

# Nettleham

## Neighbourhood Plan

### Schedule of Modifications



## **INTRODUCTION**

Nettleham 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 17<sup>th</sup> July 2015. Following independent examination and a successful referendum, it was 'made' by WLDC on the 3<sup>rd</sup> March 2016.

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 Nettleham 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 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) 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 Appendix B: Local Green Space Justification and the creation of a Character Assessment for the Parish.

**Table 1: Modifications to the Vision and core objectives**

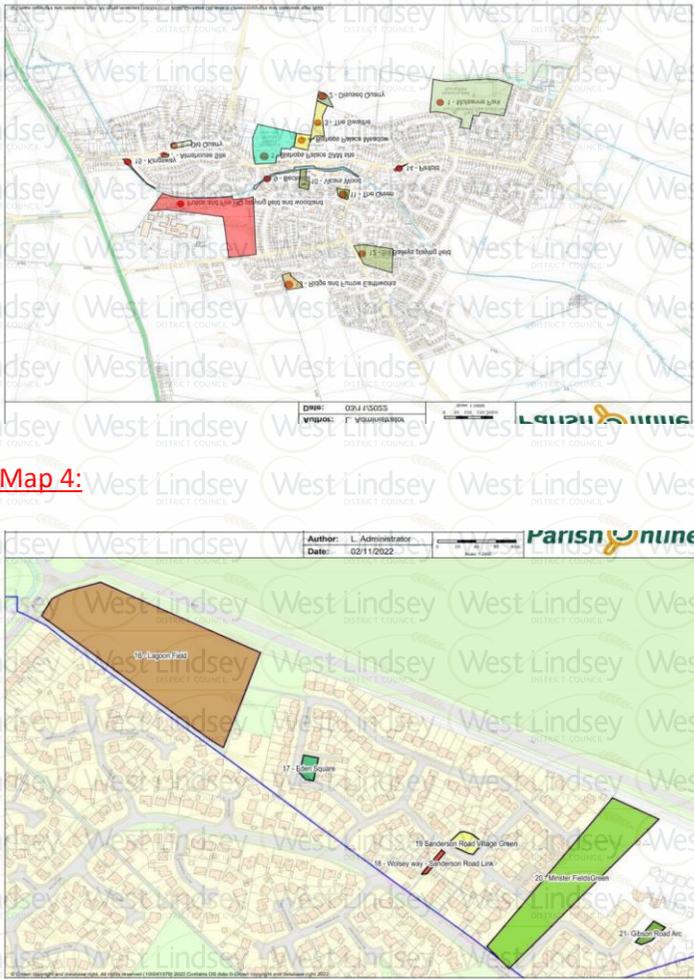
Made NDP	Modifications	Does the Modification materially affect the NDP?
<p>Nettleham is one of the most attractive villages in Lincolnshire and its residents are proud of its appearance, sense of community and amenities. The village will continue to support sustainable and appropriate development that blends in with the traditional elements of the village and which can be accommodated within or beside the wider range of housing within the village. The community is committed to maintaining the quality of the local environment whilst accommodating appropriate developments in lifestyle and technology, creating opportunities for residents now and in the future whilst protecting the unique atmosphere of Nettleham for posterity.</p>	<p>Nettleham is one of the most attractive villages in Lincolnshire and its residents are proud of its appearance, sense of community and amenities. The village will continue to support sustainable and appropriate development that blends in with the traditional elements of the village and which can be accommodated within or beside the wider range of housing within the village. <u>Sustainable and appropriate development within the Minster Fields/Roman Gate area, blending in with its character, will also be supported.</u> The community is committed to maintaining the quality of the local environment whilst accommodating appropriate renewable and low-carbon developments in lifestyle and technology, creating opportunities for residents now and in the future whilst protecting the unique atmosphere of Nettleham for posterity.</p>	<p>No. The existing vision for Nettleham 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, including those issues for Minster Fields and that part of Roman Gate that lies within the Parish.</p>
<ul style="list-style-type: none"> <li>• To maintain and where possible enhance the character and vitality of the village of Nettleham by encouraging the rebalancing of the community’s demographic profile towards young families by provision of smaller and more affordable housing.</li> <li>• To minimise the impact of new development on the surrounding countryside, landscape and ecosystems</li> </ul>	<ul style="list-style-type: none"> <li>• <u>To manage new developments in accordance with their location, local character and the housing needs of the local community.</u></li> <li>• To minimise the impact of new development on the surrounding countryside, landscape and ecosystems.</li> <li>• <u>To protect our valued Green Spaces.</u></li> <li>• <u>Mitigate and adapt to the effects of Climate Change, including implementing</u></li> </ul>	<p>Yes. This is because a number of the made objectives have been amended and others added. This was to help clarify the alignment between key planning issues, objectives and policies.</p>

<ul style="list-style-type: none"> <li>• To provide existing and future residents with the opportunity to live in a home appropriate for their needs.</li> <li>• To reduce the need for travel by car and shorten the length and duration of journeys.</li> <li>• To reduce road traffic congestion.</li> </ul>	<p><u>projects identified within the Nettleham Climate Change Strategy.</u></p> <ul style="list-style-type: none"> <li>• <u>To preserve our major and minor Green Corridors.</u></li> <li>• <u>To preserve our Historic Environment.</u></li> <li>• <u>To preserve the rural character of the Parish and manage development around the edge of the village within Minster Fields and that part of Roman Gate that lies within the Parish.</u></li> <li>• <u>To preserve and safeguard our local key amenities and services.</u></li> </ul>	
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**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?
<p><b>Policy E - 1 Protect the Green Wedge</b></p>	<p>Revised. Now Policy E1.</p>	<p>Housing development which restricts the visual/physical gap between Lincoln and Nettleham will not be permitted. This agricultural, wildlife and biodiversity land corridor will be protected as a green wedge. The green wedge will stretch from the south of the built settlement of Nettleham to the A46/A158 NE of Lincoln. The Nettleham Green Wedge will reflect the area in the Central Lincolnshire Local Plan which is designated as Green Wedge.</p> <p>This policy will be reviewed after the Central Lincolnshire Local Plan (2016-2036) is finalised. This green wedge protection excludes the small Local Authority registered area of land off Lodge Lane designated exclusively for employment purposes NE (2).</p> <p><u>Proposals for built development within the identified Green Wedge will be carefully controlled. Development will only be supported where it can demonstrate that it complies with the criteria in Policy S63 of the Central Lincolnshire Local Plan and, more specifically, how it would retain the separate identity and predominantly rural character of the Parish and its relationship with settlements around the neighbourhood area.</u></p>	<p>Yes. This policy has revised to better reflect the Policy in the Central Lincolnshire Local Plan.</p>
<p><b>Policy E - 2 Local Green Spaces</b></p>	<p>Revised. Now Policy E3.</p>	<p>The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on <del>the proposals map</del> <b>Map 3 and 4</b>. Applications for development on the identified local green spaces which would adversely affect their function as open green spaces will not be permitted.</p> <ol style="list-style-type: none"> <li>1) Mulsanne Park Playing field</li> <li>2) The disused quarry at the southern end of the Swathe</li> </ol>	<p>Yes. This Policy has been revised to include a number of other Local Green Spaces proposed to be designated in the Neighbourhood Plan</p>

