

**Saxilby with Ingleby
Neighbourhood Plan
Schedule of Modifications**

INTRODUCTION

Saxilby with Ingleby 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 17th November 2016. Following independent examination and a successful referendum, it was 'made' by WLDC on the 8th May 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 Saxilby with Ingleby 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 Objectives

The modifications which are proposed to the Vision for the made NDP are set out in Table 1.

Modifications to made NDP policies

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.
- New Maps and Plans;
- 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 the creation of a Design Code document and an update to the Housing Needs Assessment for the parish that has been developed since the previous NDP.

Table 1: Modifications to the Objectives

Made NDP	Modifications	Does the Modification materially affect the NDP?
<ol style="list-style-type: none"> 1. Manage appropriate future housing development that sufficiently meets the needs of the local community 2. Retain existing and support new employment opportunities in the village, particularly at the Saxilby with Ingleby Business Parks 3. Encourage tourism related business and activity within the village 4. Protect and enhance our designated open spaces within the village 5. Preserve and enhance our public footpaths and connections within the village 6. Preserve and, where possible, enhance our local wildlife and environmental assets such as the Fosdyke Canal 7. Preserve the surrounding countryside 8. Protect and enhance our important historic buildings, monuments and assets 9. Support and encourage the improvement of our existing 	<ol style="list-style-type: none"> 1. <u>Prioritise the reuse of previously developed land for all new development;</u> 2. <u>To influence the design, scale and type of new residential development;</u> 3. <u>Support</u> existing and encourage new employment opportunities in the village, particularly at the Saxilby with Ingleby Business Parks; 4. Encourage tourism related business activity within the village; 5. Protect and enhance our designated Local Green Space; 6. Preserve and enhance our public footpaths and connections within and around the village, <u>and to the business park;</u> 7. <u>Preserve and enhance our local wildlife, biodiversity and environmental assets such as the Fosdyke Canal and reduce our impact on climate change;</u> 8. <u>Protect and improve access to the countryside;</u> 	<p>Yes, as the modified objectives impact and change some of the Policies within the Plan.</p>

Made NDP	Modifications	Does the Modification materially affect the NDP?
<p>transport infrastructure within the village</p> <p>10. Improve residents health and well being over the Plan period</p> <p>11. Reduce the impact of additional traffic congestion within the plan area</p> <p>12. Encourage the enhancement and improvement of community facilities and amenities</p>	<p>9. Protect and enhance our important historic buildings, monuments and assets;</p> <p>10. <u>Provide adequate public transport infrastructure for the level of development proposed for the village;</u></p> <p>11. <u>Support the improvement of existing highway infrastructure;</u></p> <p>12. Improve the health and wellbeing of all residents;</p> <p>13. <u>Support the enhancement and improvement of social community facilities and amenities, with a particular focus for a dedicated sports facility for teenagers;</u></p> <p>14. <u>Support the enhancement of utility infrastructure provision</u></p> <p>15. <u>Support an appropriate scale and location(s) for renewable energy development</u></p>	

