

HOUGH ON THE HILL NEIGHBOURHOOD PLAN REVIEW

MODIFICATION PROPOSAL STATEMENT

Prepared by



**For and on behalf of
Hough on the Hill Parish Council**

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1.0 INTRODUCTION

- 1.1 The Hough on the Hill Neighbourhood Plan was formally “made” by South Kesteven District Council on 3rd July 2015. Hough on the Hill Parish Council (the Qualifying Body) decided in 2022 to undertake a review of the Neighbourhood Plan, to ensure that it remains effective in meeting the objectives and ambitions of the community and to ensure that it will remain in conformity with the strategic policies of the South Kesteven Local Plan, which was adopted after the Neighbourhood Plan was made, and has regard to the current National Planning Policy Framework.
- 1.2 It is particularly important to ensure that, moving forward, the modified plan is an accessible and robust document and an effective tool in managing future development and planning applications that come forward in the neighbourhood area.
- 1.3 Regulation 11(a) of the Planning and Compulsory Purchase Act 2004 (as amended) states that if a neighbourhood development plan is in force in relation to a neighbourhood area, a qualifying body may make a proposal for the existing plan to be modified or replaced.
- 1.4 Schedule A2 of the 2004 Act (as set out in Schedule 1 of the Neighbourhood Planning Act 2017) states that the proposal must be accompanied by a draft of the neighbourhood development plan as proposed to be modified (the ‘draft plan’) and a statement which contains a summary of the proposals and sets out the reasons why the plan should be modified as proposed.
- 1.5 This Modification Proposal Statement has, therefore, been prepared in accordance with the requirements set out in Schedule A2 of the 2004 Act and Regulation 15(1)(f) of the Neighbourhood Planning (General) Regulations 2012 (as amended). In accordance with the regulations, this Statement sets out:

“whether or not the qualifying body 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 qualifying body is of this opinion.”

- 1.6 This Statement meets this legislative requirement by setting out the proposed modifications to the Neighbourhood Plan, why Hough on the Hill Parish Council considers these modifications to be necessary, and whether these modifications would change the nature of the neighbourhood development plan.
- 1.7 In determining whether the modifications would change the nature of the neighbourhood development plan, we have referred to the additional guidance set out in Planning Practice Guidance (PPG) which sets out the three types of modification which can be made to a neighbourhood plan:

“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.” (PPG, Paragraph: 106 Reference ID: 41-106-20190509)

1.8 Hough on the Hill Parish Council considers that the modifications proposed all fall in to the categories “**minor (non-material) modifications**” or “**material modifications which do not change the nature of the plan**”. It is considered, therefore, that the proposed modifications may be made without a referendum, but should be referred to an independent examiner.

a) Consultation on Draft Modification Proposal Statement

1.9 A draft version of the Modification Proposal Statement was published for consultation alongside the draft Neighbourhood Development Plan in accordance with the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.10 Following public consultation, this Modification Proposal Statement has been finalised to reflect any changes made to the plan following the consultation and is submitted to the Local Planning Authority for examination alongside the final Neighbourhood Development Plan and other accompanying documents.

2.0 PROPOSED MODIFICATIONS TO HOUGH ON THE HILL NEIGHBOURHOOD DEVELOPMENT PLAN

2.1 The Hough on the Hill Neighbourhood Plan was 'made' by South Kesteven District Council on 3rd July 2015 following a referendum in which the majority of respondents voted in favour of adopting the neighbourhood plan.

2.2 Hough on the Hill Parish Council is now proposing to make a series of modifications to the 'made' plan for a number of reasons, including:

- To ensure that the neighbourhood plan continues to have regard to national policies and advice, particularly as set out in the recently updated National Planning Policy Framework (NPPF), December 2024 - which was adopted after the Neighbourhood Plan was 'made' (all references to NPPF paragraphs have been updated, where relevant);
- To ensure that the neighbourhood plan remains in conformity with South Kesteven Local Plan (2011 – 2036), which was adopted in 2020, again after the Neighbourhood Plan was 'made' (all references to South Kesteven Local Plan have been updated);
- To correct minor errors and to clarify meaning and aid understanding of how the current policies should be applied (without changing their intended purpose); and
- To ensure that the neighbourhood plan continues to reflect local residents' ambitions for the area.