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		3) The Swathe (burial ground extension) 4) The Bishops Meadow area (adjacent to the SAM) 5) The Bishops Palace SAM site 6) The Old Quarry Washdyke Lane 7) Almshouse site Washdyke Lane 8) Police HQ Playing field and woodland walk area 9) Becks side 10) Vicars Wood 11) The Nettleham Village Green 12) Bill Bailey’s Memorial playing field 13) Ridge and Furrow earthworks off Deepdale Lane 14) The pinfold Mill Hill <u>(15) Kingsway Becks side</u> <u>(16) Lagoon Field</u> <u>(17) Eden Square</u> <u>(18) Wolsey Way Link</u> <u>(19) Sanderson Road Village Green</u> <u>(20) Minster Fields Green</u> <u>(21) Gibson Road Arc</u>	review. Appendix B has also been revised to justify these additional spaces.
<b>Map 3 and 4</b>	Maps added to identify the Local Green Spaces within the Plan	<u>Map 3:</u>	Yes as it identifies new Local Green Space designations.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		 <p><b>Map 4:</b></p> <p>Author: L. Administrator Date: 02/11/2022</p> <p>Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.</p>	

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
<p><b>Policy E - 4 Historic buildings and the Conservation Area</b></p>	<p>Policy E4 – The Historic Environment Replacement text.</p>	<p><del>Development proposals will be expected to safeguard listed buildings in the Plan area and unlisted buildings within the conservation area as shown on the proposals map.</del></p> <p><del>Where appropriate these various buildings should be incorporated into or enhanced as part of any adjacent development. Within the conservation area development proposals will be expected to preserve or enhance the character of the area as set out in Appendix H of this Plan.</del></p> <p><u>Development will be supported where it conserves or enhances the significance of heritage assets and their setting, through high quality and sensitive design, taking into consideration appropriate scale, siting and materials.</u></p> <p><u>Development proposals which would directly affect a heritage asset or its setting should be accompanied with a Heritage Impact Assessment. Justification for alterations to any Heritage Assets or their setting will include:</u></p> <p><u>a) a heritage statement that clearly describes the significance of the building and explains in detail how the proposals should conserve this significance, and</u></p> <p><u>b) be in accordance with the most up to date legislation and national policy and guidance.</u></p>	<p>Yes. This policy has been replaced with a newly amended Policy to reflect current legislation.</p>
<p><b>Policy E - 5 Nettleham Beck Green Corridor</b></p>	<p>Deleted.</p>	<p><del>Development proposals which enhance the setting of the Beck and its associated amenity value will be supported. Where appropriate development proposals adjacent to the Beck should:</del></p>	<p>Policy has been deleted and replace with Policy E5– Major</p>

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>a) Seek to retain public access and extend access through the formation of waterside walkways; and  b) Preserve and enhance its amenity, biodiversity and recreational value.</p> <p>Development proposals which encroach upon or materially harm the function, character or appearance of the Beck will not be supported.</p>	and Minor Green Corridors which encompasses the Nettleham Beck
<b>Policy D - 1 Access</b>	Deleted	New residential developments (other than infill and extensions) must demonstrate that there is sufficient capacity within the local highway network to ensure the free and safe flow of traffic from the sites concerned both to the village centre and development to either the A158 or A46 trunk roads.	No. the deletion of the Policy is due to this issue being covered by other more up to date policies within both the Local Plan and emerging Neighbourhood Plan review.
<b>Policy D - 2 Pedestrian and Cycle Access</b>	Deleted	<p>Proposals for residential and commercial development will be expected to incorporate both pedestrian and cycling access into their design. Where relevant and appropriate development proposals should:</p> <p>a) Incorporate routes and access arrangements that minimize distance to travel to the village centre; and  b) Connect with existing cycle routes and rights of way; and c) Address existing physical impediments to safe and easy pedestrian and cycle access; and  d) Safeguard any wider strategic opportunities for cycling and walking facilities in the immediate locality.</p>	No. the deletion of the Policy is due to this issue being covered by other more up to date policies within both the Local Plan and emerging Neighbourhood Plan review.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
<p><b>Policy D - 3 Parking Provision (New Housing)</b></p>	<p>Revised. Now Policy D1.</p>	<p><u>Where appropriate, all development proposals will need demonstrate that they can provide suitable access, clear visibility, and pedestrian safety to and from the site.</u></p> <p><del>New residential developments must provide the following minimum number of off street car parking spaces per dwelling:</del></p> <p><u>All new development proposals should provide an appropriate level of off-street parking. An appropriate level of off-street parking is defined as:</u></p> <p>1 or 2 bedrooms 2 spaces  3 or 4 bedrooms 3 spaces  5 or more bedrooms 4 spaces</p> <p><del>Accessible communal car parking areas of an equivalent provision will be considered as an acceptable alternative in appropriate locations.</del></p> <p><u>A lower residential parking threshold may be acceptable for older person's accommodation or assisted care facility provided that it can be demonstrated it will not lead to parking problems.</u></p> <p><u>Garage space is not considered a parking space within this Neighbourhood Plan.</u></p>	<p>Yes. The revised Policy includes further criteria which will materially change the existing Policy.</p>
<p><b>Policy D - 4 Water Resources and Flood Risk</b></p>	<p>Policy D3 – Water Resources, Quality and Flood Risk Revised Policy</p>	<p><del>Applications for planning permission will be required to demonstrate that they have satisfactorily addressed the water resources available in the plan area and the associated flood risks.</del></p> <p>Flood Risk:</p>	<p>Yes. This Policy has been revised to reflect updated National Planning Policy.</p>

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>Proposals for development in flood zone 2 as identified on the plan at Appendix L will be required to demonstrate through reference to the West Lindsey Strategic Flood Risk Assessment and to a site specific flood risk assessment that the proposed development will not increase the flood risk to the site and to other parts of the Plan area in general, and to the Nettleham Beck in particular.</p> <p>Sewage and Drainage:</p> <p>Applications for new development (other than for minor extensions) will be required to demonstrate that:</p> <ul style="list-style-type: none"> <li>a) The development contributes positively to the water environment and to its ecology where possible and does not adversely affect surface and ground water quality; and</li> <li>b) Any development that has the potential to pose a risk to ground water resources is not located in a sensitive location; and</li> <li>c) Appropriate sustainable urban drainage systems have been incorporated into the proposals unless they can be shown to be impractical; and</li> <li>d) The design of the scheme incorporates appropriate measures that contribute to the conservation and enhancement of biodiversity and green corridors in the Plan area in general, and to the Nettleham beck in particular.</li> </ul> <p><u>All development proposals are required to consider and, where necessary, address the effect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development. This will be demonstrated through a Flood Risk</u></p>	

