

# Willoughby Neighbourhood Development Plan Review 2021

## Modification Document

### **Background**

The Willoughby Neighbourhood Development Plan successfully passed a referendum on 2<sup>nd</sup> December 2019 when a majority voted in favour for it to be used to help decide planning applications in the neighbourhood area. The plan was subsequently formally adopted by Rugby Borough Council at the Council meeting of 17<sup>th</sup> December 2019.

Since the plan's adoption there have been changes to national planning policy and also circumstances in the neighbourhood area. Willoughby Parish Council (as the neighbourhood plan Qualifying Body) have carried out a review of the plan with Rugby Borough Council.

A series of modifications have been identified to update the plan. A modified version of the plan together with a schedule of changes was submitted by Willoughby Parish Council to Rugby Borough Council in October 2021.

### **Modifications**

National Planning Practice Guidance states there are 3 types of modifications that can be made to a Neighbourhood Plan:

*1: Minor (non-material) modifications which would not materially affect the policies in the plan. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*

*2: Material modifications which do not change the nature of the plan would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.*

*3: Material modifications which do change the nature of the plan or would require examination and a referendum. This might, for example, involve allocating significant new sites for development.*

The modifications in full are set out in the Schedule included at the end of this statement. These are summarised as follows:

- Updating of references to the new National Planning Policy Framework 2021 (instead of the 2019 version).
- Updating the plan year references from 2019 to 2021 to reflect the review.
- Explanatory information about the review process and considerations.
- Factual information on the progress of housing developments and approved planning permissions.
- Update of list of local businesses operating in the neighbourhood area.
- Update on bus services.

## **Conclusion**

The modifications are not considered to change the nature of the plan or materially affect the policies. It has therefore been determined that the changes are Minor (non-material) modifications as described in Type 1 above. The modifications would not require an independent examination or further referendum, and can be approved by the Local Planning Authority under Section 61M(4) of the Town and Country Planning Act 1990 (as amended).

The decision to accept the modifications and approve the updated Neighbourhood Development Plan was agreed at the Council meeting of 15<sup>th</sup> December 2021. The plan as modified supersedes the original adopted version and has now been publicised on the Borough Council's website. Those notified of the adoption of the original plan have also been notified of the approval of the modified plan.

# Willoughby Neighbourhood Development Plan

## Schedule of Changes (Minor Modifications)

### October 2021

**Key**

New text proposed to be added: underlined text

Previous text proposed to be deleted: ~~strikethrough text~~

Comments in [*italics*]

<b>Front cover</b>			
<b>Reference</b>	<b>Page Number / Paragraph Number</b>	<b>Proposed Change</b>	<b>Reason for Change</b>
1.	Front cover	In title delete: 2019 Replace with <u>2021</u>  Add: <u>Modified October 2021</u>  Delete <del>December 2019</del>	To provide new date referring to NDP Review.
2.	P2	In Header delete <del>December 2019</del>  Add: <u>Modified October 2021</u>	To provide new date referring to NDP Review.
<b>Contents Page</b>			
3.	P3	<u>Update page numbers</u>	To retain accuracy for Table of Contents.

<b>The Willoughby NDP</b>			
4.	P4	<p>Add:  <u>The made Neighbourhood Plan has been reviewed and the Modified version incorporates a number of minor (non-material) modifications. The Parish Council and Rugby Borough Council consider that these modifications do not materially affect the policies in the plan as they are limited to updating references and source material and correcting errors. Therefore the modified NDP does not require examination or a referendum.</u></p>	To explain that the NDP has been reviewed and the review comprises minor (non material modifications).
<b>Acknowledgements</b>			
5.	P5 Bullets 12 and 14.	<p>Bullet 12 delete:  <del>Sophie Leaning, Senior Planner at Rugby Borough Council, for her support and time in reviewing versions of the plan and for providing helpful additions and amendments.</del></p> <p>Add:  <u>'Sophie Leaning and Martin Needham, Senior Planners at Rugby Borough Council, for their support and time in reviewing versions of the plan and for providing helpful additions and amendments.'</u></p> <p>Bullet 14 delete:  <del>so far</del></p>	To refer to support from the Borough Council during the review process and to correct a minor drafting error.
<b>1.0 What is a Neighbourhood Development Plan?</b>			
6.	P7 1.7	<p>Delete:  2019</p> <p>Add:  <u>2021</u></p>	To refer to updated NPPF.
7.	P7	Delete:	To update the text.

	1.9	<del>We are here</del> in last box	
8.	P8	<p>Add:</p> <p><u>1.11 There is no requirement to review or update a neighbourhood plan. However Planning Practice Guidance (PPG) sets out that communities may decide to update their plan, or part of it, to reduce the likelihood of policies becoming out of date. The Parish Council and Rugby Borough Council reviewed the made NDP in 2021 and agreed a number of minor modifications to bring the Plan up to date.</u></p>	To update the supporting text so that it refers to the review process.
<b>2.0 A Neighbourhood Development Plan for Willoughby</b>			
9.	P12	<p>Add:</p> <p><b><u>Willoughby NDP Review</u></b></p> <p><u>2.21 Planning Practice Guidance for Neighbourhood Planning sets out advice about the process for updating an NDP: 'There are three types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:</u></p> <ul style="list-style-type: none"> <li><u>• 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.</u></li> <li><u>• 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</u></li> </ul>	To update the supporting text so that it explains the review process.

