

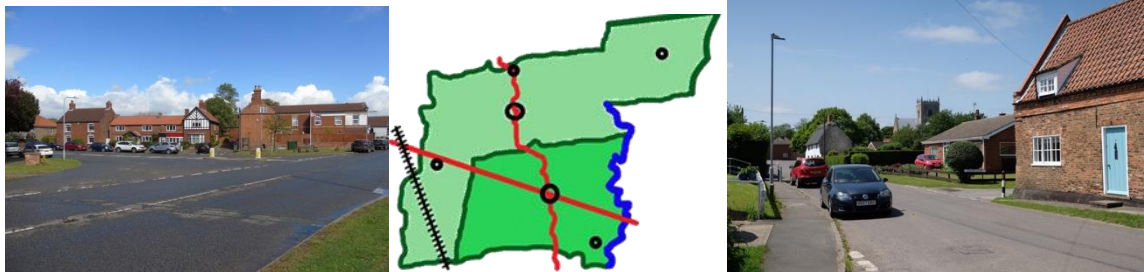
Sturton by Stow and Stow Neighbourhood Plan 2019 – 2036

Minor Modifications Review May 2024

Prepared by Sturton by Stow & Stow Neighbourhood Plan
Steering Group

on behalf of

Sturton by Stow Parish Council & Stow Parish Council



Statement of Modifications

INTRODUCTION

Sturton by Stow and Stow Parish Councils are undertaking a review of their Neighbourhood Plan (NP).

The made NP was prepared by a Steering Group of parish councillors and local residents and submitted to West Lindsey District Council (WLDC) on the 15th August 2021. Following independent examination and a successful referendum, it was 'made' by WLDC 4th July 2022

The review of the NDP began mid-2023 and has been informed by:

- Experience with using the NP 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 NP and to 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 Sturton by Stow and Stow NP which are proposed in the Review are generally considered to be minor, as explained and detailed in the following sections. In these circumstances, Planning Practice Guidance mentions 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, as part of consultation, 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 state whether they believe that the modifications are minor and do not change the nature of the plan and give reasons.

Statement of Modifications

This Statement of Modifications sets out the scope and materiality of the modifications which are proposed to be made to the NP, and the view of the Parish Councils as to whether the modifications are minor and not significant or substantial as to change the nature of the plan.

MODIFICATIONS TO THE MADE NP

Modifications to the Vision and Objectives

The modifications which are proposed to the Vision and objectives of the made NP are set out in Table 1.

A number of minor (non- material/inconsequential) modifications have been made to the made NP:

- Revision of the Front Cover, Contents page, Foreword and other formatting changes.
- Revisions and updates to the Introduction and context sections.
- Removal of some references to policies in the 2017 Central Lincolnshire Local Plan and new references inserted to reflect the revised Central Lincolnshire Local Plan (2023).
- Removal of some references to paragraphs of the NPPF 2018 and 2021 and new references inserted of paragraphs reflecting the most recent version of NPPF December 2023.
- Using of a table of changes - old LP reference numbers and descriptions replaced with new S reference numbers and descriptions - provided by Lincolnshire County Council
- Addition of Residential Allocation Sites as specified for Sturton by Stow in the Central Lincolnshire Local Plan

Statement of Modifications

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DRAFT REVIEW

Location		Made Plan Details	Modification	Does the modification materially affect the plan
Front cover	Addition of Heading		Sturton by Stow and Stow Neighbourhood Plan – Minor Review May 2024	No – minor modification
Front Cover	Colour	Green Background to front and rear cover	All green coloured references, front and rear covers changed to blue to signify most up to date version of NP	No – minor modification
Page iv	Addition	6. Monitoring and Implementation	Appendix C: Central Lincolnshire Local Plan Policy S81: Housing sites in medium villages...95	No – minor modification
Page iv	Deletion	*Supplementary and Supporting Documents Protected Views Assessment	Supplementary and Supporting Documents d) Protected Views Assessment	No – minor modification No – minor modification
Page iv	Reword to reflect reasoning why review taking place	This is the first full Plan, which seeks to provide positively for developments that can enhance the economic, social, health and environmental well-being of Sturton by Stow and Stow’s residents and businesses. Thanks must go to the group for the time and effort they have given to developing the Plan, guided and supported by OpenPlan Consultants	This is the first full review of our Plan, which seeks to provide positively for developments that can enhance the economic, social, health and environmental well-being of Sturton by Stow and Stow’s residents and businesses. Thanks must go to the group for the time and effort they have given to reviewing the Plan. Thanks also go to West Lindsey District Council, for its	No – minor modification