2.3 The proposed changes have been subject to public consultation, and comments received have been considered and responded to, as set out in the separate Public Consultation Statement.

2.4 Table 1 below summarises the modifications that are proposed to the Hough on the Hill Neighbourhood Plan, sets out the reasons why these modifications are required and the nature of the proposed modifications, including whether they are non-material or material, and whether they would change the nature of the plan.

Table 1. Hough on the Hill Neighbourhood Plan Proposed Modifications

Section of 'Made' Plan	Proposed Modification	Reason for Modification	Nature of Modification
Front cover – Plan period	<ul style="list-style-type: none"> • Plan period amended to 2024-2036. • Explanatory words added in brackets – to be deleted once the modifications are made. 	<p>To clarify the period this modified version of the Neighbourhood Plan is intended to cover, bringing it in line with the SK Local Plan time frame.</p> <p>To clarify the status of the document.</p>	<p>Material modification which does not change the nature of the plan.</p> <p>Minor modification which does not materially change the nature of the plan.</p>
1. Introduction	<p>What is a Neighbourhood Plan:</p> <ul style="list-style-type: none"> • Added explanation of the Neighbourhood Plan's role in the "development plan". 	To clarify the relationship between the Neighbourhood Plan and the Local Plan	Minor modification which does not materially change the nature of the plan.
Paragraphs 6 - 9	<p>How was this Plan Prepared?</p> <ul style="list-style-type: none"> • Additional text added to explain: <ul style="list-style-type: none"> ○ the process and relevant dates relating to making the original Neighbourhood Plan; ○ the wider context for modifying the Neighbourhood Plan; ○ the nature of the proposed modifications; ○ how the review process has been funded. 	To outline the plan-making and modification processes.	Minor modifications which do not materially change the nature of the plan.

Section of 'Made' Plan	Proposed Modification	Reason for Change	Nature of Change
2. About the Area and it's People	<ul style="list-style-type: none"> • Demographic information updated in several parts of this section, in line with most recently available data from the 2021 Census; • Reference to a review of the Conservation Area amended, as that process was completed in 2014; • Specific reference to horse riding businesses amended to reflect changes since NP was originally made. • Note added to Map (Figure 4) to explain change regarding a former permissive right of way. • Information regarding flood risk and drainage responsibilities updated. • Information about Broadband / digital network infrastructure updated. • Reference to nature of healthcare provision at Grantham Hospital updated. • Reference to community use of All Saints Church updated 	<p>To reflect information available from the most recent Census.</p> <p>To reflect the current situation regarding the designated Conservation Area.</p> <p>To recognise this change.</p> <p>To recognise this change</p> <p>To reflect the current situation.</p>	Material modifications which do not change the nature of the plan.
3. Local Consultation to Formulate the Plan	<ul style="list-style-type: none"> • Additional paragraphs (55, 56) referring to consultation carried out in connection with the proposed modifications. 	<p>To recognise the community consultation that has been undertaken in connection with the modifications.</p>	Material modifications which do not change the nature of the plan.