Table 2: Modifications, deletions or replacements to made NDP policies

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
Policy 1: Housing Mix	Deleted	<ol style="list-style-type: none"> 1. All new development should provide and contribute to ensuring, a range of housing types and a mix of tenures based on identified housing needs in the most up to date housing needs assessment available at parish or District or housing market area level. The range of house types and mix of tenures provided should support a sustainable neighbourhood to meet the needs of a diverse range of household types and incomes to support community cohesion. This includes, and particular encouragement is given to, accessible and adaptable dwellings and wheelchair user dwellings. 2. Proposals for housing suitable for older people and first time buyers to meet the needs of our aging population and younger residents are particularly welcomed. 	This Policy has been deleted. Housing Mix is now part of other Policies within the review Plan.
Policy 2: Design of New Development	Deleted. Now new Policy 3	<ol style="list-style-type: none"> 1. All new development must deliver good quality design. In order to achieve this all new development must: <ol style="list-style-type: none"> a) Respect the existing pattern of development in terms of enclosure and definition of streets and spaces. b) Use materials appropriate to the development's context. c) Be of an appropriate scale and density in relation to its setting. d) Have good access to public transport or otherwise help to reduce car dependency, such as promoting active travel (walking and cycling). e) Take advantage of the local topography, landscape, trees and plants, wildlife habitats, existing buildings and site orientation. f) Take advantage of views into and out of the site in order to make the development easy to access and to navigate through. g) Car parking should be integrated within the landscaping of the scheme to minimise its visual impact but it should also serve its intended users and encourage natural surveillance. 	This Policy has been deleted and replaced with a new Design Policy in the review Plan.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>h) Provide an environment that contributes to the promotion of health and wellbeing of residents through the provision of meeting place opportunities, shared space and safe and accessible environments, both in relation to crime and clear and legible pedestrian routes and high quality open space.</p> <p>i) Incorporate flood resilience and resistance measures including, where appropriate, Sustainable Urban Drainage Systems.</p> <p>2. All new development must demonstrate how the above criteria, Building for Life 12 and the Saxilby with Ingleby Village Character Assessment has been used in the designing of the site through the submission of a written statement.</p>	
Policy 3: Comprehensive Development of Land at Church Lane.	Deleted.	<p>1. A mix of housing development and ancillary and associated development will be supported on the site known as Land at Church Lane as shown on Proposal Map 4.</p>	Deleted. No longer relevant.
Policy 4: Affordable Housing	Deleted and replaced with a new Affordable Housing Policy.	<p>1. All new affordable housing on market sites or rural exception sites in the Parish will be first offered to people with a local connection to the Parish and whose needs are not met by the open market. A local connection is defined as a person who:</p> <p>a) Was born in the Parish.</p> <p>b) Has lived in the Parish for five years or more.</p> <p>c) Is no longer resident but has a local connection including a period of residency of five years or more.</p> <p>d) Has an essential need to live close to another person who lives in the Parish, the essential need arising from age or medical or care reasons.</p> <p>e) Needs to live close to their place of work in the Parish.</p>	Deleted and replaced with a new up to date Policy
Policy 5: Protecting the Historic Environment	Deleted and replaced	<p>1. Proposed developments will be supported where they preserve or enhance the character or appearance of the Parish, Conservation Area and listed buildings and their settings and any features of special architectural or historic interest and other heritage assets as set out in Appendix B.</p>	Deleted and replaced with a new

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
	with a new Policy.	2. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight will be given to the asset's conservation. The more important the asset, the greater the weight will be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.	up to date Policy
Policy 6: Retaining Retila Provision	Deleted and replaced with a new Policy.	1. New retail uses are supported on suitable sites within the village centre. Proposals that would result in the loss of Class A1 or D1 uses will generally be resisted unless: a) It has been satisfactorily demonstrated that the existing use is economically unviable and there is little prospect of another Class A1 or D1 use being secured; and b) The proposed use meets an identified community need; and c) The proposed use provides satisfactory car parking and delivery arrangements.	Deleted and replaced with a new up to date Policy
Policy 7: Saxilby Business and Enterprise Parks	Modified	1. Proposals for new B1/B2/B8 employment developments and/ or redevelopment of sites for storage, distribution and light manufacturing B1/B2/B8 uses will be supported in both the existing and proposed employment sites shown on Proposal Map 3 provided the proposed development is of a scale that respects the character of the area and neighbouring land uses. 2. All new development must ensure that suitable flood resilience and resistance measures, including, where appropriate, the use of sustainable urban drainage systems, are incorporated into the design of any development. 3. Development schemes must include landscaping within sites and along boundaries to ensure that the development is satisfactorily screened from the A57 boundary and to minimise the visual impact on the setting of the village and nearby residential properties. 4. Developments must provide or contribute to the provision of the walking and cycling routes to the village shown on Proposal Map 6 and take every opportunity to encourage other means of transport than the car.	No, just updates the Policy with update legislation.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
Policy 8: Small Scale Business Development	Deleted and replaced with a new Policy	1. Proposals for the development of new small scale businesses and for the expansion or diversification of existing businesses will be permitted, provided that: <ul style="list-style-type: none"> a) Any new building or alterations to any existing building reflect the local identity and history, character and appearance of the local context in relation to scale, design and materials; and b) It can be satisfactorily demonstrated that there will be no adverse impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development; and c) Suitable flood resilience and resistance measures, including, where appropriate, sustainable urban drainage systems, are incorporated into the design of any scheme; and d) Where relevant, opportunities are taken to secure the re-use of vacant or redundant buildings as part of the development. 	Deleted as most of the criteria are no longer relevant.
Policy 9: Protecting Community Facilities	Modified. No Policy 6: Community Facilities within the review Plan	1. 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 permitted where one of the following conditions is met: <u>The existing facilities listed within this policy will be safeguarded for local community (F) use throughout the plan period. The local community facilities safeguarded are identified on Figure 6.</u> 2. Proposals the loss of community facilities will only be supported, where: <ul style="list-style-type: none"> a) A replacement facility of an equivalent or better size, layout and quality is provided in a suitable location; or <u>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> b) It can be satisfactorily demonstrated that the facility is no longer fit for purpose or economically viable for a new or another community use; or <u>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> c) The alternative use would have significant community benefits for the local community. <u>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> 	This Policy has been modified to reflect current legislation.