Statement of Modifications

		<p>Ltd and Community Lincs (YMCA) Thanks also go to West Lindsey District Council, for its support and help in the production of the Plan. Thanks are also due to the residents and businesses, who have supported the process and actively participated in consultation events and surveys to express their concerns, interests and aspirations and their desire to influence the future of their community.</p> <p>Funding towards the production of this Plan has been received from the Ministry of Housing, Communities and Local Government through “My Community”, a support scheme administered by Locality (Locality is a national network supporting local community organisations through the delivery of technical support and funding for the preparation of neighbourhood plans).</p>	<p>support and help in the production of the Plan. Thanks are also due to the residents and businesses, who have supported the process and actively participated in consultation events to express their concerns, interests and aspirations and their desire to influence the future of their community.</p> <p>Funding towards the production of the original Plan was received from the Ministry of Housing, Communities and Local Government through “My Community”, a support scheme administered by Locality (Locality is a national network supporting local community organisations through the delivery of technical support and funding for the preparation of neighbourhood plans).</p>	
Page 1 -1.1.3	<p>Removal of spurious numbers after dates</p> <p>Insert reference numbers</p>	<p>Plans and their use are subject to legislation and regulation, including:</p> <ul style="list-style-type: none"> • the Town and Country Planning Act 1990¹; • the Planning and Compulsory Purchase Act 2004²; 	<p>Plans and their use are subject to legislation and regulation, including:</p> <ul style="list-style-type: none"> • the Town and Country Planning Act 1990¹; • the Planning and Compulsory Purchase Act 2004²; 	No – minor modification

Statement of Modifications

		<ul style="list-style-type: none"> • the Localism Act 2011³ • the Neighbourhood Planning (General) Regulations 2012⁴; • Directive 2001/42/EC on Strategic Environmental Assessment. 	<ul style="list-style-type: none"> • the Localism Act 2011³ • the Neighbourhood Planning (General) Regulations 2012⁴; • Directive 2001/42/EC on Strategic Environmental Assessment⁵. 	
Page 4 and 5 -2.1.2	Additional wording to explain the reasoning why the review has taken place	This approach was mutually agreed and a combined application was submitted by Sturton By Stow Parish Council on behalf of both councils. Stow Parish Council made their decision on 13/11/17 and Sturton by Stow on 3/01/18.	This approach was mutually agreed and a combined application was submitted by Sturton By Stow Parish Council on behalf of both councils. Stow Parish Council made their decision on 13/11/17 and Sturton by Stow on 3/01/18. The Plan was adopted in July 2022. This Plan has been reviewed in line with the review of the Central Lincolnshire Local Plan adopted May 2023. In line with CLLP, release of Census 2021 results and in line with NPPF December 2023.	No – minor modification
Page 5 -2.1.5	New insertion		As a result of the new Central Lincolnshire Local Plan 2023 being adopted in May 2023, this neighbourhood plan has been reviewed and modifications incorporated into this	No – minor modification

Statement of Modifications

			edition.		
Page 7	Insertion of consultations	Table 3	Public Consultation Sturton by Stow Village Hall (Monthly Market)	Explanation of changes made to the NP due to the review	No – minor modification
			Public Consultation St. Mary's Stow	Explanation of changes made to the NP due to the review	
Page 10 -2.4.3	Rewording	Lincolnshire Local Plan (2017)	Lincolnshire Local Plan (2023)		No – minor modification
Page 11 -2.4.9	New paragraph		Following the review by both parish councils (taking advice from WLDC) amendments to the adopted neighbourhood plan were presented for public consultation. The draft amended plan 2024 was published on the WLDC Neighbourhood Planning website and XX events were held to explain the changes and to receive public comment. After final amendment the plan was agreed by both parish councils and passed to WLDC for adoption		No – minor modification
Page 12 -3.1.1	Rewording to reflected Census 2021 data	The parish encompasses Normanby by Stow, Coates by Stow and part of Stow Park. The total resident population was 365 (and including Thorpe in the Fallows) at the 2011 census	The parish encompasses Normanby by Stow, Coates by Stow and part of Stow Park. The total resident population was 369 (and including Thorpe in the Fallows) at the 2021 census		No – minor modification