		<p><u>significant or substantial as to change the nature of the plan.</u></p> <ul style="list-style-type: none"> <li>• <u>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.'</u></li> </ul> <p><u>2.22 The Willoughby NDP Review is considered to comprise minor (non-material) modifications which do not materially affect the policies in the plan.</u></p> <p><u>2.23 PPG goes on to set out how minor neighbourhood plan or Order updates are made. 'Minor (non-material) updates to a neighbourhood plan or Order would not materially affect the policies in the plan or permission granted by the Order. A local planning authority may make such updates at any time, but only with the consent of the qualifying body. Consultation, examination and referendum are not required.</u>  <u>(Planning Practice Guidance</u>  <u>Neighbourhood Planning</u>  <u>Paragraph: 084a Reference ID: 41-084a-20180222</u>  <u>Revision date: 22 02 2018)</u></p> <p><u>2.24 A Schedule of Changes showing all the modifications to the made NDP has been prepared and is provided on the neighbourhood plan pages of the Parish Council's and Rugby Borough Council's websites.</u></p>	
<b>4.2 Protecting and Enhancing our Rural Landscape</b>			
10.	P28 4.2.31	Delete: 152-  Add:	To refer to new paragraph number in updated NPPF 2021.

		156.	
<b>4.3 Local Green and Blue Infrastructure</b>			
11.	P29 4.3.1	<p>Delete:  <del>Green Infrastructure (GI) is 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities' (NPPF Annex 2 Glossary). These networks include water courses, ponds and canals which are commonly also referred to as 'blue infrastructure'.</del></p> <p>Add:  <u>Green Infrastructure (GI) is 'a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity' (NPPF Annex 2: Glossary p67).</u></p>	To refer to updated NPPF 2021
<b>4.6 Providing Homes</b>			
12.	P48 4.6.1	<p>Delete:  <del>Since then, 5 more new houses have been added (3 barn conversions, one change of use to a dwelling and 1 new build).</del></p> <p>Add:  <u>Since then, 6 more new houses have been added (4 barn conversions, one change of use to a dwelling and 1 new build).</u></p>	To update the supporting text with the latest position on housing developments.
<b>4.8 Protecting and Improving Local Facilities and Services</b>			
13.	P57 4.8.1	<p>Delete:  <del>83.</del></p> <p>Add:</p>	To refer to new paragraph number in updated NPPF 2021.

		<u>84.</u>	
14.	P59 4.8.7	<p>Delete:  <del>For some years there have ideas around a possible project to develop a new car park behind the village hall. The land behind the village hall lies outside the settlement boundary. A planning application (R19/0753) was submitted in April 2019 for a new car park for 16 cars and 2 disabled vehicles on part of the village hall garden and adjoining land, plus a new access road between the car park and Main Street.</del></p> <p>Add:  <u>For some years, there has been discussion about a possible project to develop a new car park behind the village hall. The land behind the village hall lies outside the settlement boundary. In March 2020, planning permission was finally granted for a new car park for 16 cars and 2 vehicles for disabled people on part of the village hall garden and adjoining land, plus a new access road between the car park and Main Street.</u></p>	To update the supporting text with the latest position on the car park.
15.	P59 4.8.11	<p>Delete:  <del>There is a public bus to/from Rugby three times a week on Monday, Thursday and Friday mornings and school buses take children to and from schools in Rugby.</del></p> <p>Add:  <u>There is a public bus to/from Rugby twice a week on Monday and Friday and school buses take children to and from schools in Rugby.</u></p>	To update the supporting text with the latest position on bus services.
16.	P61 4.8.13	<p>Delete:  <del>The revised 2019 NPPF para. 100 sets out that</del></p> <p>Add:  <u>The revised NPPF sets out in paragraph 102 that</u></p>	To refer to new paragraph number in updated NPPF 2021.

<b>5.0 NDP Review</b>			
17.	P63 5.1	<p>Delete:  <del>As such, a review of the policies within the plan will take place at the latest two years after the date of adoption and every subsequent two years.</del></p> <p>Add:  <u>This is the first review to be undertaken on the NDP.</u>  <u>Reviews will continue to be undertaken every subsequent two years.</u></p>	To update the supporting text so that it refers to the review process.
<b>Appendix 3 Proposed Non-Designated Heritage Assets</b>			
18.	P74	<p>Delete:  Line spaces in left hand column.</p>	To improve layout of the table.
<b>Appendix 5 Housing Development in Willoughby Parish since the 1960s</b>			
19.	P98	<p>Add a bullet point:  <u>The Barn, Longdown Lane - 2020 barn conversion</u></p>	To update the supporting text with the latest position on housing developments.
<b>Appendix 8 List of Local Businesses in Willoughby Parish</b>			
20.	P101	<p>Delete:  <del>Forton Group</del>  <del>1 Turf</del>  <del>Ian Gascoigne</del>  <del>Brian Hall</del>  <del>Claire Howkins</del>  <del>Nice and Stripey</del></p> <p>Add:  <u>The Decking Tool</u>    <u>Manor Farm Barns, Brooks Close</u>  <u>Decking</u></p>	To update the supporting text with regards to local businesses.

**Appendix 9 Local Facilities and Services**

21.	Bullet 12.	<p>Delete:</p> <p><del>A &amp; M bus service – one bus to and from Rugby on Monday, Thursday and Friday mornings</del></p> <p>Add:</p> <p>A &amp; M bus service - one bus to and from Rugby on Monday and Friday. Routes 203 and 214 provided by National Express Accessible Travel and Coventry Minibuses</p>	To update the supporting text with regards to bus services.
<b>Back Cover</b>			
22.		<p>Delete:</p> <p><del>December 2019</del></p> <p>Add:</p> <p><u>October 2021</u></p>	To refer to the date of the review.