

Scothern Neighbourhood Plan Review

Submission Version - March 2023



STATEMENT OF MODIFICATIONS



INTRODUCTION

Scothern Parish Council is undertaking a review of its Neighbourhood Development Plan (NDP).

The made NDP was prepared by a Steering Group of parish councillors and local residents and submitted to West Lindsey District Council (WLDC) on the 13th September 2016. Following independent examination and a successful referendum, it was 'made' by WLDC 23 January 2017.

The review of the NDP began mid-2022 and 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 to 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 Scothern NDP which are proposed in the Review are generally considered to be material, as explained and detailed in the following sections. In these circumstances, Planning Practice Guidance mentions 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, as part of consultation, 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 and objectives

The modifications which are proposed to the Vision and objectives of 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/inconsequential) modifications have been made to the made NDP:

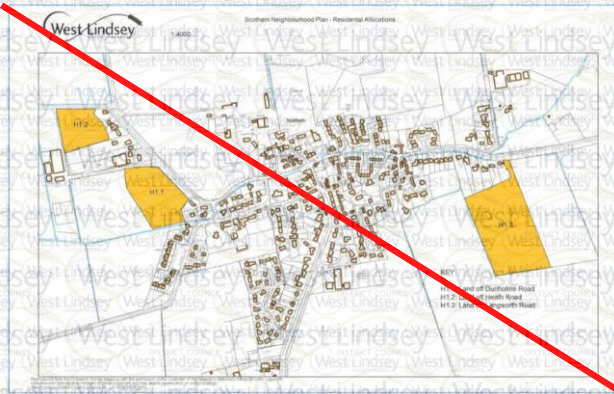
- Revision of the Front Cover, Contents page, Foreword and other formatting changes.
- Revisions and updates to the Introduction and context sections.
- Re-ordering of policies consequent upon modifications and the introduction of new policies through the supporting text.
- Removal of some references to policies in the 2017 Central Lincolnshire Local Plan and new references to the revised Central Lincolnshire Local Plan.
- Updates to the NDP evidence base, such as the Character Assessment.

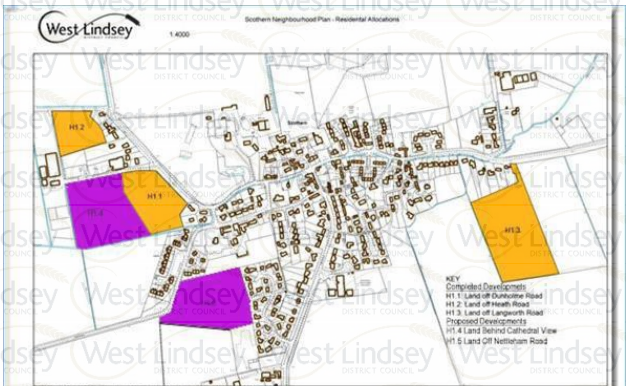
Table 1: Modifications to the Vision and Objectives

Made NDP	Modifications	Does the Modification materially affect the NDP?
<p>By 2035, we will be a thriving, supportive, rural community in which people enjoy living and working.</p> <p>Scothern will:</p> <ul style="list-style-type: none"> • Remain a distinctive, rural Parish which treasures its heritage assets • Ensure housing meets the needs of current and future residents • Retain its high quality natural environment • Sustain a thriving community with excellent facilities 	<p>By 2035 2040, we we Scothern will be a thriving, supportive, rural community in which people enjoy living and working.</p> <p>Scothern will:</p> <ul style="list-style-type: none"> • Remain a distinctive, rural Parish which treasures its heritage assets • Ensure housing meets the needs of current and future residents • Retain its high quality natural environment • Sustain a thriving community with excellent facilities 	<p>No. The only change to the vision is the plan period and the inclusion of ‘Scothern’ rather than ‘we’.</p>
<p>Sustainable development</p> <ul style="list-style-type: none"> • To focus new development within the built up area <p>Housing</p> <ul style="list-style-type: none"> • To provide sufficient housing to meet the future housing need • To ensure that the mix of housing reflects the growing needs of the diverse community of Scothern <p>Design and Character</p> <ul style="list-style-type: none"> • To ensure all new development is of high quality design which reflects local distinctiveness and enhances the character of the village • To respect, conserve and enhance the historic features of Scothern. 	<p>Sustainable development</p> <ul style="list-style-type: none"> • To focus new development within the built up area <p>Housing</p> <ul style="list-style-type: none"> • To provide sufficient housing to meet the future housing need To provide sufficient housing to meet the future housing need in sustainable locations within the existing built form of the village. • To ensure that the mix of housing reflects the growing needs of the diverse community of Scothern <p>Design and Character</p> <ul style="list-style-type: none"> • To ensure all new development is of high quality design which reflects local distinctiveness and enhances the character of the village 	<p>Yes. This is because a number of the made objectives have been amended and others added, to clarify and further specify the approach and to ensure alignment between key planning issues, objectives and policies.</p>

