

# **DUNHOLME NEIGHBOURHOOD PLAN**

## **MODIFICATIONS SCHEDULE**

**May 2024**

## **INTRODUCTION**

Dunholme 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 14<sup>th</sup> October 2016. Following independent examination and a successful referendum, it was 'made' by WLDC on the 23<sup>rd</sup> January 2017.

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 Dunholme 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.

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

Made NDP	Modifications	Does the Modification materially affect the NDP?
<p>To enable Dunholme to continue its development as a friendly and vibrant community, where residents and their families feel safe and confident in the future of their village. Retention of Dunholme’s attractive green and open rural village character is essential to achieving the sympathetic integration of new developments with the existing housing and amenities will require the greatest attention, in order to ensure that the village retains and consolidates its sense of community. While the need to provide additional dwellings is recognised, these must be required to enhance this vision through good design and compatibility with their surroundings, with a commensurate improvement of facilities and amenities in order to support the residents’ enjoyment and sense of belonging to their community.</p>	<p><u>Dunholme will</u> continue its development as a friendly and vibrant community, where residents and their families feel safe and confident in the future of their village. Retention of Dunholme’s attractive green and open rural village character is essential to achieving the sympathetic integration of new developments with the existing housing and amenities will require the greatest attention, in order to ensure that the village retains and consolidates its sense of community. While the need to provide additional dwellings is recognised, these must be required to enhance this vision through good design and compatibility with their surroundings, with a commensurate improvement of facilities and amenities in order to support the residents’ enjoyment and sense of belonging to their community.</p>	<p>No. The existing vision for Dunholme village remains valid for this plan review. The issues raised during the previous plan are largely still relevant today and it is important for the revised Neighbourhood Plan to continue to work to address these moving forward.</p>
<ul style="list-style-type: none"> <li>• <b>Objective 1: Creating a sustainable community</b> - To appropriately manage new developments in a way that benefits the wider community and sustainability of the village.</li> <li>• <b>Objective 2: New housing developments</b> – to guide new housing developments in order to provide an appropriate mix and type of property that benefits the local community.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Objective 1: Creating a Sustainable Community</b> - To appropriately manage new developments in a way that benefits the wider community and sustainability of the village.</li> <li>• <b>Objective 2: New Housing Development</b> – to <u>sensitively</u> guide new housing developments in order to provide an appropriate mix and type of property that benefits the local community.</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>

Made NDP	Modifications	Does the Modification materially affect the NDP?
<ul style="list-style-type: none"> <li>• <b>Objective 3: Supporting Employment Growth</b> – support the development of appropriate local employment opportunities in order to improve skills, knowledge and the local economy of Dunholme.</li> <li>• <b>Objective 4: Natural Environment</b> – to preserve and enhance our natural environment, including local wildlife habitats and through development and explore opportunities to improve connections through footpath and open spaces, including the green wedge between Dunholme and Welton.</li> <li>• <b>Objective 5: Historic Environment</b> – to preserve and enhance our historic and heritage assets throughout the Parish.</li> <li>• <b>Objective 6: Reduce Flood Risk</b> – to reduce the risk of flooding to properties within Duholme and make sure new developments improve existing drainage capacity.</li> <li>• <b>Objective 7: Community Facilities</b> – protect and encourage new community facilities and services to the village over the plan period.</li> <li>• <b>Objective 8: Infrastructure Improvements</b> – to support and encourage improvements to our infrastructure and services such as our</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Objective 3: Supporting Employment Growth</b> – support the development of appropriate local employment opportunities in order to improve skills, knowledge and the local economy of Dunholme.</li> <li>• <b>Objective 4: Natural Environment</b> – to preserve and enhance our natural environment, including local wildlife habitats and through development and explore opportunities to improve connections through footpath and open spaces, including the green wedge between Dunholme and Welton.</li> <li>• <b>Objective 5: Historic Environment</b> – to preserve and enhance our historic and heritage assets throughout the Parish.</li> <li>• <b>Objective 6: Reduce Flood Risk</b> – to reduce the risk of flooding to properties within Duholme and make sure new developments improve existing drainage capacity.</li> <li>• <b>Objective 7: Reduce the impact of Climate Change</b> – <u>to support the use and inclusion of renewable and low-carbon materials and technology within new development.</u></li> <li>• <b>Objective 8: Community Facilities</b> – <u>protect and encourage new community facilities and services to the village over the plan period.</u> 9</li> </ul>	