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		<p><u>Assessment, where appropriate. Development proposals will be supported:</u></p> <p><u>a) in the functional floodplain (Flood Zone 3b): if it is water compatible (such as minerals and waste extraction) or essential infrastructure (such as roads and utilities);</u></p> <p><u>b) in Flood Zones 2 and 3a; if it passes the Sequential Test and, if necessary, the Exceptions Test as required by national policy; and</u></p> <p><u>c) in Flood Zone 1: if it can be demonstrated for sites larger than 1 hectare in size through a Flood Risk Assessment that the development, including access will be safe without increasing flood risk elsewhere in the community. Surface Water Flooding and drainage</u></p> <p><u>2. All major developments should positively contribute to reducing flood risk. Sustainable Urban Drainage systems (SuDS) should be incorporated in line with national standards, and should:</u></p> <p><u>a) be informed by the Lead Local Flood Authority, sewage company and relevant drainage board;</u></p> <p><u>b) have appropriate minimum operational standards;</u></p> <p><u>c) have management and maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development;</u></p> <p><u>d) prevent surface water discharge into the sewage system; and</u></p> <p><u>e) maximise environmental gain through enhancing the green infrastructure network, securing biodiversity gain and amenity benefits. Water Quality</u></p>	

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p><u>3. All development proposals should preserve water quality and water supply. Development proposals that are likely to impact on surface or ground water should consider the requirements of the Water Framework Directive and comply with Policy S21 of the Central Lincolnshire Local Plan.</u></p>	
<p><b>Policy D – 5 Residential Developments in the Open Countryside</b></p>	<p>Deleted</p>	<p><del>New residential developments will be resisted unless they are adjacent to the existing continuous built form of Nettleham.</del></p> <p><del>Isolated dwellings in the countryside will not be supported.</del></p> <p><del>Proposed new residential development along the principal access roads into the village will only be permitted where those proposals would not extend the linear format of the settlement.</del></p>	<p>No. Policy deleted as this issue is covered by updated policies within the Central Lincolnshire Local Plan and the Nettleham Neighbourhood Plan review.</p>
<p><b>Policy D - 6 Design of new development</b></p>	<p>Policy D4 – Design of New Development and Parish Design Code Principles Revised Policy</p>	<p><del>New development, including infill development and residential extensions, should preserve and enhance the village of Nettleham by:</del></p> <p><del>a) Recognising and reinforcing the district local character (as set out in the character assessment and the Village Design Statement) in relation to height, scale, density, spacing, layout orientation, features and materials of buildings.</del></p> <p><del>b) Designing housing proposals to reflect existing residential densities in the locality of the scheme.</del></p> <p><del>c) Respecting and protecting local heritage assets and their settings, including Scheduled Ancient Monuments and Conservation Areas.</del></p> <p><del>d) Protecting natural assets, enhancing the natural environment and biodiversity.</del></p>	<p>Yes. Significantly revised Policy to reflect the Nettleham Character Assessment and updated National Planning Policy.</p>

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>e) Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals merge into the existing rural village context and respond to the wider countryside setting.</p> <p>f) Seeking to retain mature or important trees. Development that damages or results in the loss of ancient trees, or trees of good arboricultural and/or amenity value, will not normally be permitted unless justified by a professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value and maturity should be provided on site.</p> <p>g) Ensuring boundary treatments reflect the distinct local character in relation to materials, layout, height and design. In areas where there is no boundary treatment and gardens are unenclosed, new development should seek to replicate this openness.</p> <p>h) Incorporation of appropriate methods of energy generation and conservation in all new builds.</p> <p>New development should provide sufficient external amenity space, refuse and recycling storage facilities and car parking. The appearance and location of such features should be considered early in the design process to ensure that they are well integrated into development proposals and form part of a cohesive and visually appealing environment.</p> <p><u>New development within Nettleham 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</u></p>	

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p><u>the relevant principles in the Nettleham Character Assessment and Design Code principles for each of the identified character areas.</u></p> <p><u>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:</u></p> <p><u>a) achieve an density not exceeding 20dph (in Nettleham village) and 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:</u></p> <p><u>I. location setting;</u></p> <p><u>II. local distinctiveness and built character, including the prevailing and/or emerging form and proportion of development;</u></p> <p><u>III. public transport and cycle accessibility, taking into account current and future levels of planned public transport/cycle infrastructure; and</u></p> <p><u>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:</u></p> <p><u>I. natural features including green corridors, trees, topography, open spaces and waterways such as the Nettleham Beck;</u></p> <p><u>II. provision of street trees for new roads;</u></p> <p><u>III. provision of grass verges for new roads in Nettleham village;</u></p> <p><u>IV. the prevailing or emerging form of development (including built grain, building typology, morphology and the hierarchy of streets, routes and other spaces);</u></p>	

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p><u>V. the proportion of development (including height, scale, mass and bulk) in the surrounding area;</u></p> <p><u>VI. building lines along with the orientation of and spacing between buildings;</u> <u>VII. the significance of heritage assets and their setting; and</u></p> <p><u>VIII. architectural styles, detailing and materials that contribute to local character.</u></p> <p><u>c) ensure buildings and spaces are designed to be inclusive and accessible and can be used safely and easily and with dignity for all;</u></p> <p><u>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;</u></p> <p><u>e) be sensitive to the site’s context, ensuring that development does not excessively project above the streetscape and townscape or adversely impact on its visual amenity by protecting local views and local landmarks, including important historical views, as within the Nettleham Character Assessment.</u></p> <p><u>f) positively address amenity of existing and future occupiers and uses, as well as the amenity of neighbouring properties and uses with regard to:</u></p> <p><u>i. providing appropriate privacy for users of the development and those in neighbouring properties, ensuring development does not result in unreasonable levels of overlooking;</u></p> <p><u>ii. ensuring adequate outlook for users of the development;</u></p> <p><u>iii. ensuring adequate levels of ventilation, daylight, sunlight and open aspects including provision of private amenity space where appropriate; and</u></p>	

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<u>Development proposals must submit a Design and Access Statement to demonstrate how they have followed the design-led approach to deliver high quality development in accordance with (A-F) above.</u>	
<b>Policy H - 1 Managed Housing Growth</b>	Deleted.	The primary focus of new residential development in the Plan area will be within the four allocated housing sites identified on the Proposals Map. These housing sites will each be restricted to a yield of 50 homes unless it can be demonstrated that their proposed numbers can be satisfactorily incorporated into the community and also that their proposed design, layout and dwelling numbers can be satisfactorily incorporated into their topography and landscape settings. Planning applications for the four allocated housing sites in this Plan will be supported where they demonstrate through the submission and approval of a construction management plan that their development will not have any unacceptable impacts on the community.	No. This Policy has been deleted and replace with Policy D6 in the draft review Plan.
<b>Policy H - 2 Housing Mix</b>	Deleted.	Applications for 11 or more dwellings will be required to produce a mix of dwelling types and sizes to meet the identified needs of current and future households in Nettleham. Applications proposing uniform types and sizes of dwellings will not be supported.	No. This Policy has been deleted and replace with Policy D7 in the draft review Plan.
<b>Policy H- 3 Housing for Older People</b>	Deleted.	All housing developments will be required to incorporate appropriate provision for older persons' housing.	No. Issue now covered by Policy D7
<b>Policy H - 4 The provision of Affordable Housing</b>	Deleted.	New residential developments will be required to include an element of affordable/low cost housing in accordance with policies contained in the development plan.  The affordable housing element will be expected to provide an appropriate balance of house size, type and tenure to meet the housing needs of the local community.	No. Issue now covered by Policy D7

