishes that make up 'the Kibworths'
- Housing Needs Report
- Affordable Housing Assessment
- Site Selection Process
- Local Heritage 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 Kibworth 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 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 Kibworth fluctuated sharply.

There is no residential requirement identified in the Local Plan for Kibworth over the Plan period.

However, since the Kibworth Neighbourhood Plan was Made, further revisions have been made to the National Planning Policy Framework (NPPF) in August 2018 and February 2019, and latterly 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 provides additional housing. One of the driving forces behind the decision of the Qualifying Body to review the Kibworth 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 2019.

Policy SD1 – although the policy remains the same as in the Made Neighbourhood Plan, the opportunity has been taken to update the red-line boundary to more accurately reflect the built area given recent development activity in the Kibworths.

The narrative preceding Policy CSA2: Schools has been updated in line with changes to educational provision locally. The policy remains the same.

The narrative preceding Policy CSA3 has been updated to reflect changes in provision since the original Neighbourhood Plan was Made, and the Policy amended to remove the need for a new multi-functional facility to have the capacity to accommodate storage requirements for scout/guide groups.

Policy CSA5 on GP Premises, CSA6 and CSA7 on Parks and Green Spaces and the safeguarding of Community Facilities are untouched although the preceding narrative to each policy has been updated.

The introduction to the section on Housing and the Built Environment has been brought up to date to reflect the housing requirements through the Adopted Local Plan.

A new policy, H1 responds to the updated housing need by identifying 4 sites for residential development

A policy on Affordable Housing was deleted by the Examiner who considered that it added no locally specific land-use policy to the Local plan Affordable Housing Policy. Policy H3 addresses this concern by requiring Affordable Housing proposals to meet the identified housing needs of Kibworth, including small families, young people and older people wishing to downsize.

Policy H3 on Housing Mix (now H5) has been re-written to add additional detail about local housing need.

The narrative leading to Policy H4 (now H6) on Building Design Principles has been amended to recognise the importance of providing pedestrian and cycleways between new developments and facilities in the two villages. This is reflected in a slightly revised policy.

The original Neighbourhood Plan contained a section on the North East Kibworth SDA, which was under consideration at the time that the Neighbourhood Plan was being prepared. Ultimately, the SDA was not selected for allocation within the Harborough Local Plan so the policy which was H8 has been removed from the Review Neighbourhood Plan.

Policy ENV3 originally said that 'Development proposals should protect local habitats and species'. This has been changed on Review to say 'Development proposals should protect and enhance local habitats and species' to reflect the revised wording contained in the 2021 NPPF.

This Review of the Neighbourhood Plan has taken the opportunity to include a policy on buildings and structures of local significance. Three locally important buildings have been identified as Non-Designated Heritage Assets and are fully described with images in Appendix 7.

Policy T1 which identifies a range of transport requirements for new housing development emphasises the importance of pedestrian and cycle links.

The narratives to Policies T2, T4 and T6 which support proposals to improve access onto the A6, road safety and air quality have all been updated, although the policies remain unchanged.

The opportunity has been taken to include a policy on Electric vehicle charging to reflect a government priority that is not yet incorporated into Building Regulations. This is included as Policy T7.

A minor addition is made to the narrative providing evidence for Policy E4 on farm diversification (policy unchanged).

The following policies remain unchanged from the Made Neighbourhood Plan:

POLICY CSA1: PRE-SCHOOL PROVISION; POLICY CSA2: SCHOOLS; POLICY CSA 4: SPORTING FACILITIES; POLICY CSA5: GP PREMISES; POLICY CSA6: PARKS AND GREEN SPACES; POLICY H2: WINDFALL SITES; POLICY H3: PROMOTING SELF-BUILD; POLICY H6: RESIDENTIAL CAR PARKING; POLICY H7: REFUSE STORAGE; POLICY H8: EXTERNAL STORAGE; POLICY ENV1: PROTECTION OF LOCAL GREEN SPACES; POLICY ENV2: IMPORTANT TREES AND WOODLAND; POLICY ENV4: RIDGE AND FURROW FIELDS; POLICY ENV5: IMPORTANT HEDGES; POLICY ENV6: AREA OF SEPARATION; POLICY ENV7: RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT; POLICY ENV8: WATERCOURSES AND FLOODING; POLICY ENV9: GRAND UNION CANAL IN KIBWORTH BEAUCHAMP; POLICY T2: ACCESS ONTO THE A6; POLICY T3: PUBLIC CAR PARKING; POLICY T4: IMPROVEMENTS TO ROAD SAFETY; POLICY T5: TRAFFIC MANAGEMENT; POLICY T6: AIR QUALITY; POLICY E1: LOCAL SHOPPING CENTRE; POLICY E2: SHOP FRONTAGES; POLICY E3: HOME WORKING; POLICY E4: FARM DIVERSIFICATION - RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS.

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.