<p>Traffic and transport</p> <ul style="list-style-type: none"> • To reduce congestion in the village and encourage sustainable modes of transport <p>Business</p> <ul style="list-style-type: none"> • To support and encourage local businesses and home working <p>Environment</p> <ul style="list-style-type: none"> • To protect and enhance the local green spaces; to ensure that new development responds appropriately to local landscape character and supports and enhances local wildlife and habitats <p>Community</p> <ul style="list-style-type: none"> • To maintain and where required enhance existing community, recreational and sports facilities <p>The objectives cover a range of economic, social and environmental issues that reflect the nature of the Parish and the direction the community wants Scothern Neighbourhood Plan to take.</p>	<ul style="list-style-type: none"> • To respect, conserve and enhance the historic features of Scothern. <p>To promote the use of renewable and low carbon design materials to help reduce our impact on Climate Change.</p> <p>Traffic and transport</p> <ul style="list-style-type: none"> • To reduce congestion in the village and encourage sustainable modes of transport <p>Business</p> <ul style="list-style-type: none"> • To support and encourage local businesses and home working <p>Environment</p> <ul style="list-style-type: none"> • To protect and enhance the local green spaces; to ensure that new development responds appropriately to local landscape character and supports and enhances local wildlife and habitats <p>Community</p> <ul style="list-style-type: none"> • To maintain and where required enhance existing community, recreational and sports facilities 	
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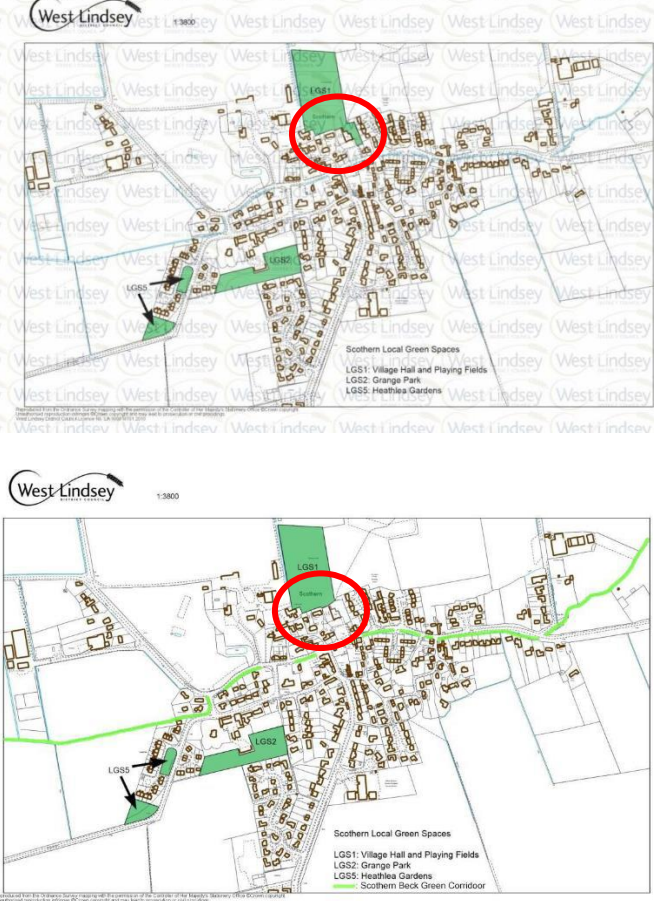
Table 2: Modifications to made NDP policies and plans