Made NDP	Modifications	Does the Modification materially affect the NDP?
drainage capacity, bus services, road infrastructure and internet connectivity.	<ul style="list-style-type: none"> <li>• <b><u>Objective 9: Infrastructure Improvements</u></b> – to support and encourage improvements to our infrastructure and services such as our <u>drainage capacity, bus services, road infrastructure and internet connectivity</u></li> </ul>	

**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?
Policy 1: General housing growth	Revised.	<p>The Neighbourhood Plan will enable the development of approximately 329 new homes in the parish through the Plan period. Dunholme will be the main focus of housing development in the Plan area. Taking into account current completions and commitments (since 1st April 2012), housing requirements will be met by:</p> <ol style="list-style-type: none"> <li>1 The allocation of land at CL4084 as shown on the Policies Map for approximately 49 dwellings;</li> <li>2 The allocation of land at CL1190 as shown on the Policies Map for approximately 275 dwellings;</li> <li>3. The allocation of land at the Old Spar Shop on the Policies Map for approximately 5 dwellings; and Additional small scale windfall developments within the existing built form of Dunholme.</li> </ol> <p><u>Away from identified housing allocations, proposals for new residential development will only be supported if it is filling a gap within the existing developed footprint of Dunholme, as defined in the Glossary of the Central Lincolnshire Local Plan, and it meets all the following criteria:</u></p> <ol style="list-style-type: none"> <li>a) It is only proposing up to 10 units, per site;</li> <li>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;</li> <li>c) safeguards the integrity of existing garden spaces and the relationship between property sizes and their wider curtilages;</li> <li>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;</li> </ol>	Yes. This policy has revised to better reflect the Policy in the Central Lincolnshire Local Plan and National Planning Policy.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p><del>e) provides satisfactory landscaping to provide privacy for new and existing dwellings, where appropriate;</del></p> <p><del>f) provide satisfactory layouts to safeguard the amenities of residential properties in the immediate locality; and</del></p> <p><del>g) has no unreasonable negative impact on the existing highway capacity or highway safety of the area.</del></p> <p><del>2. Where a site is proposed within the developed footprint, but adjacent to the open countryside, proposals must demonstrate that they will not lead to a 'hard edge' being established on the periphery of the village.</del></p> <p><del>3. Any new residential development outside the existing developed footprint will be limited to countryside use as identified within Local Plan Policy S5 or through rural exceptions via the National Planning Policy Framework.</del></p>	
Policy 2: Housing Type and Mix	Deleted	<p><del>1 Proposals for residential dwellings should provide an appropriate type and mix of units, including styles and sizes that help address the needs of the community as required within the most up to date Housing Needs Assessment.</del></p> <p><del>2 Proposals should also, where possible, contribute to the provision of affordable housing as detailed within the most up to date Local Development Plan.</del></p>	Yes. This Policy has been deleted as there are now site specific policies to manage the type of housing on proposed allocations.
Policy 3: Infill development	Deleted	<p><del>Planning permission will be supported for small scale infill residential development within the existing built up form of Dunholme village subject to West Lindsey Local Plan policy STRAT 6 and all the following criteria:</del></p> <p><del>1 is located within the defined 'built up area'4 for Dunholme;</del></p> <p><del>2 The proposed development complies with the design criteria set out in policy 5 and policy 9 of this plan;</del></p>	Yes. This Policy has been deleted as infilling is now covered by the revised Policy 1.



Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>3 The proposed development does not cause an unacceptable impact on the residential amenities of adjacent residential properties;</p> <p>4 The proposed development provides appropriate access, parking and turning arrangements; and</p> <p>5 The proposed development does not adversely affect the free and safe flow of traffic on the local highway network.</p>	
Policy 4: Design Principles	Replaced	<p>Where appropriate, development proposals should preserve or enhance the village of Dunholme by:</p> <ol style="list-style-type: none"> <li>1. Recognising and reinforcing the distinct local character in relation to height, scale, spacing, layout, orientation, design, and materials of buildings.</li> <li>2. Respecting and protecting designated and non-designated local heritage assets and their settings.</li> <li>3. Considering the visual impact of proposals on key views and vistas of the local landscape and minimising adverse impacts on these views.</li> <li>4. Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals are in keeping with the existing village context. Where appropriate, landscaping schemes should seek to include native species.</li> <li>5. 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 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.</li> <li>6. Ensuring new boundary treatments reflect the distinct local character in relation to materials and design.</li> </ol>	Yes. This Policy has been replaced to include more of the Character Assessment material and criteria.