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		3. <u>Proposals for a new community facility will only be supported if it is located within the existing developed footprint of Saxilby.</u>	
Policy 10: Tourism Development	Modified. Now Policy 11 in the review Plan.	1. Planning applications will be supported for new buildings, conversions and changes of use for tourism development where: <ol style="list-style-type: none"> The main purpose of the building is to inform and interpret features of historic and archaeological interest in the Plan area or The proposal would provide overnight accommodation for visitors particularly bed and breakfast accommodation, visitor moorings, tourist information and a local history centre. Any new development proposed for tourism development will be required to demonstrate that it is appropriate in its location, scale and design and that it would not be detrimental to the character and appearance of the natural and historic assets of the Plan area in general. New overnight accommodation will not be encouraged in Flood Zones 2 and 3. 	No. Minor changes to update the Policy.
Policy 11: Minimising the Impact of Development on the Natural Environment	Deleted.	1. Development will be supported where it can demonstrate it meets the following criteria: <ol style="list-style-type: none"> Where development protects and enhances existing features in the natural environment. Development will be expected to retain well-established landscape features such as mature trees, species-rich hedgerows and ponds. The use of boundary treatments that are sympathetic to maintaining and enhancing biodiversity on new or existing developments will be encouraged and supported. 2. If there is significant and unavoidable loss of trees and shrubs as part of development new provision will be expected elsewhere on the site.	Yes. Deleted and partly merged with other review Policies in the Plan.
Policy 12: Green Infrastructure	Deleted.	1. Developments proposals should plan positively for the protection, enhancement and creation of networks to improve the connectivity between biodiversity and green infrastructure.	Yes. Deleted and partly merged with other review

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
			Policies in the Plan.
Policy 13: Development along the Fosdyke Canal	Modified. Now Policy 14 in the review Plan.	<p>1. New development along and adjoining the Fosdyke Canal <u>should not result in an increase in flood risk</u> must not result in an increase in flood risk and a sequential approach should be followed. Any development should:</p> <p>a) Seek to retain existing public access to the Fosdyke Canal and, where practical, enhance such access through the incorporation of waterside walkways.</p> <p>b) Respect and protect the amenity, biodiversity native species, wildlife value and recreational value of the Fosdyke Canal.</p> <p>c) Development proposals which seek to enhance the setting of the Fosdyke Canal and its associated history and amenity value will be supported.</p>	Yes, to update the Policy in line with National Planning Policy.
Policy 15: Local Green Spaces	Modified. No Policy 16 in the review Plan.	<p>1. The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on <u>Figure 11</u> figure 7:</p> <ol style="list-style-type: none"> 1. Canal Side Nature Reserve 2. Removed from the Plan following Independent Examination 3. Wildlife Breeding Ponds 4. Saxilby Road Woodland Scrub 5. St Botolphs Gate Green 6. St Botolphs Gate Rear 7. Nature corridor between Ingamells Drive and Mays Lane 8. MacPhail Crescent Green 9. Sykes Lane Green 10. Northfield Rise Green Spaces 11. Westcroft Drive Recreation Area 12. Ashfield Grange Recreation Area <u>13. SUDs Ponds at Ingleby View</u> <u>14. Land at the Paddocks, Field Avenue</u> <u>15. Ingleby View Cemetery Extension</u> 	Yes, to include additional Local Green Spaces