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p><del>Affordable housing units should be delivered on the application site concerned unless it can be demonstrated that exceptional circumstances exist to necessitate equivalent provision on another site and/or the making of a payment for other off-site provision.</del></p> <p><del>In all circumstances affordable housing units should be seamlessly integrated into the wider layout of the housing sites concerned.</del></p>	
<p><b>H - 5 Site A. Land behind Deepdale Lane</b></p>	<p>Deleted.</p>	<p>Land is allocated for residential development to the north of Deepdale Lane and as shown as Site A on the Proposals Map. The gross allocated development land area: 4 Ha. Dwellings allocated within the area: approximately 50 dwellings subject to all the following:</p> <p>a) the provision of an access road for the site will be taken from Deepdale Lane opposite Green Lane.</p> <p>b) The provision of a new footpath should be created from the access road to FP166, which runs north to south through the site via the proposed buffer land along the northern boundary.</p> <p>c) The provision of a 10m buffer of green space is created along the southern and northern boundary of the site east of FP166 with public access rights through the middle of both areas from FP166 to the proposed open space to the east of site A.</p> <p>d) the formation of safe and convenient cycle access to the site from Deepdale Lane and National Cycle Route 1.</p> <p>e) The provision of a minimum 10m wide strip of planting is provided on the western boundary of the site with the aim of creating a woodland screen and wind break for the development. This woodland should be created in perpetuity and planted with native deciduous trees.</p>	<p>Yes. Policy deleted as the site is now developed.</p>

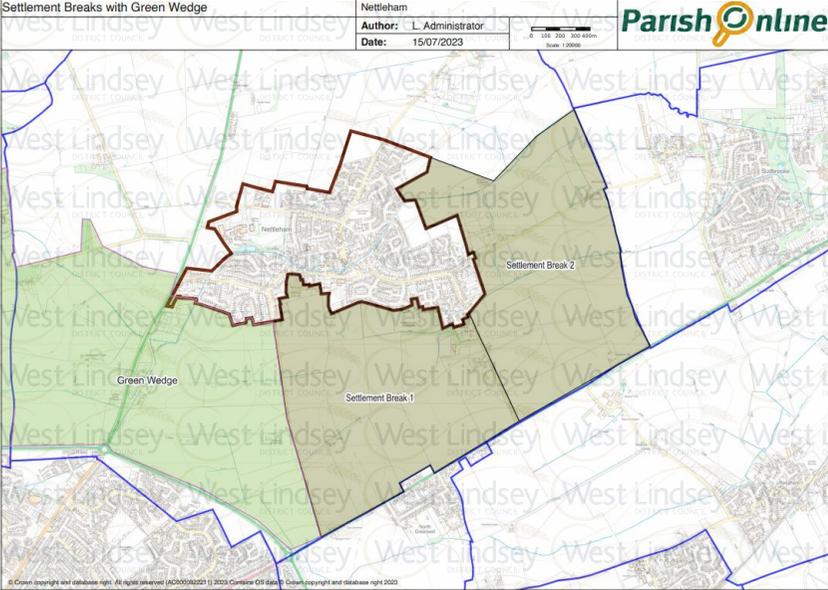
Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>f) The provision of an area of not less than 0.25Ha of land containing examples of the ridge and furrow should be preserved as public open space.</p>  <p>Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.</p>	
<p><b>H – 6 Site B Land off Scothern Road</b></p>	<p>Deleted</p>	<p>Land is allocated for residential development to the east of Scothern Road and as shown as Site B on the Proposals Map. The gross allocated development land area: 4.8Ha. Dwellings allocated within the area: approximately 50 dwellings subject to all the following:</p> <ul style="list-style-type: none"> <li>a) The existing footpath (FP149) is retained and strengthened as part of the development site; and</li> <li>b) The creation of a 15 metre planting buffer along the south eastern boundary and eastern boundary of the site.</li> <li>c) The retention of a minimum of 50% of the mature trees and hedgerow that runs in a south-easterly direction from the eastern end of High Leas (and as shown on the detailed map with this policy); and</li> <li>d) The appropriate safeguarding of the archaeological feature to the south of High Leys (and as shown on the detailed map with this policy); and</li> </ul>	<p>Yes. Policy deleted as the site is now developed.</p>

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>e) The formation of safe and convenient cycle access to the site and National Cycle Route 1; and  f) The creation of a satisfactory vehicular access into the site; and  g) The incorporation of allotments on the site.</p>	
<p><b>Policy H – 7 Land Behind The Hawthorns</b></p>	<p>Deleted</p>	<p>Land is allocated for residential development to the north of The Hawthorns and as shown as Site C on the Proposals Map. Gross Allocated Development Site Area: 3.5 Ha. Dwellings allocated within the area: approximately 50 dwellings subject to all the following:</p> <p>a) Provision of satisfactory vehicular access; and  b) The design, layout and vehicular access into the site shall respect and safeguard the residential amenities of the existing residential properties in the Hawthorns, Ridgeway and Brookfield Avenue; and  c) The provision of a footpath within the site and alongside the existing hedge running north-south (and as shown on the detailed map with this policy).</p>	<p>Yes. Policy deleted as the site is now developed.</p>

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
<b>S -1 Services and Facilities</b>	Deleted.	Proposals that result in a loss of service, or facility, or result in significant harm to the community value of such services will be resisted unless it can be clearly demonstrated that the facility or service is replaced by one of enhanced quality, or that the ongoing delivery of such a service or facility is no longer financially viable.	No. Policy replaced by Policy S1 in the draft review Plan.

