

# Sutton Neighbourhood Plan

## MODIFICATION PROPOSAL

### REGULATION 14 STATEMENT

1. This statement is made by Sutton Parish Council ("the Qualifying Body") pursuant to Regulation 14 (a) (v) of the Neighbourhood Planning (General) Regulations as amended by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 and 2017.
2. Regulation 14 (a) (v) applies to a proposal to modify an existing "made" neighbourhood development plan. It requires that *"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"*.
3. Government Planning Practice Guidance notes that there are 3 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:
  - 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.

Paragraph: 106 Reference ID: 41-106-20190509

4. The Sutton Neighbourhood Development Plan was made by East Cambridgeshire District Council on 30 May 2019. The Plan contains 12 planning policies covering:

- the location of development,
  - the allocation of three sites for housing development,
  - housing mix,
  - designating local green spaces,
  - protecting and maintaining features of landscape and biodiversity value,
  - preserving historic character,
  - protecting services and facilities,
  - identifying Elean Business Park as a location for employment development,
  - protecting retail premises from being lost, and
  - protecting sport and recreation facilities from being lost.
5. The Qualifying Body proposes to modify the existing made plan to amend some existing policies and include additional policies that cover:
- affordable housing,
  - conserving and enhancing internationally designated sites,
  - biodiversity net gain,
  - employment sites,
  - public rights of way,
  - hot food takeaway premises,
  - design considerations,
  - dark skies,
  - flooding and sustainable drainage,
  - sustainable building practices, and
  - renewable energy
6. The Qualifying Body considers that the nature of the modifications to be not so significant or substantial as to change the nature of the made Plan. It considers that the modifications would require examination but, subject to the decision of the independent examiner, would not require a referendum.

**Sutton Parish Council**

**May 2023**