Section of 'Made' Plan	Proposed Modification	Reason for Change	Nature of Change
	<ul style="list-style-type: none"> Neighbourhood Plan Aims, Objectives and Strategy – reference to time period updated (to 2036) and tense changed from “will focus” to “focuses”. 	<p>To bring these in line with the current situation.</p>	<p>Material modifications which do not change the nature of the plan.</p>
4. Opportunities and Constraints	<ul style="list-style-type: none"> References to Conservation Area review updated and related map (Figure 5) updated. Reference to type of roof material corrected in paragraph 70. Reference to. Multi-use Games Area updated Reference to English Heritage replaced. By reference to Historic England in paragraph 82. Note added to map in Figure 6 to explain change. Regarding a former permissive right of way. 	<p>To reflect the current situation regarding the designated Conservation Area.</p> <p>To correct an error.</p> <p>To reflect the current situation</p> <p>To acknowledge this change.</p> <p>To recognize this change.</p>	<p>Material modifications which do not change the nature of the plan.</p> <p>Minor modification which does not materially change the nature of the plan.</p> <p>Minor modification which does not materially change the nature of the plan.</p> <p>Minor modification which does not materially change the nature of the plan.</p> <p>Minor modification which does not materially change the nature of the plan.</p>
5. Neighbourhood Plan Policies			
	<ul style="list-style-type: none"> paragraph 100. Extended to refer to review process. Planning Context: additional bullet point included to 	<p>To explain the situation.</p> <p>This corrects an omission in the</p>	<p>Minor modification which does not materially change the nature of the plan.</p> <p>Minor modification which does not</p>

Section of 'Made' Plan	Proposed Modification	Reason for Change	Nature of Change
	explain relationship with national planning policies – mostly in NPPF.	original NP.	materially change the nature of the plan.
	Sustainable Development: <ul style="list-style-type: none"> References to NPPF updated. 	To ensure consistency with latest version of the NPPF(December 2024).	Material modifications which do not change the nature of the plan.
	<ul style="list-style-type: none"> Reference to Plan period changed 	To bring this up to date.	Material modification which does not change the nature of the plan.
	<ul style="list-style-type: none"> Reference made to Annex 1 – Design Guidance 	To clarify the location of this guidance	Minor modification which does not materially change the nature of the plan.
Character and Built Environment	<ul style="list-style-type: none"> Explanatory text relating to this topic expanded and updated, Including quotation of relevant local plan policies. 	To provide more explicit linkage with the latest South Kesteven Local Plan.	Material modifications which do not change the nature of the plan.
Policy HoH1	<ul style="list-style-type: none"> Reference to paragraphs 105 and 106 Replaced by reference to paragraph 110. 	To reflect changes in preceding paragraphs.	Minor modification which does not materially change the nature of the plan.
	<ul style="list-style-type: none"> Wording relating to landscape impacts amended. 	To clarify the requirements.	Minor modification which does not materially change the nature of the Plan.
	<ul style="list-style-type: none"> References to related policies and statements in SK Local Plan and NPPF revised. 	To bring these up to date.	Material modifications which do not change the nature of the plan.
	<ul style="list-style-type: none"> Additional paragraph added (120) referring to the Design Guidance and its continuing evolution. 	To clarify the relationship between the Design Guidance and the Neighbourhood Plan.	Material modifications which do not change the nature of the plan.

Section of 'Made' Plan	Proposed Modification	Reason for Change	Nature of Change
Policy HoH2	<ul style="list-style-type: none"> • Title Development Context added after policy number. • The word "current" has been added to the penultimate line of this policy; • References to related policies and statements in SK Local Plan and NPPF revised. 	<p>To clarify the focus of this policy</p> <p>To recognise the continuing evolution of the Design `Guidance.</p> <p>To bring these up to date.</p>	<p>Minor modification which does not materially change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p>
	<ul style="list-style-type: none"> • Citation [NPPF Glossary] added to quotation defining "Heritage Asset"; • References to the Conservation area amended. 	<p>To clarify the source of this quotation.</p> <p>To recognise the current situation regarding the designated Conservation Area.</p>	<p>Material modifications which do not change the nature of the plan.</p>
Policy HoH3	<ul style="list-style-type: none"> • "It's" changed to "its". • References to related policies and statements in SK Local Plan and NPPF revised. 	<p>Grammatical correction.</p> <p>To bring these up to date.</p>	<p>Minor modification which does not change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p>
Policy HoH4	<ul style="list-style-type: none"> • Title "Protection of Heritage Assets" added after policy number. • References to related policies and statements in SK Local Plan and NPPF revised. 	<p>To clarify the focus of this policy.</p> <p>To bring these up to date.</p>	<p>Minor modification which does not change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p>
Policy HoH5	<ul style="list-style-type: none"> • References to related policies and statements in SK Local Plan and NPPF revised. 	<p>To bring these up to date.</p>	<p>Material modifications which do not change the nature of the plan.</p>