**Table 3: New and Replacement Policies**

NDP review policy	Modification	Does the Modification materially affect the NDP?
<p><b>Policy E2 – Settlement Breaks</b></p>	<p><u>Two Settlement Breaks Green Gaps are designated, as identified on Map 2:</u></p> <ul style="list-style-type: none"> <li>• <u>Settlement Break 1: land between Nettleham village and North Greetwell; and</u></li> <li>• <u>Settlement Break 2: land between Nettleham village and Sudbrooke.</u></li> </ul> <p><u>Proposals for built development within the identified Settlement Breaks will be carefully-controlled. Development will only be supported where it would retain the separate identity and character of Nettleham Village and its relationship with settlements to the east and south of the neighbourhood area.</u></p> <p><u>Map 2:</u></p>	<p>Yes. This Policy has been included to identify the location and extent of the settlement breaks alongside the existing Green Wedge. A new Map ‘Map 2’ has also been included for reference.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	 <p>Settlement Breaks with Green Wedge</p> <p>Nettleham</p> <p>Author: L. Administrator</p> <p>Date: 15/07/2023</p> <p>Parish Online</p> <p>Scale 1:1000m</p> <p>Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.</p>	
<p><b>E5– Major and Minor Green Corridors</b></p>	<p><u>Major and minor Green Corridors, as identified on Map 5, have been identified for their strong contribution to the character of Nettleham and importance to the movement of local wildlife and people. The function, setting, and biodiversity, landscape, access and recreational value of the major and minor Green Corridors will be protected and enhanced.</u></p> <p><u>All proposals wholly or partly within the recommended minimum buffer zone of a major Green Corridor (30m width), or a minor Green Corridor (15m width) should be supported by an Ecological Impact Assessment. This should confirm the extent of the buffer zone in that location and demonstrate how the design and layout of the scheme will positively respond to its location and should prioritise wildlife, recreation or green open spaces.</u></p> <p><u>Proposals that provide an enhancement to a major or minor Green Corridor will be strongly supported.</u></p>	<p>Yes. This is a new Policy with new designations.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>Proposals for the creation of new Green Corridors are encouraged to help connect spaces and support local wildlife and biodiversity.</u></p>	
<p><b>Map 5</b></p>		<p>Yes. The Map identifies the location and extent of the Major and Minor Green Corridor designations.</p>
<p><b>Policy D2 – Parking Standards for additional Bedrooms to Existing Dwellings</b></p>	<p><u>Where planning permission is required, additional bedroom(s) created through the alteration of an existing residential property should provide sufficient parking space(s) for every new bedroom in line, but not exceeding, the standards identified within policy D1. Any parking space(s) should be provided within the existing curtilage of the property.</u></p>	<p>Yes. This provides new criteria for Parking provision for existing dwellings.</p>
<p><b>Policy D5 – Climate Change Mitigation and Adaption</b></p>	<p><u>Proposals should demonstrate, within their design and access statement, how they will reduce their impact on Climate Change and how they intend to incorporate small-scale domestic renewable energy or low carbon infrastructure into their proposals, development should:</u></p>	<p>Yes. This new policy provides new policy criteria to help manage and mitigate the impact from Climate Change.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>a) Demonstrate how they contribute towards a net reduction in carbon emissions through the lifetime of the development;</u></p> <p><u>b) Demonstrate how they take advantage of passive solar heating opportunities through the layout of the building or scheme;</u></p> <p><u>c) Demonstrate how they contribute towards the delivery of the Nettleham Climate Change Strategy;</u></p> <p><u>d) Incorporate renewable energy technology into the design of the scheme to help reduce the schemes reliance on conventional fossil-fuel energy supplies;</u></p> <p><u>e) Include water harvesting and recycling infrastructure on site;</u></p> <p><u>f) Provide green landscaping with the planting of trees and hedgerows to improve air quality, where appropriate;</u></p> <p><u>g) Use permeable surfacing materials to reduce standing water and surface run-off;</u></p> <p><u>h) Use sustainable and low carbon construction materials that complement the local character;</u></p> <p><u>i) provide facility for a vehicle electric charging points at each building, of at least 7kw;</u></p> <p><u>j) use high quality, durable and matching or complementary materials, where appropriate;</u></p> <p><u>k) ensure innovative and contemporary designs/materials and/or modern structures are of an exceptional design quality and comply with national building regulations and environmental standards; Greening of buildings and spaces</u></p>	

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>Living roofs and walls will be supported where they are appropriately designed, installed and maintained. Proposals should have regard to the latest industry good practice guidance to help ensure that green roofs and walls are designed to maximise environmental benefits and will function effectively over the lifetime of the development.</u></p>	
<p><b>Policy D6 – Housing Development within Nettleham</b></p>	<p><u>Away from identified housing allocations, proposals for new residential development within Nettleham Parish will only be supported if it is filling a gap within the existing* developed footprint of Nettleham village, as identified on Map 6, and it meets all the following criteria:</u></p> <p><u>a) It is only proposing up to 10 units, per site;</u></p> <p><u>b) 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>c) safeguards the integrity of existing garden spaces and the relationship between property sizes and their wider curtilages;</u></p> <p><u>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;</u></p> <p><u>e) provides satisfactory landscaping to provide privacy for new and existing dwellings, where appropriate;</u></p> <p><u>f) provide satisfactory layouts to safeguard the amenities of residential properties in the immediate locality; and g) has no unreasonable negative impact on the existing highway capacity or highway safety of the area.</u></p>	<p>Yes. This new policy provides a robust and up to date Policy framework for new housing growth in and around Nettleham.</p>

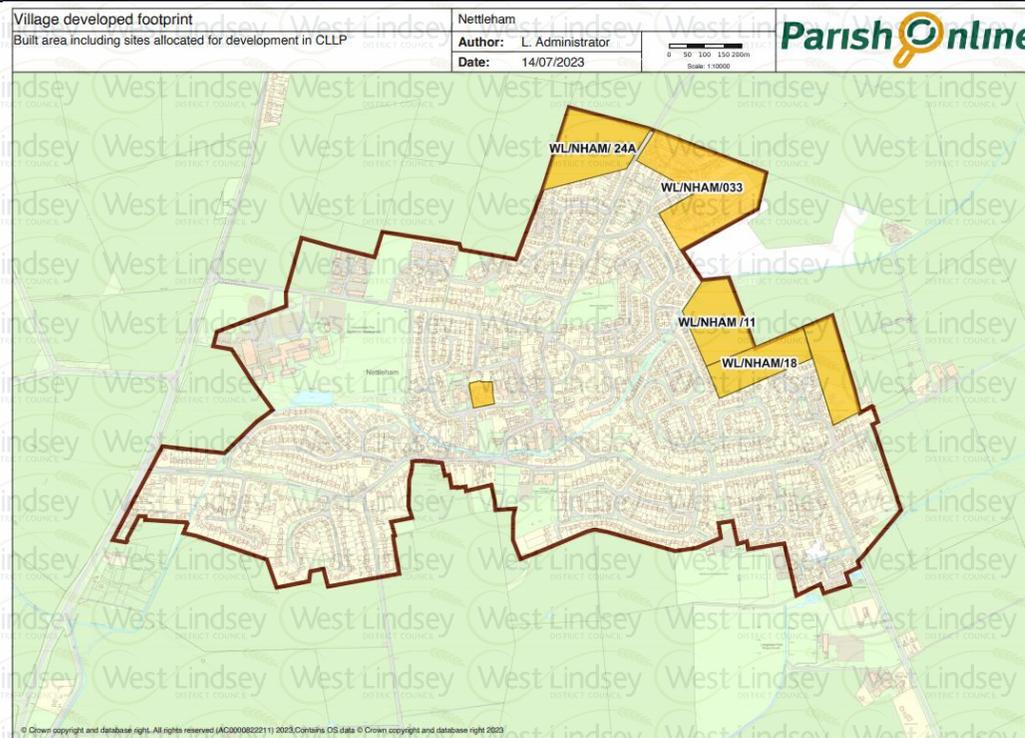
NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>Proposals must demonstrate that the proposal will not lead to a 'hard edge' being established on the periphery of the village.</u></p> <p><u>Any new residential development outside the existing developed footprint of the village, but North of the bypass, will be limited to countryside use as identified within Local Plan Policy S5. The Lincoln edge is outside the developed footprint of the village shown in Map 6, city suburban use should be permitted in that area in accordance with Central Lincolnshire Local Plan.</u></p> <p><u>*for the purpose of this policy, the term 'existing' means as from the adoption of this plan.</u></p>	

**NDP review policy**

**Modification**

**Does the Modification materially affect the NDP?**

**Map 6**



Yes. This Map designates a Development Footprint around Nettleham Village.