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Page 15 -3.1.15	Rewording to reflect Census 2021 data	Sturton by Stow is not an ancient parish but was formed in 1866 out of a township in Stow parish. The parish encompasses Bransby (Bransby cum Sturton), Westwoods and Gallows Dale. The total resident population was 1,369 at the 2011 census.			Sturton by Stow is not an ancient parish but was formed in 1866 out of a township in Stow parish. The parish encompasses Bransby (Bransby cum Sturton), Westwoods and Gallows Dale. The total resident population was 1485 at the 2021 census.			No – minor modification
Page 20 -3.2.2	Rewording to reflect Census 2021 data references	2011 Census data is from Nomis ⁷ with some percentages rounded up or down to nearest full percentage figure. Due to the difference in population and number of dwellings the following percentages reflect general comparisons only.			2021 Census data is from PARISH.UK; a Community Action Initiative and Nomis ¹ with some percentages rounded up or down to nearest full percentage figure. Due to the difference in population and number of dwellings the following percentages reflect general comparisons only.			No – minor modification
Page 20 -3.2.3	Change		Sturton by Stow parish	Stow parish		Sturton by Stow parish	Stow parish	No – minor modification
		Total population	1369 (Year 2001: 1,280)	365 (Year 2001: 355)	Total population	1485 (Year 2001: 1,280) (Year 2011: 1369)	369 (Year 2001: 355) (Year 2011: 365)	

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		Dwellings	609	161	Dwellings	661	167	
		Detached houses or bungalows	62.4%	61%	Detached houses or bungalows	62.7%	60.1%	
		Semi-detached	23.5%	22.5%	Semi-detached	22.5%	23.8%	
		One family households	69%	69%	One family households	66.8%	66.5%	
		One person households	26.5% evenly split between under and over 65 years of age	27% with a slightly greater percentage (17%) over 65 years of age	One person households	28.4% relatively evenly split between under and over 65 years of age	30.5% with a slightly greater percentage over 65 years of age	
		Properties are either wholly owned or owned with mortgage or loan,	81%	64%	Properties are either wholly owned or owned with mortgage or loan,	82.2%	59.9%	
		Social rented	9%	15.5%	Social rented	5.9%	12%	
		Private rented	8%	18%	Private rented	9.4%	27.6%	

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Page 21 -3.2.6	A17	<p>Within the Central Lincolnshire Local Plan, adopted by the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) in April 2017, Policy LP4 Policy gives a strategic steer on appropriate level of growth until 2036 for all small and medium villages (as identified in the Settlement Hierarchy in Policy LP2) Please see Policy LP4 of the Local Plan for full details. Policy LP4 does not limit development absolutely, but clarifies the anticipated level of growth for each settlement.</p>	<p>Within the Central Lincolnshire Local Plan, adopted in 2023, Policies S1, S2 and S4 give strategic direction on how the levels of growth until 2040 will be achieved. The new philosophy replaces percentage growth targets with the identification of Residential site allocations, sites for developments more than 10 dwellings. Unallocated sites for up to 5 dwellings in Small Villages (Stow) and 10 dwellings in Medium Villages (Sturton by Stow) will only be supported subject to certain conditions.</p> <p>Under Policy S81: Housing Sites in Medium Villages, Sturton by Stow has 4 sites allocated primarily for residential development;</p> <p>WL/STUR/003 Land at High Street, south of School Lane, Sturton by Stow</p> <p>WL/STUR/006a Land to rear of Gilberts Barn, Saxilby Road and Tillbridge Lane, Sturton by Stow</p> <p>WL/STUR/007 Land adjacent Obam Lift Services Ltd, Tillbridge Lane, Sturton by</p>	No – minor modification
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			Stow		WL/STUR/008 Queensway, Sturton by Stow		These allocations can be viewed on the Maps 2.3 and 2.4 in Appendix C		
Page 21 -3.2.7	New Paragraph	Sturton by Stow is categorised as medium with a 15% growth and Stow as small with 10%. As of March 2022, Sturton by Stow has a remaining allocation of 0 dwellings out of the 97 calculated and Stow has no dwellings with all 17 used. Given the apparent lack of allocation availability serious consideration must be afforded to new building development, taking account of community needs as well as market forces.	Following adoption of CLLP Table A1.1 Housing requirements for Parishes clearly shows the requirements are;		Stow – Dwellings built (2018-2021) 6; Dwellings with permission 11; Dwellings allocated only 0; Requirement from the Plan 17		Sturton by Stow – Dwellings built (2018-2021) 14; Dwellings with permission 48; Dwellings allocated only 69; Requirement from the Plan 131		No – minor modification
Page 21	Rewording to reflect up to date Census 2021 figures		Sturton by Stow parish	Stow parish		Sturton by Stow parish	Stow parish	No – minor modification	

