

Neighbourhood Plan Review December 2020

Consideration of Material Updates to the Made Brancaster Neighbourhood Plan (30 November 2015)

The Brancaster Neighbourhood Plan passed its referendum with an 82% vote in favour on a turnout of 33% on 19 November 2015; the plan was then adopted officially on 30th November 2015. Brancaster neighbourhood plan and the qualifying body has undertaken a review with support from residents to propose amendments to the several existing policies.

As stated clearly in the Brancaster Neighbourhood Plan Review (page 65), the modifications in the plan has not changed the strategy or most of the text of the adopted neighbourhood plan (2015) but rather seeks to “refocus, clarify, redefine and update” policies in regard to their experience and updated legislation including reference to the NPPF (2019). The objectives of this neighbourhood plan review are:

- To promote the sustainability of the local rural community and its future development by promoting opportunities for permanent residents as well as visitors and tourists.
- To mitigate some of the current problems arising in future from increased housing numbers and to prevent current problems, e.g. inadequate parking facilities, from deteriorating further.
- While recognising that the market cannot be overcome, to attempt to promote smaller to moderate size dwellings.
- To strengthen the AONB and conservation designations with respect to the nature of new buildings.
- To strengthen the opportunities for affordable social housing in future, ensuring they are an integral part of any development.
- To influence the retention of smaller dwellings.
- To encourage business opportunities.

The modifications made have been set out clearly in the provided table of the neighbourhood plan review (page 66-72) which should be read in conjunction with the notes underneath each changed policy made by the qualifying body. The policies which have changed to a certain extent are:

- Policy 1- Appropriate Housing (*Previously called Size of Houses*)
- Policy 2- Design, Style and Materials
- Policy 4- Parking Provision
- Policy 5- Replacement and Extended Dwellings
- Policy 6- Affordable/Shared Ownership Homes
- Policy 7- Development of Shops, Workshops and Business Units
- Policy 8- Protection of heritage sites and Views
- New Policy 9- Rural Exception Sites
- Policy 10- Protection and Enhancement of the Natural Environment and Landscape

In agreement with the conclusion made in the neighbourhood plan review, we believe that the material changes made to the adopted neighbourhood plan were not major or significant enough to change the nature of the plan. Therefore, we do not think a referendum is necessary.

As stated in the [Neighbourhood planning guidance \(Para 106\)](#), and listed below, there are three types of modification options which can be made to a neighbourhood plan:

1. 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.
2. 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.
3. 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.

Conclusion

As the local planning authority (Borough Council of King's Lynn and West Norfolk), we believe modification 2 as bullet pointed above from the neighbourhood plan guidance should be taken into account for the review of Brancaster Neighbourhood Plan. We believe the material modifications do not change the nature of the plan to a major or significant extent where it would require a referendum.