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
S1: Location of new development	Deleted	S1: Location of new development New developments will be focussed within the built up area of Scothern. Proposals for development located within the built up area will be supported, provided they accord with the provisions of the Neighbourhood Plan and other relevant development plan policies.	Yes. This policy has been deleted in the review plan.
H1: Future Housing Need	Deleted	H1: Future Housing Need The neighbourhood plan allocates land for approximately 71 new dwellings on the following sites: Site reference Location Anticipated no. of dwellings H1.1 Land off Dunholme Road 33 H1.2 Land at Heath Road 30 H1.3 Land adjacent to South Dene off Langworth Road 8 Planning permission will be granted on the above sites provided the development meets the requirements set	Yes. This policy has been deleted in the review plan.
Figure 9: Housing sites allocated for development	Map 2: Location of new residential development allocations in Scothern	 <p>Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.</p>	Yes. This plan has been amended to reflect the new housing allocations in the review plan.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		 <p>Contains OS data © Crown copyright and database rights 2020, OS Licence No. 100018701.</p>	
<p>H2: Housing Mix and Type</p>	<p>Replaced Policy H2: Housing Type and Mix in Table 3.</p>	<p>H2: Housing Mix and Type</p> <p>All new developments for housing should meet locally identified needs. Proposals that provide a mix of houses and which cater for the housing needs of the local community will be supported. Proposals that include one and two bedroom houses based on the local housing need will be particularly supported. At least 30% of dwellings on sites of over six dwellings should be built to the higher access standards in Part M4 (2) of the Building Regulations, other than in circumstances where the commercial viability of the scheme would be unacceptably affected.</p>	<p>Yes. This policy has been replaced with a newly amended Policy.</p>
<p>D1: Design and Character</p>	<p>Replaced Policy D1: Design and Character in Table 3.</p>	<p>D1: Design and Character</p> <p>Future development proposals will be supported where they have regard to the Southern Character Assessment, and particularly, where they:</p> <ul style="list-style-type: none"> respect the archaeological, historic and natural assets of the surrounding area, and take every opportunity, 	<p>Yes. This policy has been replaced with a newly amended Policy.</p>

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>through design and materials, to reinforce local character and a strong sense of place; and</p> <ul style="list-style-type: none"> • recognise and reinforce local character in relation to height, scale and space of buildings; and • Respect and safeguard the important, predominantly undeveloped gaps between Scothern and the settlements of Langworth, Dunholme, Nettleham and Sudbrooke; and • enhance pedestrian and cyclist connectivity. This can include the improvement and upgrading of existing routes; and • respect local landscape quality ensuring that views and vistas are maintained wherever possible; and • retain mature or important trees of good arboricultural and / or amenity value; and • where practicable and viable, incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation; and • respond to and enhance the setting of Local Green Spaces and other valued green spaces. 	
<p>T1: Parking standards</p>		<p>T1: Parking standards New residential development must provide the following minimum number of off street parking spaces per dwelling:</p> <ul style="list-style-type: none"> 1 or 2 bedrooms 2 spaces 3 or 4 bedrooms 3 spaces 5 of more bedrooms 4 spaces 	<p>No. The scope and intention of the policy are unchanged.</p>