Section of ‘Made’ Plan	Proposed Modification	Reason for Change	Nature of Change
	<ul style="list-style-type: none"> References to the Conservation Area in paragraph 117 amended. 	<p>To recognise the current situation regarding the designated Conservation Area.</p>	<p>Material modifications which do not change the nature of the plan.</p>
Policy HoH6	<ul style="list-style-type: none"> Terminology changed from “positive unlisted building/locally listed building or any other structure of local significance”, to “non-designated heritage asset”. References to related policies and statements in SK Local Plan and NPPF revised. 	<p>To correct the terminology being used here.</p> <p>To bring these up to date.</p>	<p>Minor modifications which do not change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p>
	<ul style="list-style-type: none"> Reference to SK Local Plan corrected in paragraph 120; Several grammatical errors corrected. 	<p>To correct this factual error.</p> <p>To correct these grammatical errors.</p>	<p>Minor modifications which do not materially change the nature of the plan.</p>
Policy HoH7	<ul style="list-style-type: none"> References to related policies and statements in SK Local Plan and NPPF revised. Policy wording Revise to align with local plan policies. 	<p>To bring these up to date.</p> <p>To ensure consistency with local plan policies.</p>	<p>Material modifications which do not change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p>
Policy HoH8	<ul style="list-style-type: none"> References to related policies and statements in SK Local Plan and NPPF revised. 	<p>To bring these up to date.</p>	<p>Material modifications which do not change the nature of the plan.</p>
Policy HoH9	<ul style="list-style-type: none"> Title “Local Green Space” added after policy. Second sentence added, explaining policy expectations; 	<p>To clarify the focus of this policy.</p> <p>To correct an omission in the original policy, making the policy expectation explicit rather than implicit.</p>	<p>Minor modification which does not materially change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p>

Section of 'Made' Plan	Proposed Modification	Reason for Change	Nature of Change
	<ul style="list-style-type: none"> References to related policies and statements in SK Local Plan and NPPF revised. 	<p>To bring these up to date.</p>	<p>Material modifications which do not change the nature of the plan.</p>
	<ul style="list-style-type: none"> References to related policies in SK Local Plan revised. Grammatical corrections. Additional criterion added: "integrity and value of the Green Infrastructure as a whole". 	<p>To bring these up to date.</p> <p>To correct these errors.</p> <p>To make this expectation explicit.</p>	<p>Material modifications which do not change the nature of the plan.</p>
Policy HoH10	<ul style="list-style-type: none"> Title "Protection Of Valued Landscapes And Habitats" added after policy number. The words "wherever possible" have been added. References to related policies and statements in SK Local Plan and NPPF revised. 	<p>To clarify the focus of this policy.</p> <p>To recognise that there will be circumstances where the normative requirement cannot be met.</p> <p>To bring these up to date.</p>	<p>Minor modification which does not materially change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p> <p>Material modifications which do not change to the nature of the plan.</p>
Policy HoH11	<ul style="list-style-type: none"> Title "Protecting Valued Views And Settings" added after policy number References to related policies and statements in SK Local Plan and NPPF revised. 	<p>To clarify the focus of this policy.</p> <p>To bring these up to date.</p>	<p>Minor modification which does not materially change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p>