Statement of Modifications

		Good or Very Good Health	80%	76%	Good or Very Good Health	81.3%	78.2%	
		Day-to-day activities limited a lot	3%	5.5%	Day-to-day activities limited a lot	4.4%	6.6%	
		Sturton by Stow residents tend to report better health than the average resident of West Lindsey District with 'limited a lot' only slightly higher than the District comparator. Stow residents also tend to report better health than the average resident of West Lindsey District with 'limited a lot' in keeping with the District comparator.			Sturton by Stow residents tend to report better health than the average resident of West Lindsey District with 'limited a lot' only slightly higher than the District comparator. Stow residents also tend to report better health than the average resident of West Lindsey District with 'limited a lot' in keeping with the District comparator.			
		Economically active (usual residents aged 16 to 74)	67.5%	70%	Economically active (usual residents aged 16 to 74)	56.9%	48.7%	
		Economically Inactive	32.5% with nearly 20% retired	30% with nearly 19% retired	Economically Inactive	42.1%	51%	
		These figures appear broadly similar to that of West Lindsey District.			These figures appear broadly similar to that of West Lindsey District.			
		No car or van owned	8.3%	9.1%	No car or van owned	8.3%	39.1%	
		One or two cars or vans owned	75.4%	76.4%	One or two cars or vans owned	75.4%	76.4%	
		More than two			More than two	16.3%	14.5%	
		The percentages reflect the rural situation of the Plan area, indicating that most households						

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		<table border="1"> <tr> <td>More than two</td> <td>16.3%</td> <td>14.5%</td> </tr> <tr> <td colspan="3">The percentages reflect the rural situation of the Plan area, indicating that most households have a degree of independent vehicle mobility, often linked to work, but that some households and individuals rely on public transport and access to local services.</td> </tr> <tr> <td>Employment:</td> <td></td> <td></td> </tr> <tr> <td>Agriculture</td> <td>3%</td> <td>5%</td> </tr> <tr> <td>‘Manufacturing, retail and construction’</td> <td>35%</td> <td>30%</td> </tr> <tr> <td>‘Public sector, education and health or social services’</td> <td>38%</td> <td>44%</td> </tr> <tr> <td colspan="3">This indicates that in keeping with a wider picture there are fewer people directly connected with agriculture generating produce for a growing population, which is not directly connected to the land or their environment through their employment. The implication of this is that many people living in the Plan area commute to work, often by car or are home based and rely on a vehicle for work.</td> </tr> </table>	More than two	16.3%	14.5%	The percentages reflect the rural situation of the Plan area, indicating that most households have a degree of independent vehicle mobility, often linked to work, but that some households and individuals rely on public transport and access to local services.			Employment:			Agriculture	3%	5%	‘Manufacturing, retail and construction’	35%	30%	‘Public sector, education and health or social services’	38%	44%	This indicates that in keeping with a wider picture there are fewer people directly connected with agriculture generating produce for a growing population, which is not directly connected to the land or their environment through their employment. The implication of this is that many people living in the Plan area commute to work, often by car or are home based and rely on a vehicle for work.			<p>have a degree of independent vehicle mobility, often linked to work, but that some households and individuals rely on public transport and access to local services.</p> <table border="1"> <tr> <td>Employment:</td> <td></td> <td></td> </tr> <tr> <td>Agriculture, Energy & Water</td> <td>3%</td> <td>9%</td> </tr> <tr> <td>‘Manufacturing, Distribution, Transport, Communication and construction</td> <td>42%</td> <td>39%</td> </tr> <tr> <td>‘Public sector, education and health or social services’</td> <td>37%</td> <td>35%</td> </tr> <tr> <td colspan="3">This indicates that in keeping with a wider picture there are fewer people directly connected with agriculture generating produce for a growing population, which is not directly connected to the land or their environment through their employment. The implication of this is that many people living in the Plan area commute to work, often by car or are home based and rely on a vehicle for work.</td> </tr> </table>	Employment:			Agriculture, Energy & Water	3%	9%	‘Manufacturing, Distribution, Transport, Communication and construction	42%	39%	‘Public sector, education and health or social services’	37%	35%	This indicates that in keeping with a wider picture there are fewer people directly connected with agriculture generating produce for a growing population, which is not directly connected to the land or their environment through their employment. The implication of this is that many people living in the Plan area commute to work, often by car or are home based and rely on a vehicle for work.			
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Page 24	typo	off road parking	Off-road parking	No – minor modification																																				
Page 27 -4.3.1	Reword to	Therefore, this plan supports	Therefore, this plan supports	No – minor																																				