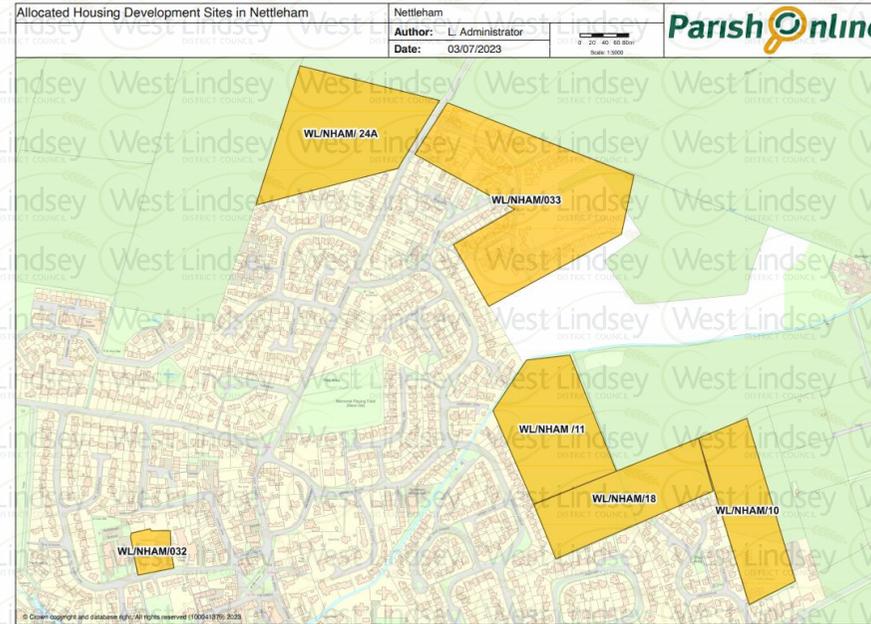
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**NDP review policy**

**Modification**

**Does the Modification materially affect the NDP?**

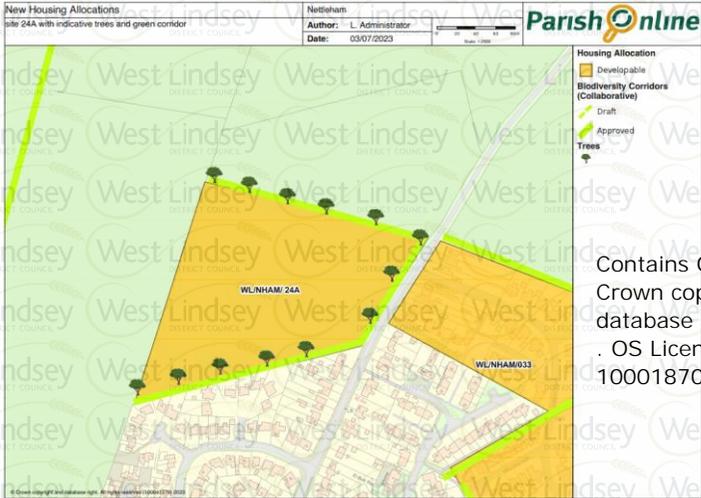
**Map 7 and Map 7a**



Yes. Map 7 identifies the development sites around Nettleham village.

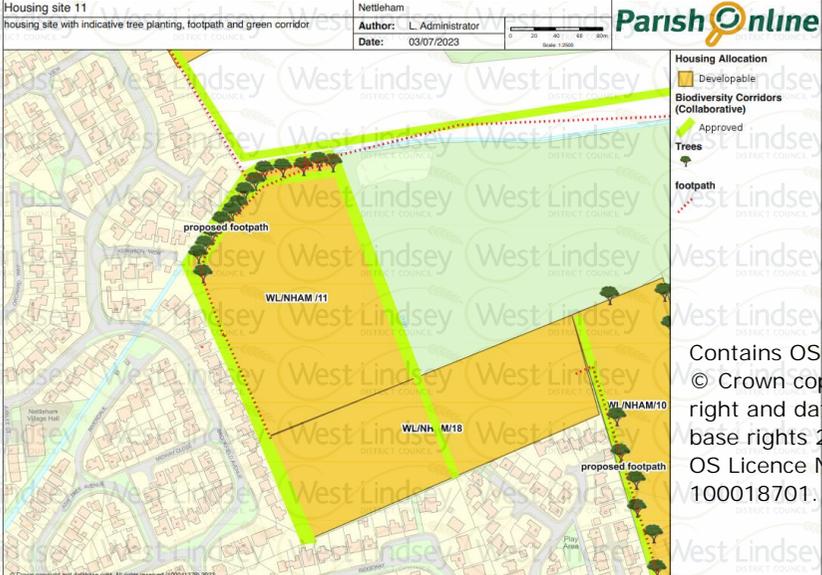
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NDP review policy	Modification	Does the Modification materially affect the NDP?
	<div data-bbox="510 280 1400 911"> <p>Housing allocations to the south of the Nettleham Parish Nettleham Allocations in the City of Lincoln Strategy Area</p> <p>Nettleham Author: L. Administrator Date: 30/06/2023</p>  <p>Contains OS data © Crown copyright and database rights 2020 . OS Licence No. 100018701</p> <p><small>© Crown copyright and database right. All rights reserved (100041379). 2023. Contains OS data © Crown copyright and database right 2023.</small></p> </div>	