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		<p>7. Ensuring that car parking is positioned and designed to have minimal impact on the street scene.</p> <p>8. For major developments, applicants will be required to produce a report to demonstrate that their scheme accords with national design standards (BFL 12 or equivalent); and</p> <p>9. Developments should also seek to, where possible, provide adaptable homes through the lifetime homes standard in order to cater for a changing demographic.</p> <p>10. Where possible, make better connections to other areas of the parish, including access to local services and public open spaces.</p> <p><u>Development proposals will be supported where they have considered how the proposal responds positively to the specific character area, as identified within the Dunholme Character Assessment. Proposals for development will only be supported subject to the following criteria being met, where appropriate. Development should:</u></p> <p><u>a) take inspiration from the use of local building materials within that part of Dunholme, where practicable;</u></p> <p><u>b) respect the scale and density of nearby development. Proposals should not seek to over-develop smaller plots with a higher density than the existing neighbouring density;</u></p> <p><u>c) draw inspiration from local vernacular architecture and the recognised buildings of heritage value;</u></p> <p><u>d) integrate well with existing streetscapes, development patterns and characteristics which define that specific character area;</u></p> <p><u>e) retain and work with existing boundary treatments wherever possible and where new boundary treatments are required, development proposals should use planting and/ or walling materials that are locally distinct.</u></p>	

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		<p><u>f) not lead to a ‘hard-edge’ being established on the periphery of the built form of the village, where appropriate;</u></p> <p><u>2. Where neighbouring or functionally linked sites come forward together, each development proposal should ensure that proposals are, or can be, properly integrated with walking and cycling infrastructure.</u></p>	
Policy 5: Enabling employment opportunities	Replaced	<p><del>Proposals that generate new business and employment will be supported, subject to the following criteria:</del></p> <p><del>1 The proposal respects the character and appearance of the immediate locality in terms of its height, scale design and massing; and</del></p> <p><del>2 The proposal does not cause an unacceptable impact on the amenities of nearby residential properties; and</del></p> <p><del>3 The proposal provides adequate parking, servicing and access arrangements in accordance with the most recently published standards of Lincolnshire County Council.</del></p> <p><u>Proposals for the expansion of existing employment use, within the Neighbourhood Plan Area, will only be supported, where:</u></p> <p><u>a) it can be demonstrated, to the Local Planning Authority, that there will be no unreasonable impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;</u></p> <p><u>b) it would have an acceptable impact on the character and scale of the villages and the adjacent landscape in terms of its scale, colour and height;</u></p> <p><u>c) where relevant, opportunities are taken to secure the re-use of vacant or redundant buildings as part of the development;</u></p> <p><u>d) it is supporting local employment opportunities;</u></p>	Yes. This Policy has been replaced to include a more updated policy criteria.