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	reflect new CLLP	development that conforms to its policies that include measures that mitigate for climate change impacts, adapt to its consequences and provide resilience to it.	development that conforms to both its and CLLP policies that include measures that mitigate for climate change impacts, adapt to its consequences and provide resilience to it.	modification
Page 28 -5 Neighbourhood Plan Policies	Rewording to reflect new CLLP	Each policy is preceded by justification text, explaining how the policy is in line with the National Planning Policy Framework (2021); the adopted Central Lincolnshire Local Plan (2017); and how the policy is informed and guided by the data and the residents' responses collected as part of the community consultation events.	Each policy is preceded by justification text, explaining how the policy is in line with the National Planning Policy Framework; the adopted Central Lincolnshire Local Plan (2023); and how the policy is informed and guided by the data and the residents' responses collected as part of the community consultation events.	No – minor modification
Page 28 Policy 1 (Policy Aim) Justifications NPPF	To reflect new NPPF	NPPF 2021	NPPF	No – minor modification
Page 27 5.1.1	Rewording to reflect new CLLP	Policy 1 conforms with the Central Lincolnshire Local Plan Policy LP1	Policy 1 generally conforms with the Central Lincolnshire Local Plan Policy	No – minor modification

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		(Presumption in Favour of Sustainable Development) and LP2 (The Spatial Strategy and Settlement Hierarchy). Policy LP2 designated Sturton by Stow as a “Medium Village” where development ‘will accommodate a limited amount of development in order to support their function and/or sustainability’. Policy LP2 designated Stow as a “Small Village” where development ‘will accommodate small scale development of a limited nature in appropriate locations’	S1 The Spatial Strategy and Settlement Hierarchy. Policy S1 designated Sturton by Stow as a “Medium Village” where development ‘will accommodate a limited amount of development in order to support their function and/or sustainability’. Policy S1 designated Stow as a “Small Village” where development ‘will accommodate small scale development of a limited nature in appropriate locations’ and Policy also aligns with CLLP policies S6, S7, S8, S9, S10, S11, S12, S13;	
Page 31	change	NPPF 2021	NPPF	No – minor modification
Page 31 Policy 2 5.2.2	Change of NPPF paragraph number references Change of quotation	Policy 2: The NPPF 2021 is clear that the planning system should contribute to and enhance the natural and local environment, including valued landscapes and heritage assets. The NPPF 2021 supports sustainable development in rural villages, as explicitly mentioned in paragraphs 78 and 79. paragraph 17 ‘which advises that land of lesser environmental value should	Policy 2: The NPPF is clear that the planning system should contribute to and enhance the natural and local environment, including valued landscapes and heritage assets. The NPPF supports sustainable development in rural villages, as explicitly mentioned in paragraphs 82 and 83 . Paragraph 82 In rural areas, planning	No – minor modification