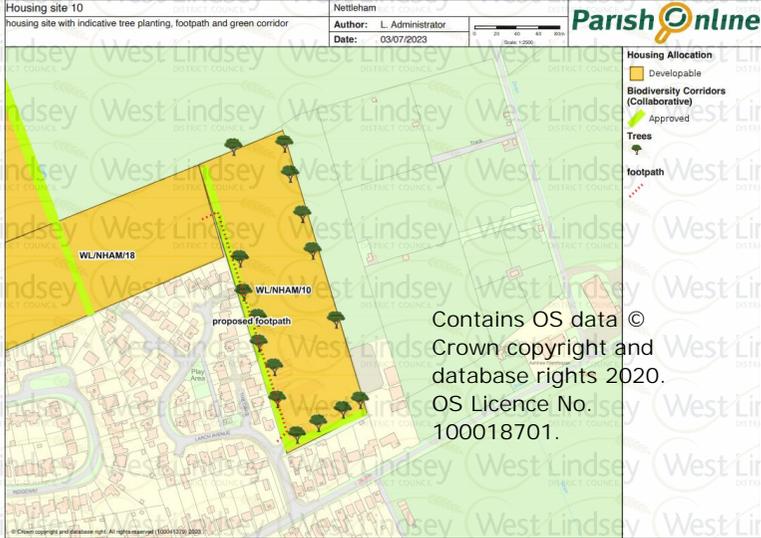
NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>The smaller dwellings should be integrated into the wider design of the site to help promote community cohesion and avoid individual clusters of single housing types or sizes.</u></p> <p><u>The provision for 'local needs'* accommodation, such as elderly care facilities and self-build will be supported inside the village's developed footprint. Proposals for local needs accommodation outside the village's developed footprint will be supported where it can be demonstrated that there are no suitable locations inside the village's developed footprint.</u></p> <p><u>*local needs is considered to be the needs for the residents within the Parish of Nettleham.</u></p>	
<p><b>Map 8:</b></p>	 <p>Contains OS data © Crown copyright and database rights 2020 . OS Licence No. 100018701.</p>	<p>Yes. The Map identifies the location and extent of the allocated site.</p>
<p><b>Policy D8: Land North of Lechler Close (Site 24) – Design Code and Development Principles</b></p>	<p><u>Land to the North of Lechler Close, as identified on Map 8, is allocated for the development of up to 72 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. Development Should:</u></p> <p><u>a) fully retain the existing hedgerow along the frontage of the site on Scothern Lane;</u></p>	<p>Yes. This new policy provides a criteria to help manage the development of this site.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>b) provide a positive frontage to the site by setting the development back from the existing retained hedgerow along Scothern Road;</u></p> <p><u>c) provide smaller 1, 2 and 3 bedroom homes within the design to help meet local housing needs, as identified in Policy D8;</u></p> <p><u>d) provide, at least, 25% of the units as affordable housing as prescribed in Policy D8;</u></p> <p><u>e) promote adaptive building spaces to promote home working and modern living;</u></p> <p><u>f) Be designed sensitively to avoid the creation of a hard development edge between Nettleham and the open countryside through the planting of trees and through a lower density of development;</u></p> <p><u>g) respond to local character by maintaining the building height levels with other nearby residential developments;</u></p> <p><u>h) allow for the use of passive solar energy through the appropriate orientation of the dwellings where practical;</u></p> <p><u>i) use sustainable and locally sourced building materials, where practicable;</u></p> <p><u>j) retain existing native hedgerows that bound the site;</u></p> <p><u>k) retain the existing strong views towards the Lincolnshire Wolds looking North from the site;</u></p> <p><u>l) provide a reasonable level of off-street parking spaces, as prescribed in Policy D1;</u></p> <p><u>m) provide facility for a vehicle electric charging points at each property of at least 7kw or to the latest best practice guidance;</u></p> <p><u>n) not lead to an detrimental impact to the existing highway capacity of safety</u></p> <p><u>o) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;</u></p> <p><u>p) provide an undeveloped green buffer between the existing properties at Scothern Road, Lechler Close and Coopers Close and the new development on the site;</u></p> <p><u>q) provide useable and safe public open space on site that can be transferred to the Parish Council;</u></p> <p><u>r) provide new pedestrian footway/cycle links to existing public rights of way to help connect the development to the existing built up part of the village;</u></p> <p><u>s) provide adequate drainage infrastructure to the standards of the relevant water authorities;</u></p>	

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>t) provide a suitable and safe vehicular access from Scothern Road to the standards of the local highway authority;</u></p> <p><u>u) provide new trees alongside the new roads on the development at a density of 1 tree per 2 houses; and</u></p> <p><u>v) Provide a new 2m wide footway through the site that connects with the existing footway on Scothern Road;</u></p> <p><u>w) provide fibre broadband connection to properties;</u></p> <p><u>x) provide external storage for four bins;</u></p> <p><u>y) plot sizes should be proportionate to the character of the local area and street-scene;</u></p> <p><u>z) boundary treatments should be in traditional materials or native species if hedging is used;</u></p> <p><u>aa) respect the country-lane character of the rural road and entrances to the village;</u></p> <p><u>bb)provide nature corridors through boundaries through the provision of natural boundary treatments.</u></p> <p><u>Due to its size, the proposed development on land at Site 24 should be accompanied by a masterplan to inform a planning application for the site and this should be agreed by the Parish and District Council.</u></p>	

NDP review policy	Modification	Does the Modification materially affect the NDP?
<p><b>Map 9</b></p>		<p>Yes. The Map identifies the location and extent of the allocated site.</p>
<p><b>Policy D9: Land behind Brookfield Avenue (Site 11) – Design Code and Development Principles</b></p>	<p><u>Land behind Brookfield Avenue, as identified on Map 9, is allocated for the development of up to 57 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. Development Should:</u></p> <ul style="list-style-type: none"> <li><u>a) provide smaller 1, 2 and 3 bedroom homes within the design to help meet local housing needs, as identified within Policy D8;</u></li> <li><u>b) provide, at least, 25% of the units as affordable housing as prescribed in Policy D8;</u></li> <li><u>c) promote adaptive building spaces to promote home working and modern living;</u></li> <li><u>d) Be designed sensitively to avoid the creation of a hard development edge between Nettleham and the open countryside through the planting of trees and through a lower density of development;</u></li> <li><u>e) respond to local character by maintaining the building height levels with other nearby residential developments and working positively with the topography of the site;</u></li> </ul>	<p>Yes. This new policy provides a criteria to help manage the development of this site.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>f) allow for the use of passive solar energy through the appropriate orientation of the dwellings, where practical;</u></p> <p><u>g) use sustainable and locally sourced building materials, where practicable;</u></p> <p><u>h) retain existing native hedgerows that bound the site to the east;</u></p> <p><u>i) retain existing mature trees on site along the Nettleham Beck;</u></p> <p><u>j) provide a reasonable level of off-street parking spaces, as prescribed in Policy D1;</u></p> <p><u>k) provide facility for a vehicle electric charging points at each property of at least 7kw or to the latest best practice guidance;</u></p> <p><u>l) not lead to an detrimental impact to the existing highway capacity of safety;</u></p> <p><u>m) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;</u></p> <p><u>n) provide an undeveloped green buffer between the existing properties and the development at Brookfield Avenue;</u></p> <p><u>o) provide an undeveloped green buffer of, at least, 20m between the development and the Nettleham Beck;</u></p> <p><u>p) provide useable and safe public open space on site that can be transferred to the Parish Council;</u></p> <p><u>q) mitigate any adverse effects resulting from odours due to the close proximity to the nearby sewage plant;</u></p> <p><u>r) provide new pedestrian footway/ cycle links to Brookfield Avenue, Ridgeway and to the development north of to the Beck to help connect the development to the existing built up part of the village and the development site to the South;</u></p> <p><u>s) provide adequate drainage infrastructure to the standards of the relevant water authorities;</u></p> <p><u>t) provide a suitable and safe vehicular access from Brookfield Avenue and through the new development off Hawthorn Avenue to the standards of the local highway authority;</u></p> <p><u>u) Provide new trees alongside the new roads on the development at a density of 1 tree per 2 houses;</u></p> <p><u>v) provide fibre broadband connection to properties;</u></p> <p><u>w) provide external Storage for four bins;</u></p> <p><u>x) plot sizes should be proportionate to the character of the local area and street-scene;</u></p>	