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		<p><u>e) It is diversifying or supplementing an established existing business to support its continued economic viability.</u></p> <p><u>2. Proposals for new employment development will be subject to the relevant policies within the Central Lincolnshire Local Plan.</u></p>	
Policy 6: Public recreational open space	Revised	<p>The following sites as shown on figure 4 <u>Map 3</u> are those that are identified as <del>public open spaces</del> <u>Important Open Spaces</u> within Dunholme. Proposals that seek to redevelop these sites for non-recreational (other than ancillary developments such as changing rooms, pavilions, car parking, lighting, surfacing, play or sports equipment) developments will be resisted. The following spaces are considered to be <del>public open spaces</del> <u>Important Open Spaces</u>:</p> <p>Site 1: Amenity Green Space at Manor Way.  Site 2: Cemetery along Ashings Lane.  Site 3: Churchyard at St Chad’s Church.  Site 4: Amenity Green Space at Nursery Close.  Site 5: Children’s play area and amenity space at Kennington Close.  Site 6: Amenity Green Space at Anderson.  Site 7: Children’s play area and amenity space at Allwood Road.  Site 8: Children’s play area and sports facilities at St Chad’s Primary School.  Site 9: Children’s play area, sports facilities and amenity space at Honeyholes Lane (Community Hub).  Site 10: Pickerings Meadow</p> <p>1 Proposals to enhance or provide new <del>public open space</del> <u>Important Open Space</u> within new developments will be supported in principle subject to their location and designation.</p>	Yes. The Policy has been revised to accord with the terminology in the Central Lincolnshire Local Plan.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>2 Proposals that provide a loss of one of the identified public open spaces <b>Important Open Spaces</b> will not be supported unless suitable mitigation is provided as part of a scheme and there is no 'net loss' of existing volume of <b>important Open Space</b> public open space.</p>	
Policy 7: Green Infrastructure	Replaced	<p>Development proposals will be expected to contribute towards the protection, enhancement and provision of new green infrastructure spaces and linkages. In particular, support will be given to proposals that further enhance:</p> <ul style="list-style-type: none"> <li>1 The quality, accessibility and usage of public open spaces and areas of sport provision;</li> <li>2 existing public rights of way within the parish, particularly those to and from Welton and along Dunholme Beck and to seek opportunities to create new public rights of way to create linkages into the wider countryside locally;</li> <li>3 the preservation of local habitats; Green infrastructure and development proposals that seek to improve the connectivity between wildlife areas and green spaces will be supported in order to enhance the green infrastructure of the parish. Where possible, new routes should: <ul style="list-style-type: none"> <li>1 Be traffic free and/ or pedestrian and cycle friendly;</li> <li>2 Be safe and inspire confidence in visitors;</li> <li>3 Offer 'easy access' i.e. be reasonably easy to use for users with a wide range of mobility levels, including pushchairs, walking aids and mobility scooters;</li> <li>4 Have the potential for future upgrading to use by cyclists (where not already possible);</li> <li>5 Have designated, safe crossing points over motorised routes and suitable street furniture;</li> </ul> </li> </ul>	Yes. The Policy has been replaced to accord with local and national planning policy.

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		<p>6 Provide connections between where people live and where they want to travel (for recreational or employment purposes);</p> <p>7 Be clearly signed and easy to follow;</p> <p>8 Be easy to maintain;</p> <p>9 Provide enhanced user enjoyment through the provision of information boards and benches in attractive locations;</p> <p>10 Where appropriate provide safe access for horses, particularly links to existing bridleways;</p> <p>11 Cause no damage to archaeological sites and their setting;</p> <p>12 Provide safe passing places on those paths with shared vehicular use including appropriate management of vegetation to the sides; and</p> <p>13 respect, protect and enhance local biodiversity.</p> <p>Developments that propose a ‘net’ loss of existing Green Infrastructure nodes and spaces will only be supported where it has been demonstrated that an appropriate alternative scheme will both benefit the community and the local environment without having any detrimental impact.</p> <p><u>Development proposals will be expected to contribute towards the protection, enhancement and provision of new green infrastructure spaces and linkages. In particular, support will be given to proposals that further enhance:</u></p> <p><u>a) The quality, accessibility and usage of public open spaces and areas of sport provision;</u></p> <p><u>b) existing public rights of way within the parish, particularly those to and from Welton and along Dunholme Beck and to seek opportunities to create new public rights of way to create linkages into the wider countryside locally;</u></p>	

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		<p><u>c) the preservation of local habitats; Green infrastructure and development proposals that seek to improve the connectivity between wildlife areas and green spaces will be supported in order to enhance the green infrastructure of the Parish.</u></p> <p><u>2. Where possible, new routes should:</u></p> <p><u>a) Be traffic free and/ or pedestrian and cycle friendly;</u></p> <p><u>b) Offer 'easy access' i.e. be reasonably easy to use for users with a wide range of mobility levels, including pushchairs, walking aids and mobility scooters;</u></p> <p><u>c) Be safe and inspire confidence in visitors;</u></p> <p><u>d) Have the potential for future upgrading to use by cyclists (where not already possible);</u></p> <p><u>e) Have designated, safe crossing points over motorised routes and suitable street furniture;</u></p> <p><u>f) Provide connections between where people live and where they want to travel (for recreational or employment purposes);</u></p> <p><u>g) Be clearly signed and easy to follow;</u></p> <p><u>h) Be easy to maintain;</u></p> <p><u>i) Provide enhanced user enjoyment through the provision of information boards and benches in attractive locations;</u></p> <p><u>j) Where appropriate provide safe access for horses, particularly links to existing bridleways;</u></p> <p><u>k) Cause no damage to archaeological sites and their setting;</u></p> <p><u>l) Provide safe passing places on those paths with shared vehicular use including appropriate management of vegetation to the sides; and</u></p> <p><u>m) respect, protect and enhance local biodiversity.</u></p>	