Made NDP policy/map	NDP review policy/map	Modification	Does the Modification materially affect the policy/plan?
		<p>2. Applications for development on the identified local green spaces, which would adversely affect their function as open green spaces, will not be permitted.</p>	
Policy 16:	Modified. Now Policy 17 in the review Plan.	<p>1. All development across the Plan area which is directly related to improving or extending non-vehicular routes will be permitted where the proposals: <u>All existing Public Rights of Way on Figure 10 are protected for their public access.</u></p> <p>2. <u>All new development across the Plan area which is directly related to improving or extending public rights of way will be supported where the proposal:</u></p> <p>a) Do not detract from the landscape character or ecological value as defined in the <u>Saxilby with Ingleby Design Code 2024</u> most recent Landscape Character Assessment Study.</p> <p>b) Are for enhancing the understanding or enjoyment of the area's biodiversity; and are designed to ensure continued privacy for residents.</p> <p>3. New development shall take every opportunity to provide new, or enhance existing, non-vehicular routes including connections with the existing network.</p>	Yes, to update the Policy in line with National Planning Policy.
Policy 17:	Deleted.	<p>1. Development proposals in Saxilby must ensure that any transport impacts of the scheme are identified and acceptable. Any measures needed to deal with the anticipated impacts must be implemented.</p>	Yes. Deleted and partly merged with other review Policies in the Plan.

Table 3: New and Replacement Policies

NDP review policy	Modification	Does the Modification materially affect the NDP?
<p>Policy 1: Residential Development within the Developed Footprint of Saxilby</p>	<ol style="list-style-type: none"> 1. <u>Away from identified housing allocations, proposals for new residential development within Saxilby will only be supported if it is filling a gap within the existing developed footprint* of Saxilby village, as defined in Local Plan Policy S4, and it meets all the following criteria:</u> <ol style="list-style-type: none"> a) <u>It is only proposing up to 10 units, per site;</u> b) <u>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 in Line with Policy 3;</u> c) <u>safeguards the integrity of existing garden spaces and the relationship between property sizes and their wider curtilages;</u> d) <u>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> e) <u>provides satisfactory landscaping to provide privacy for new and existing dwellings, where appropriate;</u> f) <u>enhance local biodiversity in line with Policy 13;</u> g) <u>provide satisfactory layouts to safeguard the amenities of residential properties in the immediate locality; and has no unreasonable negative impact on the existing highway capacity or highway safety of the area in line with Policy 18.</u> 2. <u>Proposals shall demonstrate that the proposal will not lead to a 'hard edge' being established on the periphery of the village.</u> 3. <u>Any new residential development outside the existing developed footprint of Saxilby or within Ingleby, will be limited to countryside use as identified within Local Plan Policy S5.</u> 4. <u>The comprehensive development at site allocation at WL/SAXI/004 Land of Sykes Lane should be informed by a masterplan which is agreed by both</u> 	<p>Yes, new Policy to manage growth around the community.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>the District and Parish Council. The design, type of housing and layout of the site should also be informed by the Saxilby with Ingleby Housing Needs Assessment 2024 and the Saxilby with Ingleby Design Code 2024.</u></p>	
<p>Policy 2: The Comprehensive Development of Land WL/SAX/004 off Sykes Lane, Saxilby</p>	<p>1. <u>Land off Sykes Lane is allocated for the development of approximately 135 residential dwellings and associated infrastructure. The development of this site should be of the highest quality design and demonstrate how it complies with the following Design Code:</u></p> <ul style="list-style-type: none"> a) <u>fully retain any existing hedgerows along the boundaries of the site;</u> b) <u>provide a positive frontage to the site by setting the development back from Sykes Lane;</u> c) <u>provide smaller 1, 2 and 3 bedroom homes within the design to help meet local housing needs, as identified in Policy 4;</u> d) <u>provide, at least, 20% of the units as affordable housing as prescribed in Policy 4;</u> e) <u>promote adaptive building spaces to promote home working and modern living on site;</u> f) <u>be designed sensitively to avoid the creation of a hard development edge between Saxilby and the open countryside through the planting of trees and through a lower density of development;</u> g) <u>respond to local character by maintaining the building height levels with other nearby residential developments;</u> h) <u>allow for the use of passive solar energy through the appropriate orientation of the dwellings where practical;</u> i) <u>provide off-street parking spaces in accordance with standards identified within the Central Lincolnshire Local Plan;</u> j) <u>retain the existing strong views towards the countryside and/ or any nearby heritage assets from the site;</u> k) <u>use materials that are compatible with the existing materials within the local area to reinforce local character and distinctiveness;</u> l) <u>provide an undeveloped green buffer between the existing properties at Field Avenue and the new development on the site;</u> 	<p>Yes, new Policy to manage the development of the newly allocated site.</p>