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		be used for development.’ Cannot find this quote!!!	policies and decisions should be responsive to local circumstances and support housing developments that reflect local need	
Page 31	Rewording to reflect new NPPF	Policy 2 sets out the scale and location of development that will ensure that growth makes a positive contribution towards the achievement of sustainable development and the enhancement of local assets and facilities. The scale of development considered appropriate in Sturton by Stow and Stow is in accordance with paragraph 82 ‘In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs’.	Policy 2 sets out the scale and location of development that will ensure that growth makes a positive contribution towards the achievement of sustainable development and the enhancement of local assets and facilities. The scale of development considered appropriate in Sturton by Stow and Stow is in accordance with paragraph 82 ‘In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs’.	No – minor modification
Page 31- justification (Local Plan)	Rewording to reflect new CLLP	Policy 2 conforms with the Central Lincolnshire Local Plan Policy LP2 (The Spatial Strategy and Settlement Hierarchy) and Policy LP4 (Growth in Villages) which both supports residential development within the village built up area and in line with the local character of the area. The	Policy 2 generally conforms to the Central Lincolnshire Local Plan Policy S1 (The Spatial Strategy and Settlement Hierarchy) and Policy S4 (Housing Development in or Adjacent to Villages) which both support residential development within the village built up area and in line with the local character	No – minor modification

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		<p>boundary of the villages' built up areas are influenced by the 'Built-up Areas Boundaries 2018'. The boundary of the areas should not be interpreted as a hard line, but development which would extend the built-up area will require close scrutiny. Policy 2 also conforms with the Central Lincolnshire Local Plan Policy LP14 (Protecting the water environment) which aims to protect and if possible improve the aquatic environment and its ecology, and LP26 (Design and Amenity) which in paragraph s) aims to manage air quality and concerning odour.</p>	<p>of the area. The boundary of the villages' built-up areas are influenced by the 'Built-up Areas Boundaries 2018'. The boundary of the areas should not be interpreted as a hard line, but development which would extend the built-up area will require close scrutiny. Policy 2 also conforms with the Central Lincolnshire Local Plan Policy S12 (Water Efficiency and sustainable Water Management) and S21 (Flood Risk and Water Resources) S14 (Protecting the water environment), S6 (Design Principles for Efficient Buildings) and S53 (Design and Amenity).</p>	
Page 32 -5.2.3	Addition to Paragraph	<p>Policy Maps 2.1 and 2.2 give an illustrative description of the built-up area in Sturton by Stow and Stow as interpreted from the Central Lincolnshire Local Plan description of a Built-Up Area. Policy 2 addresses the need for sustainable development within urban and rural spaces while focusing on development within the built-up areas with the overall goal to achieve sustainable rural communities and villages.</p>	<p>Policy Maps 2.1 and 2.2 give an illustrative description of the built-up area in Sturton by Stow and Stow as interpreted from the Central Lincolnshire Local Plan description of a Built-Up Area. Policy 2 addresses the need for sustainable development within urban and rural spaces while focusing on development within the built-up areas with the overall goal to achieve sustainable rural communities and villages.</p> <p>Residential Site allocations identified for development within the adopted Central Plan 2023 are shown on Maps 2.3 and</p>	No – minor modification