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		<p><u>3. Developments that propose a ‘net’ loss of existing Green Infrastructure nodes and spaces will only be supported where it has been demonstrated that an appropriate alternative scheme will both benefit the community and the local environment without having any detrimental impact.</u></p>	
Policy 9: Community Facilities	Replaced	<p>Proposals to redevelop or change the use of an existing community facility or land or buildings last used as a community facility will only be supported where one of the following conditions is met:</p> <p>1. A replacement facility of sufficient size, layout and quality to compensate for the loss of the existing facility (as shown in figure 6) is to be provided on an alternative site within the ‘built up area’ of Dunholme. Exceptionally, the replacement facility will be permitted adjacent to the built up form of Dunholme where there is a clear local need for the facility to be relocated and a more central site within the village is not available; or</p> <p>2. It has been satisfactorily demonstrated that it would not be economically viable or feasible to retain the existing community facility (as shown in figure 6) and there is no reasonable prospect of securing an alternative community use of the land or building.</p> <p><u>The following local amenities will be safeguarded for community purposes:</u></p> <p><u>a) The Village Hall</u>  <u>b) The Old School</u>  <u>c) The Primary School</u>  <u>d) The Coop Supermarket</u>  <u>e) The Church</u></p>	Yes. To provide a more effective Policy.



Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p><u>2. Proposals for the redevelopment or the change of use of any of the identified key local amenities to a non-community use will not be supported unless alternative community facilities are proposed as part of the development concerned or that it can be demonstrated that the existing use is unviable.</u></p>	
Policy 10: Landscape Character	Replaced	<p>All development proposals should demonstrate how they have taken account of the setting of the built up area within the wider landscape and the specific character areas within the village. Proposals will be supported where:</p> <ol style="list-style-type: none"> <li>1 their design and appearance respects and complements the Dunholme Character Assessment;</li> <li>2 they demonstrate that the proposed development fits into the identified character area of that part of the village;</li> <li>3 soft and porous edges and finishes are incorporated into development proposals on the edge of the built up area;</li> <li>4 where previous developments have failed to respect the landscape setting, quality and have created hard and unsatisfactory edges to the village, should explore opportunities to retrospectively include planting schemes particularly along the gateways into the village.</li> <li>5 comply with other relevant policies within this plan.</li> </ol> <p><u>All development proposals should demonstrate how they have taken account of the setting of the built up area within the wider landscape and the specific character areas within the village. Proposals will be supported where:</u></p>	Yes. To provide a more effective Policy.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p><u>a) the design and appearance respects and complements the Dunholme Character Assessment;</u>  <u>b) they demonstrate that the proposed development fits into the identified character area of that part of the village; and</u>  <u>c) soft and porous edges and finishes are incorporated into development proposals on the edge of the built up area.</u></p> <p><u>2. Where previous developments have failed to respect the landscape setting, quality and have created hard and unsatisfactory edges to the village, should explore opportunities to retrospectively include planting schemes - particularly along the gateways into the village.</u></p>	
Policy 11: Settlement Breaks	Replaced	<p><del>Development that would detract from the purpose of the Green Wedge, which is to protect the open rural character of land between Welton and Dunholme and prevent the coalescence of the two settlements will not be supported.</del></p> <p><del>Proposals to conserve, protect and/ or otherwise enhance the Green Wedge for the benefit of the communities, for leisure and recreation use and provision as a safe haven for wildlife will be strongly supported.</del></p> <p>1. <u>Development proposals should comply to the relevant criteria identified within Policy S63 of the Central Lincolnshire Local Plan.</u></p> <p>2. <u>Development for community use(s) such as new public open space and other forms of green infrastructure will be supported if it can be demonstrated that the proposal would not have a detrimental</u></p>	Yes. The Policy has been replaced to accord with local planning policy.