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>Accessible communal car parking areas of an equivalent provision will be considered as an acceptable alternative in appropriate locations.</p>	
T2: Pedestrian and Cycle Routes	T2: Pedestrian and Cycle Routes in the review plan	<p>T2: Pedestrian and Cycle Routes Where practicable, new developments should provide for safe, direct and landscaped pedestrian and cycle routes - through the developments and into the village centre, where these are required by the development and do not currently exist or are in need of improvement.</p>	No. The scope and intention of the policy are unchanged.
B1: Working from home	Replaced Policy B1: Working from home in Table 3.	<p>B1: Working from home Planning permission for development that enables home working will be supported if the development:</p> <ul style="list-style-type: none"> • is in keeping with the scale, form and character of its surroundings; and • does not significantly adversely affect the amenities of residents in the area; and • does not significantly increase vehicular traffic flow; and • has safe and suitable access to the site for all people. 	Yes. This policy has been replaced with a newly amended Policy.
E1: Local Green Space		<p>E1: Local Green Space The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Figure 10 Map 3:</p> <ul style="list-style-type: none"> • LGS1: Village Hall Playing fields (to the rear of the Village Hall) • LGS2: Grange Park • LGS5: Heathlea Greens 	No. The scope and intention of the policy are unchanged.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>Applications for development on the identified local green spaces which would adversely affect their function as open green spaces will not be permitted.</p>	
<p>Figure 10: Designated Local Green Space</p>	<p>Map 3: Designated Local Green Space and Scothern Green Corridor in the review plan.</p>	 <p>The figure consists of two maps of the Scothern area in West Lindsey, showing local green spaces (LGS) and the Scothern Beck Green Corridor. The top map shows the original designations: LGS1 (Village Hall and Playing Fields), LGS2 (Grange Park), and LGS5 (Heathlea Gardens). A red circle highlights the area around the Village Hall. The bottom map shows the revised designations, including the addition of the Scothern Beck Green Corridor (indicated by a green line) and the removal of the Village Hall area from LGS1. A red circle highlights the same area in the revised map.</p>	<p>Yes. This plan has been amended to remove the Village Hall building and the car park from LGS1 in the review plan. This Map also includes the Scothern Beck Green Corridor designation.</p>
<p>E2: Biodiversity</p>	<p>E2: Biodiversity in the review plan.</p>	<p>E2: Biodiversity All development proposals should:</p>	<p>Yes. This policy has been replaced with a newly amended part of the</p>

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<ul style="list-style-type: none"> • Respect local wildlife sites and habitats / species of principal importance unless exceptional circumstances can be demonstrated; and • protect, manage and enhance the network of habitats, species and sites of importance including trees, hedgerows and roadside verges; and • minimise impacts on biodiversity; and • deliver, at least, a 10% net gain in biodiversity to the requirements identified within the Central Lincolnshire Local Plan and/or national guidance in association with the District Council. where possible seek to deliver a net gain in biodiversity <p>Development proposals that would result in the loss of, or which would create unacceptable harm to wildlife sites and other areas of ecological importance will not be supported.</p>	Policy to reflect the national guidance on biodiversity net gain.
E3: Scothern Beck Green Corridor	E3: Scothern Beck Green Corridor in the review plan	<p>E3: Scothern Beck Green Corridor</p> <p>Proposals to enhance the setting of the Beck, as identified on Map 3, and its associated amenity value will be supported. Where appropriate development proposals adjacent to the Beck should:</p> <ul style="list-style-type: none"> • seek to retain public access and extend access through the formation of waterside walkways; and • preserve and enhance its amenity, biodiversity and recreational value; and • ensure that they do not negatively impact upon its capacity to act as a flood defence and to regulate water flow to reduce flood risk 	No. The scope and intention of the policy are unchanged. The new modification includes a reference to Map 3 where the Scothern Beck is identified.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		Development proposals which encroach upon or materially harm the function, character or appearance of the Beck will not be supported.	
C1: Provision of new or improved community facilities	C1: Provision of new or improved community facilities in the review plan	<p>C1: Provision of new or improved community facilities Proposals for the development of new or the improvement of existing community facilities will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • the proposal would not have significant harmful impacts on the amenities of surrounding residents and other activities; and • the proposal would not have significant harmful impacts on the surrounding local environment in terms of its design and scale; and • the proposal would not have unacceptable impacts on the local road network; and • the proposal would provide appropriate car parking facilities; and • the proposal is located within or immediately adjacent to the existing developed footprint of Scothern. built up area boundary 	No. The scope and intention of the policy are unchanged.
C2: Retention and improvement of existing community facilities	Deleted in the review plan	<p>C2: Retention and improvement of existing community facilities The retention, continued use, refurbishment and improvement of all the community buildings and their associated uses will be supported. Proposals for the redevelopment or change of use of land or buildings that would result in the loss of community facilities will only be supported where:</p> <ul style="list-style-type: none"> • it can be demonstrated that the existing use is no longer economically viable; and 	Yes. This policy has been deleted in the review plan and now forms part of Policy C1 in the review plan.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<ul style="list-style-type: none"> • the site has been actively marketed at a reasonable price for a minimum of 12 months and that no sale or let has been achieved; or • any replacement use will provide equal or greater benefits to the community. 	