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>y) boundary treatments should be in traditional materials or native species if hedging is used;</u></p> <p><u>z) respect the country-lane character of the rural road and entrances to the village;</u></p> <p><u>aa) provide nature corridors through boundaries through the provision of natural boundary treatments.</u></p> <p><u>Due to its size, the proposed development on land at Site 11 should be accompanied by a masterplan to inform a planning application for the site and this should be agreed by the Parish and District Council.</u></p>	
<p><b>Map 10</b></p>	 <p>Housing site 10 housing site with indicative tree planting, footpath and green corridor</p> <p>Nettleham Author: L. Administrator Date: 03/07/2023</p> <p>Parish Online</p> <p>Housing Allocation Developable Biodiversity Corridors (Collaborative) Approved Trees Footpath</p> <p>WLNHAM/18 WLNHAM/10 proposed footpath</p> <p>Contains OS data © Crown copyright and database rights 2020. OS Licence No. 100018701.</p>	<p>Yes. The Map identifies the location and extent of the allocated site.</p>
<p><b>Policy D10: Land at Sudbrooke Lane (Site 10) – Design Code and Development Principles</b></p>	<p><u>Land at Sudbrooke Lane, as identified on Map 10, is allocated for the development of up to 46 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. Development Should:</u></p> <p><u>a) Provide smaller 1, 2 and 3 bedroom homes within the design to help meet local housing needs, as identified within policy D8;</u></p>	<p>Yes. This new policy provides a criteria to help manage the development of this site.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>b) Provide, at least, 25% of the units as affordable housing as prescribed in Policy D8;</u></p> <p><u>c) Promote adaptive building spaces to promote home working and modern living;</u></p> <p><u>d) Be designed sensitively to avoid the creation of a hard development edge between Nettleham and the open countryside through the planting of trees and through a lower density of development;</u></p> <p><u>e) respond to local character by maintaining the building height levels with other nearby residential developments;</u></p> <p><u>f) allow for the use of passive solar energy through the appropriate orientation of the dwellings where practical;</u></p> <p><u>g) use sustainable and locally sourced building materials, where practicable;</u></p> <p><u>h) retain existing native hedgerows that bound the site;</u></p> <p><u>i) provide a reasonable level of off-street parking spaces, as prescribed in Policy D1;</u></p> <p><u>j) provide facility for a vehicle electric charging points at each property of at least 7kw or to the latest best practice guidance;</u></p> <p><u>k) not lead to an detrimental impact to the existing highway capacity of safety;</u></p> <p><u>l) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;</u></p> <p><u>m) Provide useable and safe public open space on site that can be transferred to the Parish Council;</u></p> <p><u>n) Provide new pedestrian footway/cycle links through to the neighbouring development site to help connect the development to the existing built up part of the village;</u></p> <p><u>o) Provide adequate drainage infrastructure to the standards of the relevant water authorities;</u></p> <p><u>p) Mitigate any adverse effects resulting from odours due to the sites close proximity to the nearby sewage plant;</u></p> <p><u>q) Provide a suitable and safe vehicular access from Larch Avenue to the standards of the local highway authority;</u></p> <p><u>r) Provide new trees alongside the new roads on the development at a density of 1 tree per 2 houses; and</u></p> <p><u>s) Provide fibre broadband connection to properties;</u></p> <p><u>t) Provide external Storage for four bins;</u></p>	

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>u) Plot sizes should be proportionate to the character of the local area and streetscene;</u>  <u>v) Boundary treatments should be in traditional materials or native species if hedging is used;</u>  <u>w) Respect the country-lane character of the rural road and entrances to the village;</u>  <u>x) Provide nature corridors through the provision of natural boundary treatments.</u></p> <p><u>Due to its size, the proposed development on land at Site 24 should be accompanied by a masterplan to inform a planning application for the site and this should be agreed by the Parish and District Council.</u></p>	
<p><b>Map 11</b></p>		<p>Yes. The Map identifies the location and extent of the allocated site.</p>
<p><b>Policy D11: Land at Linelands, All Saints Lane – Design Code and Development Principles</b></p>	<p><u>Land at Linelands, as identified on Map 11, is allocated for the development of over 55s residential units 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. Development Should:</u></p>	<p>Yes. This new policy provides a criteria to help manage the development of this site.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>a) Provide accommodation for over 55s;</u>  <u>b) respond to local character by maintaining the building height levels with other nearby residential developments;</u>  <u>c) allow for the use of passive solar energy through the appropriate orientation of the dwellings;</u>  <u>d) use sustainable and locally sourced building materials, where practicable;</u>  <u>e) retain existing mixed specie native hedgerow to the west of the site;</u>  <u>f) provide a single parking space per residential unit and parking spaces for visitors;</u>  <u>g) provide storage capacity for electric mobility scooters;</u>  <u>h) provide facility for a vehicle electric charging points at each property/parking space of at least 7kw or to the latest best practice guidance;</u>  <u>i) not lead to a detrimental impact to the existing highway capacity of safety;</u>  <u>j) not lead to a detrimental impact on neighbouring private amenity due to the scale or size of the development;</u>  <u>k) use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;</u>  <u>l) Provide adequate drainage infrastructure to the standards of the relevant water authorities;</u>  <u>m) Provide a suitable and safe vehicular access from All Saints Lane to the standards of the local highway authority;</u>  <u>n) Provide fibre broadband connection to properties;</u>  <u>o) Boundary treatments should be in traditional materials or native species if hedging is used.</u></p>	
<p><b>Policy S1 – Local Community Facilities</b></p>	<p><u>The existing local community facilities listed within this policy will be safeguarded for local community (F) use throughout the plan period. The local community facilities safeguarded, are as follows:</u>  <u>1) Mulsanne Park Pavillion</u>  <u>2) Nettleham Village Hall</u>  <u>3) Nettleham Infant School</u>  <u>4) Nettleham Junior School</u>  <u>5) Rugby Club</u></p>	<p>Yes. This new policy provides a criteria to help protect the existing services and facilities within the Parish</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>6) Nettleham Community Hub/Library</u>  <u>7) Health Centre</u>  <u>8) The Old School Hall</u>  <u>9) All Saints Church</u>  <u>10) Nettleham Methodist Church</u>  <u>11) Black Horse Public House</u>  <u>12) White Hart Public House</u>  <u>13) The Plough Public House</u>  <u>14) Coop Convenience Store and Post Office</u>  <u>15) Premier Convenience Store</u>  <u>16) Bowling Green Club House</u>  <u>17) Scout Hut</u></p> <p><u>Proposals to redevelop, or change the use of, an existing community facility to a non-community use shall only be supported where one of the following conditions is met:</u></p> <p><u>a) the facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or</u>  <u>b) the service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or</u>  <u>c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location.</u></p> <p><u>Proposals for a new community facility (F use) will only be supported if it located within the developed footprint of Nettleham, unless there is a locally demonstrated need for the residents of the Parish.</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 and Settlement Breaks;
- change to Local Green Space and Service and Facilities Designations;
- Site Allocations and Design Code work; and
- the addition of new policies to reflect current circumstances.