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<ul style="list-style-type: none"> m) <u>create a network of accessible public rights of way from the site to nearby paths, roads and development;</u> n) <u>provide useable and safe public open space on site.</u> o) <u>Minimize the level of congestion on both Sykes Lane and Church Lane; and</u> p) <u>Improve pedestrian safety along both Sykes Lane and Church Lane.</u> <p>2. <u>Proposals that include provision for amenity space or retail provision on site will be strongly supported.</u></p>	
Policy 3: Design of New Development	<ul style="list-style-type: none"> 1. <u>Development proposals should be design-led and ensure that built development and associated spaces are high quality and distinctive to the parish. Development proposals should positively address the relevant principles in the Saxilby with Ingleby Character Assessment and Design Code (2024) principles for the relevant character area in which they are located.</u> 2. <u>As appropriate to their scale, nature and location, development proposals should be informed by an understanding of local context and incorporate a design-led approach which includes the following principles:</u> <ul style="list-style-type: none"> a) <u>achieve a density having regard to the type and nature of uses proposed and the site context, in relation to the site's surrounding area;</u> b) <u>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;</u> c) <u>ensure buildings and spaces are designed to be inclusive and accessible and can be used safely and easily and with dignity for all;</u> d) <u>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> e) <u>be sensitive to the site's context, ensuring that development does not excessively project above the streetscape and townscape or adversely</u> 	Yes. New Policy to manage the design of new development.

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>impact on its visual amenity by protecting local views and local landmarks, including important historical views;</u></p> <p>f) <u>positively address amenity of existing and future occupiers and uses, as well as the amenity of neighbouring properties and uses;</u></p> <p>3. <u>Design and Access Statements for development proposals should demonstrate how they have followed the design-led approach to deliver high quality development in accordance with (a-f) above.</u></p>	
Policy 4: Affordable Housing	<p>1. <u>Where appropriate, new development will secure, at least, 20% affordable housing in accordance with Local Plan Policy S22. The affordable housing units will be delivered on the application site concerned, unless it can be demonstrated, to the satisfaction of the District Council, that exceptional circumstances exist to necessitate equivalent provision on another site and/or the making of a payment for other off-site provision.</u></p> <p>2. <u>A tenure mix of affordable housing type(s) should be provided in line with those identified within the Saxilby with Ingleby Housing Needs Assessment 2024.</u></p> <p>3. <u>The smaller dwellings shall 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>4. <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 and are in line with other relevant policies in this Plan and the Local Plan.</u></p> <p>5. <u>First Homes should be delivered at a 30% discount across the Neighbourhood Area.</u></p>	Yes. New Policy to influence the type and location of affordable housing within the community.
Policy 5: Protecting the	<p>1. <u>Development will be supported where it conserves or enhances the significance of heritage assets and their setting, through high quality and</u></p>	Yes. New Policy to comply with National Planning Policy.

NDP review policy	Modification	Does the Modification materially affect the NDP?
Historic Environment	<p><u>sensitive design, taking into consideration appropriate scale, siting and materials.</u></p> <p>2. <u>Development proposals which would directly affect a heritage asset or its setting should be accompanied with a Heritage Impact Assessment.</u></p>	
Policy 6: Community Facilities	<p>1. <u>The existing facilities listed within this policy will be safeguarded for local community (F) use throughout the plan period. The local community facilities safeguarded are identified on Figure 6.</u></p> <p>2. <u>Proposals the loss of community facilities will only be supported, where:</u></p> <p>a) <u>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></p> <p>b) <u>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></p> <p>c) <u>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>3. <u>Proposals for a new community facility will only be supported if it is located within the existing developed footprint of Saxilby.</u></p>	Yes. New Policy to comply with National Planning Policy.
Policy 8: Small Scale Employment Opportunities	<p>1. <u>Proposals that address local employment needs, will be supported where they:</u></p> <p>a) <u>Are home based and live work units;</u></p> <p>b) <u>Provide small start-up or incubator units;</u></p> <p>c) <u>Provide Accommodation for small-scale office facilities or training facilities;</u></p> <p>2. <u>Proposals should also comply with other relevant policies in this Plan.</u></p>	Yes. New Policy to comply with National Planning Policy.
Policy 9: Climate Change	<p>1. <u>Proposals for new and, where appropriate existing development, should include measures to support the adaption to climate change and mitigate against its impacts. Development should:</u></p> <p>a) <u>Include sustainable materials and methods of construction;</u></p>	Yes. New Policy to comply with National Planning Policy.