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		<u>impact or is contrary to Policy S63 and its provision would override any identified impact to the existing Green Wedge.</u>	
Policy 13: Reducing Flood Risk	Deleted.	<p><del>Development that needs to be located within the flood risk areas as shown in figure 12 for operational or other reasons will be supported where it can be demonstrated that measures will be put in place to ensure that the development proposed will not have a detrimental impact on surface water run-off and sewage discharge networks in the village.</del></p> <p><del>a) the development proposed will not have a detrimental impact on surface water run-off and sewage discharge networks in the village.</del></p> <p><del>2 All developments in flood risk areas and those which feed into flood sensitive areas will be designed and constructed to reduce the overall level of flood risk on the site and the surrounding areas.</del></p> <p><del>3 Residential developments will not be supported in Flood Zones 2 and 3.</del></p>	Yes. This Policy has been deleted as it is sufficiently covered by existing National Policy.
Policy 14: Water and Waste	Deleted	<del>Developers will be required to demonstrate that there is adequate wastewater and water supply capacity or that it can be made available, both on and off the site to serve the development and that it would not lead to problems for existing or new users.</del>	Yes. This Policy has been deleted as it is sufficiently covered by existing National Policy.
Policy 15: St Chad's Primary School Extension	Deleted	<del>Proposals that contribute to, or enable an extension to the Primary School will be supported.</del>	Yes. This Policy has been deleted as it is an aspiration rather than a Policy.
Policy 16: Road upgrades and improvements	Deleted	<del>Proposals that seek to upgrade and enhance the three junctions onto the A46 at Scothern Lane, Lincoln Road and Market Rasen Road will be supported.</del>	Yes. This Policy has been deleted as the

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			project has been delivered.