Table 3: New and replacement policies

NDP review policy	Modification	Does the Modification materially affect the NDP?
<p>Policy H1: Location of New Residential Development</p>	<p><i>Policy H1: Location of New Residential Development</i></p> <ol style="list-style-type: none"> <i>1. The majority of new development will be located on two allocated development sites, as identified within Policies H3 and H4. These sites will be a focus for delivering up to 94 new dwellings and good design through the use of a design codes as identified within Policies 3 and 4 of this Plan.</i> <i>2. Elsewhere, new residential development should be focused within the identified development footprint, as defined within Policy S4 of the Central Lincolnshire Local Plan.</i> <p><i>Development should:</i></p> <ol style="list-style-type: none"> <i>a) consider that the proposed scale of development is compatible with the surrounding or nearby character and density of development and is no larger than 10 dwellings in size, per site;</i> <i>b) have regard to the overall character of the area in relation to the Scothern Character Assessment (See Appendix A) and the current layout, density and size of the surrounding plots and dwellings to which the scheme relates;</i> <i>c) safeguard the integrity of existing garden spaces and the relationship between property sizes and their wider curtilages;</i> <i>d) does not lead to the loss of any mature trees, hedgerows and boundary walls that make a positive contribution to the character of the area and wider street scene;</i> <i>e) provide appropriate landscaping to provide privacy for new and existing dwellings, where appropriate;</i> 	<p>Yes. This policy has been added to clearly distinguish between the existing developed footprint of Scothern and the countryside in relation to the location of new residential development.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p>f) <i>provide appropriate layouts to safeguard the amenities of residential properties in the immediate locality; and</i></p> <p>g) <i>has no unreasonable negative impact on the existing highway capacity or highway safety of the area.</i></p> <p>3. <i>Where a site is proposed within the developed footprint, but adjacent to the open countryside, proposals must demonstrate that the proposal will not lead to a 'hard edge' being established on the periphery of the village.</i></p>	
<p>Policy H2: Housing Type and Mix</p>	<p>Policy H2: Housing Type and Mix</p> <p>1. <i>Scothern has an unevenly balanced housing market with a higher proportion of larger 4 and 5 bedroom properties in comparison to smaller sized dwellings of 1-3 bedrooms. To help rebalance the mix of housing types and sizes, development proposals for 10 or more units (per site) should demonstrate that, at least, 25% of the total number of dwellings are for affordable housing of which all should be a mix of 1, 2 and 3 bedroom dwellings. In addition to the affordable housing, open market homes should also provide a mix of smaller 1, 2 and 3 bedroom dwellings, including single story dwellings for those people that do not qualify for affordable housing or are wanting to downsize. These houses should firstly be offered to people who have strong local connection to Scothern in terms of family, employment or relocation to undertake elderly care.</i></p> <p>2. <i>The affordable housing units will be delivered on the application sites concerned, unless it can be demonstrated, to the satisfaction of the Parish and District Council, that circumstances exist to necessitate equivalent provision on another site and/or the making of a payment for other off-site provision.</i></p>	<p>Yes. This Policy replaces the existing Policy H2 in the existing Plan.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p>3. <i>The dwellings should be integrated into the wider design of the site to help promote community cohesion and avoid individual clusters of single housing types or sizes.</i></p> <p><i>Support will be given to schemes that include a proportion of self-build and custom-build housing.</i></p>	