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<ul style="list-style-type: none"> b) <u>Include measures to support passive heating, where practicable;</u> c) <u>Include measures to recycle and limit water usage;</u> d) <u>Include renewable energy technology, where practicable;</u> e) <u>Include permeable surfacing to reduce the impact of flooding, where appropriate;</u> f) <u>Include an electric point for the installation of an electric car charger;</u> g) <u>Include soft landscaping materials such as trees, plants and hedgerows, where appropriate.</u> 	
Policy 10: Small Scale Renewable Energy Development	<ul style="list-style-type: none"> 1. <u>Proposals for small scale solar farm renewable energy developments should:</u> <ul style="list-style-type: none"> a) <u>Be designed to contribute to successful place-making by responding positively to the principles for the relevant character area identified by the Saxilby Character Assessment and Saxilby with Ingleby Design Code 2024;</u> b) <u>Ensure there is no unacceptable impact on relevant designated and non-designated heritage assets and their settings, where appropriate in line with Policy 5;</u> c) <u>Ensure there is no unacceptable impact on biodiversity in line with Policy 13</u> d) <u>Protect the amenity of neighbouring properties, including back gardens;</u> e) <u>Preserve the rural character of the Parish.</u> 	Yes. New Policy to comply with National Planning Policy.
Policy 12: Saxilby Waterfront Regeneration Area	<ul style="list-style-type: none"> 1. <u>Development that supports the physical and environmental regeneration of Saxilby Waterfront will be supported where:</u> <ul style="list-style-type: none"> a) <u>it contributes positively towards the character of the area;</u> b) <u>it contributes towards improving local facilities and amenities in the area;</u> c) <u>it contributes towards improving the local environment such as the canal and green spaces;</u> d) <u>it contributes towards enhancing the wider public realm and street scene;</u> 	Yes. New Policy to manage development within the Regeneration Area.

NDP review policy	Modification	Does the Modification materially affect the NDP?
	<p><u>e) it restores the historic environment and enhances the Conservation Area.</u></p>	
<p>Policy 13: Protecting Local Biodiversity</p>	<p><u>1. Development will be supported where it can demonstrate it meets the following criteria:</u></p> <p><u>a) It proposes, at least, a 10% net gain in biodiversity, where appropriate.</u></p> <p><u>b) It protects local wildlife sites as identified in the Central Lincolnshire Local Plan;</u></p> <p><u>c) It retains any healthy mature trees and hedgerows on site;</u></p> <p><u>d) Incorporates measures to enhance wildlife such as bird and bat boxes and hedgehog Highways, where practicable;</u></p> <p><u>e) Include native vegetation species (such as trees and hedgerows) to support local habitats.</u></p> <p><u>2. If there is significant and unavoidable loss of trees and shrubs as part of development new provision will be expected elsewhere on the site.</u></p>	<p>Yes. New Policy to comply with National Planning Policy.</p>
<p>Policy 18: Road Capacity, Safety and Active Travel</p>	<p><u>1. Proposals for new development should minimize their impact on road capacity and road safety. Where proposals lead to a substantial negative impact on road safety and capacity, then appropriate mitigation measures should accompany any planning application. Those proposals that lead to a severe impact on the road network will not be supported.</u></p> <p><u>2. Proposals that incorporate Active Travel modes within their schemes to reduce traffic congestion will be supported.</u></p>	<p>Yes. New Policy to comply with National Planning Policy.</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;
- Housing Need Assessment;
- Non-Designated Heritage Assets;
- Design Code work; and
- the addition of new policies to reflect current circumstances.