**Table 3: New Policies**

NDP review policy	Modification	Does the Modification materially affect the NDP?
<p>Policy 2 – Allocation of Land at Honeyholes Lane</p>	<p><u>Land at Honeyholes Lane NP03, is allocated for up to 63 new dwellings and associated infrastructure. The development of two, three and four bedroom dwellings and new public space will contribute positively towards the physical and environmental development of Dunholme. Proposals should identify how the development will positively contribute to the delivery of the relevant objectives of this Plan, to ensure the site relates positively to neighbouring sites and the surrounding area. Development should:</u></p> <p><u>a) Be designed to contribute to successful place-making and improve the character and appearance of the area to reflect the principles identified in the Dunholme Character Assessment;</u></p> <p><u>b) Respond positively to evolving urban scale and character, to secure a coherent and appropriate functional relationship with land uses and spaces within the site and its surroundings, taking into account the needs of the users of the development;</u></p> <p><u>c) Provide a positive relationship and an active frontage to Honeyholes Lane to encourage positive use;</u></p> <p><u>d) Use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;</u></p> <p><u>e) Be suitably designed to promote natural surveillance by providing active frontages to ensure that routes around the edge and within the site are afforded the maximum opportunity for passive surveillance;</u></p>	<p>Yes. This Policy seeks to provide more detail for the allocated site within the Central Lincolnshire Local Plan.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>f) Provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area;</u></p> <p><u>g) Ensure materials, colour, texture, quality, detailing, lighting, street furniture, signage, species, refuse storage and public art complement the streetscene and respond positively to local context;</u></p> <p><u>h) Provide a pedestrian and cycle route through to the neighbouring development to the east;</u></p> <p><u>i) Does not lead to a 'hard-edge' being created between the development site and the open countryside to the west.</u></p>	
<p>Policy 3 – Allocation of Land to the South of Lincoln Road (Site NP01)</p>	<p><u>Land at Lincoln Road NP01, is allocated for approximately 5 new dwellings and associated infrastructure. The development to this site will contribute positively towards the entrance to Dunholme. Proposals should identify how the development will positively contribute to the delivery of the relevant objectives of this Plan, to ensure the site relates positively to neighbouring sites and the surrounding area.</u></p> <p><u>Development should:</u></p> <p><u>a) Be designed to contribute to successful place-making and improve the character and appearance of the area to reflect the principles identified in the Dunholme Character Assessment;</u></p> <p><u>b) Respond positively to evolving urban scale and character, to secure a coherent and appropriate functional relationship with land uses and spaces within the site and its surroundings, taking into account the needs of the users of the development;</u></p>	<p>Yes. This Policy seeks to Manage new development at a proposed site allocation.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>c) Provide a positive relationship and an active frontage to Lincoln Road to encourage positive use;</u></p> <p><u>d) Use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;</u></p> <p><u>e) Provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area; and</u></p> <p><u>f) Provide a safe and suitable vehicular access point onto Lincoln Road.</u></p>	
<p>Policy 4 – Allocation of Land to the North of Lincoln Road (Site NP02)</p>	<p><u>Land at Lincoln Road NP02, is allocated for approximately 5 new dwellings and associated infrastructure. The development of this site will contribute positively towards the entrance to Dunholme. Proposals should identify how the development will positively contribute to the delivery of the relevant objectives of this Plan, to ensure the site relates positively to neighbouring sites and the surrounding area.</u></p> <p><u>Development should:</u></p> <p><u>a) Be designed to contribute to successful place-making and improve the character and appearance of the area to reflect the principles identified in the Dunholme Character Assessment;</u></p> <p><u>b) Respond positively to evolving urban scale and character, to secure a coherent and appropriate functional relationship with land uses and spaces within the site and its surroundings, taking into account the needs of the users of the development;</u></p> <p><u>c) Provide a positive relationship with nearby development and the open countryside to the West;</u></p>	<p>Yes. This Policy seeks to Manage new development at a proposed site allocation.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>d) Use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;</u></p> <p><u>e) Provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area; and</u></p> <p><u>f) Provide a safe and suitable vehicular access point onto Lincoln Road.</u></p>	
<p>Policy 5 – Allocation of Land to the West of Lincoln Road (Site NP04)</p>	<p><u>Land at Lincoln Road NP04, is allocated for up to 4 new dwellings and associated infrastructure. The development of this site will contribute positively towards the entrance to Dunholme. Proposals should identify how the development will positively contribute to the delivery of the relevant objectives of this Plan, to ensure the site relates positively to neighbouring sites and the surrounding area.</u></p> <p><u>Development should:</u></p> <p><u>a) Be designed to contribute to successful place-making and improve the character and appearance of the area to reflect the principles identified in the Dunholme Character Assessment;</u></p> <p><u>b) Respond positively to evolving urban scale and character, to secure a coherent and appropriate functional relationship with land uses and spaces within the site and its surroundings, taking into account the needs of the users of the development;</u></p> <p><u>c) Provide a positive relationship with nearby development and the open countryside to the West;</u></p> <p><u>d) Use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;</u></p>	<p>Yes. This Policy seeks to Manage new development at a proposed site allocation.</p>



NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>e) Provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area; and</u></p> <p><u>f) Provide a safe and suitable vehicular access point onto Lincoln Road.</u></p>	
<p>Policy 6 – Priority Site for Self-build Housing (Site NP08)</p>	<p><u>Land off Market Rasen Road NP08, is identified as a priority site for the development of up to 10 dwellings. The development of this site will contribute positively towards the entrance to Dunholme. Proposals should identify how the development will positively contribute to the delivery of the relevant objectives of this Plan, to ensure the site relates positively to neighbouring sites and the surrounding area.</u></p> <p><u>Development should:</u></p> <p><u>a) Be designed to contribute to successful place-making and improve the character and appearance of the area to reflect the principles identified in the Dunholme Character Assessment;</u></p> <p><u>b) Respond positively to evolving urban scale and character, to secure a coherent and appropriate functional relationship with land uses and spaces within the site and its surroundings, taking into account the needs of the users of the development;</u></p> <p><u>c) Provide a positive relationship with nearby development and the open countryside to the North and East;</u></p> <p><u>d) Use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;</u></p>	<p>Yes. This Policy seeks to Manage new development at a proposed site allocation.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>e) Provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area; and</u></p> <p><u>f) Provide a safe and suitable vehicular access point onto Market Rasen Road.</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;
- Site Allocations and Design Code work; and
- the addition of new policies to reflect current circumstances.