<p>Policy H3: Site H1.4 Land to the southwest of Dunholme Road, Scothern</p>	<p>Policy H3: Site H1.4 Land to the southwest of Dunholme Road, Scothern</p> <p>1. <i>Land at Dunholme Road, as identified on Map 2, is allocated for the development of up to 53 residential dwellings and associated infrastructure. The development of this site will be of the highest quality design and will need to demonstrate how it complies with the following design code.</i></p> <p><i>Development should:</i></p> <ul style="list-style-type: none"> a) <i>provide a mix of dwelling types, sizes and tenures to help meet local housing need, including specialist, self and custom build housing;</i> b) <i>provide, at least, 25% affordable housing on site as prescribed in Policy H2;</i> c) <i>promote adaptive building spaces to promote home working;</i> d) <i>provide an access from the site to Dunholme Road through the existing Cathedral View site;</i> e) <i>provide a pedestrian footway from the site to the existing footway at St Germain's Way;</i> f) <i>undertake an air quality impact assessment in relation to the smoke fumes associated with the adjacent biomass burner at Scothern Garden Centre;</i> g) <i>provide a linear green buffer landscaped with trees and a hedgerow to the west of the site to reduce the introduction of a hard edge between the new development and the open countryside;</i> h) <i>retain the existing hedgerows around the site;</i> i) <i>allow for the use of passive solar energy through the appropriate orientation of the dwellings, where practicable;</i> 	<p>Yes. This is a new Policy to reflect the newly allocated sites within the Plan review.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<ul style="list-style-type: none"> <i>j) respond to local character by maintaining the building height levels with other nearby residential developments;</i> <i>k) use sustainable and locally sourced building materials, where practicable;</i> <i>l) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;</i> <i>m) be designed to reduce the impact on the private amenity of adjacent residential dwellings;</i> <i>n) not cause environmental harm to Scothern Beck on the southern boundary of the site;</i> <i>o) retain a 9m easement for maintenance reasons between the development and Scothern Beck;</i> <i>p) establish natural boundary treatments through the use of hedgerows where those boundaries are adjacent to open countryside;</i> <i>q) provide a reasonable level of off-street parking spaces (garages are not included as a parking space);</i> <i>r) provide facility for a vehicle electric charging points at each property;</i> <i>s) not lead to any detrimental impact to the existing highway capacity of safety.</i> 	
<p>Policy H4: Site H1.5 Land off Nettleham Road/Juniper Drive, Scothern</p>	<p>Policy H4: Site H1.5 Land off Nettleham Road/Juniper Drive, Scothern</p> <p>1. <i>Land off Nettleham Road, as identified on Map 2, is allocated for the development of up to 41 residential dwellings and associated infrastructure. The development of this site will be of the highest quality design and will need to demonstrate how it complies with the following design code.</i></p> <p><i>Development should:</i></p> <ul style="list-style-type: none"> <i>a) provide a mix of dwelling types, sizes and tenures to help meet local housing need, including specialist and self and custom build housing;</i> <i>b) provide, at least, 25% affordable housing on site as prescribed in Policy H2;</i> <i>c) promote adaptive building spaces to promote home working;</i> 	<p>Yes. This is a new Policy to reflect the newly allocated sites within the Plan review.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<ul style="list-style-type: none"> d) <i>provide an access from the site from Nettleham Road;</i> e) <i>retain the existing public right of way to the east and south of the site which provides access to Juniper Drive for pedestrians;</i> f) <i>maintain pedestrian access to Grange Park from the site;</i> g) <i>reduce surface water runoff or pooling on site or offsite as a result of the development;</i> h) <i>retain a 9m easement between the development and the dyke to the north along Grange Park and east of the site along the rear of properties at The Alders;</i> i) <i>provide a linear green buffer landscaped with trees and a hedgerow to the south of the site to reduce the development of a hard edge between the new development and the open countryside;</i> j) <i>the dwellings that are next to Nettleham Road should face the road to provide a positive entrance to the site and the village from Nettleham;</i> k) <i>retain any existing hedgerows around the site;</i> l) <i>allow for the use of passive solar energy through the appropriate orientation of the dwellings, where practicable;</i> m) <i>respond to local character by maintaining the building height levels with other nearby residential developments;</i> n) <i>use sustainable and locally sourced building materials, where practicable;</i> o) <i>use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;</i> p) <i>be designed to reduce the impact on the private amenity of adjacent residential dwellings;</i> q) <i>establish natural boundary treatments through the use of hedgerows where those boundaries are adjacent to open countryside;</i> r) <i>provide a reasonable level of off-street parking spaces (garages are not included as a parking space);</i> 	

