

Modification Statement under Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended)

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:

1. Minor (non-material) modifications.
2. Material modifications which do not change the nature of the plan or order would require examination but not a referendum.
3. Material modifications which do change the nature of the plan or order would require examination and a referendum.

The analysis below looks at the policies in the made Plan and the policies in the proposed Plan to assess which type of modification (mod) is being made.

'Made' Holwell Neighbourhood Plan Policy	Holwell Neighbourhood Plan Review Policy	Type of Modification	Comments
Policy H1: Amount and Location of New Housing Provision is made for up to four (4) new build, open market houses to be developed in Holwell during the Plan period (April 2017 to March 2031), through allowing one dwelling (net) on each of the identified sites allocated in this Neighbourhood Plan and shown on the policies map. The sites selected for new build, open market housing are as follows: • Site between Roseacre & Newhaven, Fosters Hill. • Plot adjacent to The Rectory, Pulham Road. • Westbourne. • Site adjacent to Gunville House	Policy H1: Amount and Location of New Housing In addition to the additional dwelling in Westbourne (as permitted under planning application WD/D/18/002618), provision is made for up to three (3) new build, open market houses to be developed in Holwell during the Plan period (April 2017 to March 2031), through allowing one dwelling (net) on each of the identified sites allocated in this Neighbourhood Plan and shown on the policies map. The sites selected for new build, open market housing are as follows: • Site between Roseacre & Newhaven, Fosters Hill. • Plot adjacent to The Rectory, Pulham Road. • Site adjacent to Gunville House.	Material mod that does not change the nature of the plan.	Policy H1 has been amended to remove the Westbourne plot (now under construction) from the list of available sites.

<p>N/A</p>	<p>In 2020 there were 11 affordable homes in the parish, all of which are managed by Magna Housing Association. A further 14 affordable homes are being constructed at Crouch Lane for Stonewater Housing Association, of which 10 will be for affordable rent, and the other four available for shared ownership. These are expected to be completed in the summer of 2021.</p>	<p>Material mod that does not change the nature of the plan.</p>	<p>Housing policies Para 1,3, and 4 Amendments and additions throughout to reflect updated information on sites and permissions New sentence added 'In August 2020 ...' New informative paragraph regarding affordable housing 'In 2020, ...' inserted below Policy H2.</p>
<p>Policy H3 : Affordable Housing Prioritised For Local People The site to the rear of 7 and 8 The Plot (as shown on the policies map) is identified as the preferred location for a rural exception site for affordable housing for local people, and may be developed once the Crouch Lane affordable housing site is fully occupied and there is an identified affordable housing need. The site would be developed for 100% affordable housing, in accordance with the local plan policy for rural exception sites. A legal agreement will be sought with the developers and providers of affordable housing to ensure that it remains affordable in perpetuity and allocations are prioritised to people with a local connection to the parish of Holwell.</p>	<p>Policy H3 : Affordable Housing Prioritised For Local People The site to the rear of 7 and 8 The Plot (as shown on the policies map) is identified as the preferred location for a rural exception site for affordable housing for local people, and may be developed once 14 affordable homes at the Crouch Lane affordable housing site are fully occupied and there is an identified affordable housing need. The site would be developed for 100% affordable housing, in accordance with the local plan policy for rural exception sites. A legal agreement will be sought with the developers and providers of affordable housing to ensure that it remains affordable in perpetuity and</p>	<p>Material mod that does not change the nature of the plan.</p>	<p>Policy H3 has been amended to reference the occupation of the 14 affordable homes on the Crouch Lane site, for clarity.</p>

	allocations are prioritised to people with a local connection to the parish of Holwell.		
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Other modifications including amendments to the plan’s facts and figures and appendix 6 regarding the status of sites and developments are considered to be minor modifications.

The updates to the housing stock and additional information regarding housing supply and calculations are also considered to be minor modifications.

Conclusions

In terms of the modification status, as per the Modification Statement required under Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended), of the Plan the Council concludes that the Plan review submitted constitutes material modifications which do not change the nature of the plan or order and would require examination but not a referendum.