Section of 'Made' Plan	Proposed Modification	Reason for Change	Nature of Change
Renewable Energy	<ul style="list-style-type: none"> References to related policies in SK Local Plan revised. 	To bring these up to date.	Material modifications which do not change the nature of the plan.
Policy HoH12	<ul style="list-style-type: none"> Title "Domestic Scale Energy Efficiency and Renewable Energy" generation added after policy number. Grammatical corrections References to related policies and statements in SK Local Plan and NPPF revised. 	To clarify the focus of this policy. To correct grammatical errors. To bring these up to date.	Minor modification which does not materially change the nature of the plan. Minor modification which does not materially change the nature of the plan. Material modifications which do not change the nature of the plan.
Policy HoH13	<ul style="list-style-type: none"> Title "Community Led Renewable Energy" added after policy number. References to related policies and statements in SK Local Plan and NPPF revised. 	To clarify the focus of this policy. To bring these up to date.	Minor modification which does not materially change the nature of the plan. Material modifications which do not change the nature of the plan.
Policy HoH14	<ul style="list-style-type: none"> Title "Renewable and Low Carbon Energy for Businesses" added after policy number. References to related policies and statements in SK Local Plan and NPPF revised. 	To clarify the focus of this policy. To bring these up to date.	Minor modification which does not materially change the nature of the plan. Minor modifications which do not materially change the nature of the plan.
Policy HoH15	<ul style="list-style-type: none"> Title "Maintaining and Improving Access to the Countryside" added after policy number. Reference to paragraphs 105 and 106 changed to 110. 	To clarify the focus of this policy. To update this reference.	Minor modification which does not materially change the nature of the plan. Minor modification which does not materially change the nature of the plan.

Section of 'Made' Plan	Proposed Modification	Reason for Change	Nature of Change
	<ul style="list-style-type: none"> Minor grammatical errors, and substitution of the word “permitted” by the word “supported”. References to CIL deleted. References to related policies and statements in SK Local Plan and NPPF revised. 	<p>To correct these errors.</p> <p>To bring this reference up to date with the current situation.</p> <p>To bring these up to date.</p>	<p>Minor modifications which do not materially change the nature of the plan.</p> <p>Material modifications Which do not change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p>
	<ul style="list-style-type: none"> Deletion of the phrase “If a CIL is adopted by SKDC”. 	<p>To bring this reference up to date with the current situation.</p>	<p>Minor modifications which do not materially change the nature of the plan.</p>
Policy HoH16	<ul style="list-style-type: none"> Title “Developer Contributions to Necessary Facilities” added after policy number. Grammatical corrections. Deletion of the phrase “If a CIL approach is not adopted by South Kesteven District Council, necessary facilities and infrastructure will be secured by negotiation on a case by case basis”. References to related policies and statements in SK Local Plan and NPPF revised. 	<p>To clarify the focus of this policy.</p> <p>To correct these errors.</p> <p>To bring this reference up to date with the current situation.</p> <p>To bring these up to date.</p>	<p>Minor modification which does not materially change the nature of the plan.</p> <p>Minor modifications which do not change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p> <p>Material modifications which do not change the nature of the plan.</p>

Section of ‘Made’ Plan	Proposed Modification	Reason for Change	Nature of Change
Delivery Strategy	Minor typographical context changes (paragraph 147).	To correct and update this paragraph.	Minor modifications which do not materially change the nature of the plan.
Annex 1: Neighbourhood Plan Design Guidance	<ul style="list-style-type: none"> • The term “Annex 1” added. • An explanatory note added, as follows: “When considering development involving new or altered buildings, it is recommended that reference should also be made to Hough on the Hill Design Guidance and Design Codes (August 2022), prepared by AECOM”. 	<p>To clarify the status of this section.</p> <p>To draw attention to the Hough on the Hill Design Guidance and Design Codes as a recommended reference.</p>	Material modifications which do not change the nature of the plan.

3.0 CONCLUSION

- 3.1 The modifications proposed to the Hough on the Hill Neighbourhood Development Plan are considered to be necessary and timely, in order to keep the Plan up to date and relevant. The proposed modifications ensure the deliverability of the plan as originally intended and will, therefore, bring clarity and consistency to aid decision making.
- 3.2 The proposed modifications are consistent with the spirit, vision and objectives of the Made Plan and are necessary to ensure that the Plan remains in conformity with the revised NPPF (December 2024) and The South Kesteven Local Plan (adopted January 2020), both of which have come in to effect since the date the Hough on the Hill Neighbourhood Plan was made in July 2015.
- 3.3 Taken as a whole, the proposed modifications are considered to be **“material modifications which do not change the nature of the plan”**. It is, therefore, considered that, subject to consideration by an independent examiner, the modifications may be made without a referendum.