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<ul style="list-style-type: none"> s) <i>provide facility for a vehicle electric charging points at each property;</i> t) <i>not lead to any detrimental impact to the existing highway capacity of safety.</i> 	
Policy D1: Design and Character	<p>Policy D1: Design and Character</p> <ol style="list-style-type: none"> 1. <i>All new development within Scothern will be design-led and comprise of development and spaces that are high quality and distinctive to the Parish. To ensure that growth across the Plan Area is delivered in a coherent and coordinated way, development should positively address the relevant principles in the most up to date Scothern Character Assessment (See Appendix A) for each of the identified character areas and comply with Building for Healthy Life Standards.</i> 2. <i>Developers will be expected to demonstrate that design options, proportionate to the nature and scale of development, informed by an understanding of local context have been used to determine the most appropriate form of development. The design-led approach should:</i> <ol style="list-style-type: none"> a) <i>achieve an appropriate development density having regard to the type and nature of uses proposed and the site context, in relation to the site's surrounding area, taking into account:</i> <ol style="list-style-type: none"> i. <i>location setting;</i> ii. <i>local distinctiveness and built character, including the prevailing and/or emerging form and proportion of development; and</i> iii. <i>public transport and cycle accessibility, taking into account current and future levels of planned public transport/cycle infrastructure.</i> 	<p>Yes. This Policy replaces the existing D1 in the existing plan.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><i>b) reinforce and enhance the special and distinctive visual, historical, environmental, social and functional qualities of buildings, spaces and places that positively contribute to local identity, character and sense of community by addressing:</i></p> <ul style="list-style-type: none"> <i>i. natural features including green corridors, trees, topography, open spaces and waterways such as the Scothern Beck;</i> <i>ii. the prevailing or emerging form of development (including built form and the hierarchy of streets, routes and other spaces);</i> <i>iii. the proportion of development (including height, scale, mass and bulk) in the surrounding area;</i> <i>iv. building lines along with the orientation of and spacing between buildings;</i> <i>v. the significance of heritage assets and their setting; and</i> <i>vi. architectural styles, detailing and materials that contribute to local character.</i> <p><i>c) ensure buildings and spaces are designed to be inclusive and accessible and can be used safely and easily and with dignity for all; and</i></p> <p><i>d) allow for easy adaptation of buildings and spaces to help meet the different and changing needs of users over the lifetime of the development.</i></p>	
<p>Policy D2: Renewable Energy and Low Carbon Development</p>	<p>Policy D2: Renewable Energy and Low Carbon Development</p> <p><i>1. The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes:</i></p> <ul style="list-style-type: none"> <i>a) Siting and orientation to optimise passive solar gain;</i> 	<p>Yes. This is a new policy in the review plan to reflect the communities concerns related to the use of renewable energy technology.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<ul style="list-style-type: none"> b) <i>the use of high quality, thermally efficient building materials;</i> c) <i>Installation of energy efficiency measures such as loft and wall insulation and double glazing;</i> d) <i>Non-residential developments should aim to meet the Buildings Research Establishment BREEAM building standard ‘excellent’;</i> e) <i>Any new development to incorporate on-site energy generation from renewable sources such as solar panels;</i> f) <i>The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics; and</i> g) <i>Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.</i> <p>2. <i>Developments that are proposing over and above energy and efficiency standards on new development will be strongly supported.</i></p>	
<p>B1: Working from Home</p>	<p>B1: Working from Home</p> <p>1. <i>Home alterations or development to enable home working that requires planning permission will only be supported where:</i></p> <ul style="list-style-type: none"> a) <i>it does not lead to an unreasonable impact on the private amenity of neighbouring properties; and</i> b) <i>it does not lead to a negative impact on the character of the immediate area in terms of its proposed design, height, scale and materials used; and</i> c) <i>it does not lead to a negative impact on the character and setting of any historic buildings; and</i> d) <i>it does not lead to the loss of any mature trees at the property that contribute significantly to the character of the area.</i> 	<p>Yes. This Policy replaces Policy B1 in the existing Plan.</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;
- change to an existing Local Green Space Designation; and
- the addition of new policies to reflect current circumstances.