



## Winchfield Neighbourhood Plan: Statement of significance of Modifications

June 2023

1. Winchfield Parish Council submitted their Winchfield Neighbourhood Plan 2022 – 2037 to Hart District Council on 9<sup>th</sup> March 2023. This Plan will replace the Winchfield Development Plan, 2015 – 2032 which was made as part of the Hart District Development Plan on 30 March 2017.
2. Under Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended), the local authority must submit to the examiner a statement setting out whether or not the authority consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the authority is of this opinion.
3. Since the adoption of the Winchfield NDP in 2017, the Hart District Local Plan 2014 - 2032 has been adopted (April 2020) and a number of updates have been made to the National Planning Policy Framework (NPPF), most recently in 2021.
4. The Planning Practice Guidance sets out the types of modifications which can be made to the neighbourhood plan. These are:
  - *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.*
5. The paragraphs below set out the Councils consideration of the main changes between the made Neighbourhood Plan and that submitted to the Council in

March. Due to the extent of word changes between the two documents this only covers the main areas of change between the two documents.

6. It is noted that Winchfield Parish Council has set out in Appendix A4 of the Submission Plan that a number of changes are significant or substantial, and in it's covering letter to the Council, that they consider some changes materially change the nature of the Plan such that it will require examination and referendum.
7. The Council agrees with this conclusion and considers that a number of proposed changes introduce new policy elements which materially change the nature of the Plan such that it requires both an examination and referendum.

### **Material modifications which do change the nature of the Plan**

New settlement boundary identified around Beauclerk Green (Policy BE1: New Development) – this change means that the principle of new housing within this boundary would now be acceptable under Policy BE1 (and relevant Hart Local Plan policies) and would allow for the delivery of rural exception sites in close proximity to the settlement boundary. Under proposed Policy P&C2 the principle of new business development would also be supported within the new settlement boundary.

New Policy NE7: Energy Efficiency and Generation – not previously covered in the adopted Neighbourhood Plan and seeks to support proposals that contribute to energy efficiency and renewable low carbon energy generation subject to criteria;

New Policy HE2: Non-designated Heritage Assets – specifically identifies in Policy those non-designated heritage assets that are within the Parish and the approach to development proposals that may affect them. These were not specifically identified or referenced in Policy in the adopted Plan;

New Policy BE2: Affordable Housing on Rural Exception Sites – not covered in the adopted Neighbourhood Plan. The new Policy is supported by an up to date Housing Needs Survey for Winchfield and sets out the considerations for proposals on rural exception sites, taking a more proactive approach than in the current NP;

New Policy P&C2: New Businesses and Employment Development – not covered in the adopted Neighbourhood Plan and sets out the approach to proposals relating to employment development and equestrian facilities.

New Policy P&C3: Protecting Existing Services and Facilities – not covered in the adopted Neighbourhood Plan and sets out the approach to proposals which would result in the loss of valued facilities or services.

### **Material modifications which do not change the nature of the Plan**

Plan period extended to 2037;

Vision and objectives have been reworked to be more locally distinctive with additional references to biodiversity, health and wellbeing, climate change and the economy;

New more detailed Policy NE1 on Landscape Character and with new Policy NE2 identifies and protects key views supported by a Landscape Character Assessment.

Is significantly more detailed than existing Policy B1 including protection of a number of additional views across the Parish;

New Policy NE3 to safeguard Brenda Parker Way;

New Policy NE4 Trees, Woodlands and Hedgerows providing additional detail to one element of existing Policy B1 Rural Look and Feel – significant Views and Topography;

Policy NE6: Biodiversity Protection and Enhancement – whilst reflecting the need to protect and enhance biodiversity in the current Plan this Policy now reflects the mandatory requirement for developers to provide a measurable 10% net gain in biodiversity;

Policy HE1: Designated Heritage Assets – Includes a new requirement for the need for Heritage Statements;

Policy BE3: Housing Mix and Appearance – additional detail added regarding housing mix;

Policy BE4: Development Design considerations – replaces existing Policy with a more detailed set of design considerations.

### **Minor change**

Update to wording and renaming of existing Policy B4 Light Pollution by Policy NE5: Dark Skies.

Minor word changes to Policy BE5: Residential Parking – this Policy largely replicates existing Policy A2 but with some additional wording regarding parking in courtyard areas.

Minor word changes to Policy P&C1 – replaces former Policy B2 with additional wording regarding the protection of existing rights of Way. Existing Policy B3: Safeguarding of Land for a new Public Right of Way to be deleted.