

Ripley Neighbourhood Plan – Modification Proposal Statement

Ripley Town Council are undertaking the pre-submission consultation for the modified version of the made Ripley Neighbourhood Plan.

Regulation 15 of the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017/1243. The amended 2012 Regulations requires:

“In relation to a modification proposal, a statement setting out whether or not the qualifying body considers 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 qualifying body is of this opinion”.

This Statement serves this purpose and notes the following additional requirements in the PPG:

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) 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.

In accordance with the requirements of the PPG as stated above, this document is therefore setting out the background reason to this modification, sets out what the modification is and will set out the reasons as to why the Town Council believe that the modifications proposed are, or are not so significant or substantial as to change the nature of the plan.

Subject	Framework Objective	Policy	Proposed amendment to policy and rationale for change	Does the amendment change the nature of the Plan?
Housing	To ensure that the present and future provision of housing within the Ripley area is in line with local needs.	H1	Previous allocations maintained; additional allocation added.	No, insofar as the previous Plan proposed housing allocations and the revised Plan continues to do so. The allocation of an additional site could however be seen as a material change.
		H2	Revised wording to remove 15 dwelling cap and be more specific about the types of housing development the policy seeks to encourage.	No, insofar as the policy continues to allow for “windfall” housing developments. The revised wording is merely more specific.
		H3	Requires M4 (3) rather than lifetime homes standards. More specific and enforceable.	No, the previous Plan encouraged housing choice for all and the revised Plan continues to do so, but this amendment identifies a specific type of housing that will be encouraged.
		H4	Reflects NPPF definition of affordable housing.	No, the Plan continues to encourage housing choice for all and this modification aligns to the objectives in the previous Plan.
		H5	New policy to encourage a mix of housing.	No, the Plan continues to encourage housing choice for all which was an objective in the previous Plan.
Community Cohesion, Health and Wellbeing	To improve the health and wellbeing of local people and reduce health inequalities.	OS1	New NPPF paragraphs referenced	No, the protected valued green spaces were identified in the previous Plan, and will remain to do so in the revised Plan. This modification seeks to align with National Policy.

	To reduce crime and fear of crime promoting a safer and more cohesive local community.	E6	New public art policy to promote community cohesion and pride	No. Social cohesion and cultural well-being was supported in the previous Plan, and will continue to do so in the revised Plan.
Green Infrastructure	To provide better opportunities for maintaining and expanding green infrastructure and protecting green spaces.	OS1	New NPPF paragraphs referenced	No. Seeks to protect valued green spaces which was a core objective in the revised Plan.
		OS2	Policy maintained	No. Seeks to support access to recreation space to encourage health + well-being
		OS3	Policy maintained	No. Seeks to support access to greenspace, social cohesion, physical activity and sustainable food production
Biodiversity	To conserve and enhance levels of biodiversity, quality of habitats and geodiversity.	E1	Revised wording to encourage 'no net loss' of biodiversity-more specific and effective.	No. The Plan will continue to protect and enhance biodiversity as outlined in the previous Plan.
Built and Natural Heritage	To preserve and enhance features and settings of cultural heritage, archaeological, historical value.	E2	New policy.	No. The policy aims to recognize, protect and reveal all heritage assets, seeking to protect and enhance the historic environment. This was an objective of the previous Plan, albeit it did not include any specific policies to that effect.

		E3	New policy to encourage positive action in two specific historic areas.	No. Seeks to protect and enhance the historic environment. Heritage will continue to be a key objective within the Plan, as outlined in the previous Plan.
	To protect, enhance and manage the character and appearance of the landscape and townscape.	E4	New policy seeking to reinforce and enhance landscape character.	No. Seeks to protect and enhance valued landscapes which was a desire of the previous Plan. This inclusion is more effective than previous references in the Plan.
		E5	New policy	No. Seeks to ensure a well-designed built environment. This revision is deemed a more specific and effective way of encouraging good design, however does not materially change the Nature of the Plan.

Natural Resources	To manage and preserve the quality of natural resources and minimise the generation of waste.	E5	New policy	No. Seeks to encourage environmentally sustainable developments through more specific and effective way of encouraging good design. This does not change the nature of the Plan, as sustainability was encouraged in the previous Plan.
		E8	New policy to protect people from pollution.	No. Seeks to ensure healthy communities which was also a key objective in the previous Plan.
Climate Change	To reduce contribution to climate change and manage its effects, including flooding and drought.	E7	New policy to encourage renewable energy developments.	No. Seeks to mitigate and adapt to climate change. Sustainability was encouraged in the previous Plan.
Transport and Accessibility	To promote an inclusive approach to local transport that reduces the need for car dominated travel and increases the use of public transportation, walking and cycling.	TR1	New policy to ensure applicants for major developments consider the impact of the development on the wider road network.	No. Seeks to ensure safe operation of the surrounding road network, an objective of the previous Plan.

		TR2	Identifies and protects important footpath and cycle links.	No. Promotes sustainable travel and protects footpath and cycle links which were identified as being important to the local community in the previous Plan.
		TR3	New policy to encourage access to watercourses	No. Seeks to encourage accessibility to valued amenities, to support health and wellbeing as well as appreciation/protection of the Watercourses. Public accessibility was an objective within the previous Plan and this amendment continues to encourage this.
		TR4	Encourages that new development is located within sustainable locations with good access to services	No. Sustainable development was encouraged in the previous Plan, which encouraged the use sustainable travel and locating development which has access to public transport.
Economy and Employment	To create thriving and economically vibrant local communities with relevant spatial and physical structures to stimulate and support economic growth and attract inward investments.	EMP1	Identifies types of development that will be encouraged	No. Seeks to encourage certain types of development. To help facilitate a pre-existing objective of the Plan.
		EMP2	Identifies an employment site	Site identified as an employment site in the previous Plan. Changes reflect current circumstances and ensure policy is more fit for purpose.

		EMP3	Identifies an area where retail development will be encouraged.	No. Does introduce a new 'designated area' however remains within the spirit of the previous Plan and is not too prescriptive.
		EMP4	Identifies a site where mixed development would be encouraged.	No. Does introduce a new 'designated area' however remains within the spirit of the previous Plan and is not too prescriptive.

Conclusion

Several policies have been amended, and new policies added. However, all of these modifications relate to the framework objectives of the original Plan. Taken individually therefore, the changes remain within the spirit of the original Plan and are arguably not sufficient to change the nature of the Plan. However, when read as a whole, it is clear that the overall content of the Plan has been modified extensively, therefore it is reasonable to conclude that the modifications are material, and have the effect of changing the nature of the Plan.