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			2.4 in Appendix C.	
Page 33 -5.2.4	Wording change to reflect new CLLP	Policy 2 sets out a series of criteria against which new proposals will be assessed in the built-up areas of Sturton By Stow and Stow. Criterion m)- comments about the capacity of local utilities and services; In some circumstances on-site sewage facilities will acceptable where they meet industry standards and include maintenance and breakdown facilities.	Policy 2 sets out a series of criteria against which new proposals will be assessed in the built-up areas of Sturton By Stow and Stow. Criterion m) comments about the capacity of local utilities and services; In some circumstances on-site sewage facilities will be acceptable where they meet industry standards and include maintenance and breakdown facilities.	No – minor modification
Page 39 -5.3.1	Rewording to reflect new CLLP	Policy LP 55 of the Central Lincolnshire Local Plan provides a clear context for the types of development that would be acceptable outside rural settlements. In particular, it identifies the circumstances in which new development may be acceptable in the countryside. Most of the circumstances identified in that policy are not directly applicable to the defined Area of Separation. Additionally, this area includes a non-designated Heritage Asset, remnants of a mediaeval ridge and furrow agricultural system, the value of which is particularly dependent on	Policies S5 and S67 of the Central Lincolnshire Local Plan provide a clear context for the types of development that would be acceptable outside rural settlements. In particular, it identifies the circumstances in which new development may be acceptable in the countryside. Most of the circumstances identified in that policy are not directly applicable to the defined Area of Separation. Additionally, this area includes a non-designated Heritage Asset, remnants of a mediaeval ridge and furrow agricultural system, the value of which is particularly dependent on openness and its open context.	No – minor modification

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		openness and its open context.		
Page 42 -5.4.3	Wording changes to reflect new CLLP	Policy 4 supports the delivery of affordable houses. It has been designed to be in general conformity with Policy LP 11 (Affordable Housing) for the CLLP. In this context, it offers specific support for a mix of house types to meet the specific local issues, which were identified during the Plan-making process. They include the delivery of smaller homes, which are likely to meet the needs of newly-created households. The Plan also offers support to the national initiative for the delivery of First Homes.	Policy 4 supports the delivery of affordable houses. It has been designed to be in general conformity with Policy S22 (Affordable Housing) for the CLLP. In this context, it offers specific support for a mix of house types to meet the specific local issues, which were identified during the Plan-making process. They include the delivery of smaller homes such as three-bed, two-bed and single storey, which are likely to meet the needs of newly-created households. The Plan also offers support to the national initiative for the delivery of First Homes. The CLLP (Adopted in 2023) divided up the plan area into 4 value zones. Both Stow and Sturton by Stow parish council areas are contained within Value Zone A. The Value Area defines the developer contribution to meet the CLLP Affordable Housing target. In Value Area A the contribution is 25% on sites of 10 or more.	No – minor modification

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Page 43 -5.4.3	Rewording to reflect new CLLP	From the collated comments collected from local consultations between November 2017 and January 2020, a common view was shared about the need to provide affordable housing for local people in both villages. Furthermore, these comments were backed by the need to provide more affordable housing, starter homes and semi-detached houses, such as three-bed, two-bed and single storey, mainly aimed towards enabling families and younger people to remain in the Parishes. This Policy would help to develop a sustainable community for future generations in Sturton by Stow and Stow.	From the collated comments collected from local consultations between November 2017 and January 2020, a common view was shared about the need to provide affordable housing for local people in both villages. Furthermore, these comments were backed by the need to provide more affordable housing, starter homes and semi-detached houses, such as three-bed, two-bed and single storey, mainly aimed towards enabling families and younger people to remain in the Parishes. This Policy would help to develop a sustainable community for future generations in Sturton by Stow and Stow.	No – minor modification
Page 45 policy 5.5.1	Rewording to reflect new NPPF	The NPPF 2021 establishes that “local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area”. Although such policies should not be overly prescriptive in term of architectural	The NPPF establishes that “Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. Although such policies	No – minor modification

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		<p>style and should not prevent innovative solutions, they have the power to lead the design of proposed development in directions “that respond to local character and history and reflect the identity of local surroundings and materials”. Section 16 of the NPPF 2021 promotes the conservation and enhancement of the historic assets and historic environment. Paragraph 167 of the Framework promotes the use of design solutions to implement Sustainable Urban Drainage.</p>	<p>should not be overly prescriptive in term of architectural style and should not prevent innovative solutions, they have the power to lead the design of proposed development in directions "are sympathetic to local character and history, including the surrounding built environment and landscape setting". Section 16 of the NPPF promotes the conservation and enhancement of the historic assets and historic environment. Paragraph 173 of the Framework promotes the use of design solutions to implement Sustainable Urban Drainage.</p>	
Page 45 -5.4.2	<p>Minor rewording to reflect new CLLP.</p> <p>Addition of not allowing garage space to be counted as part of parking allocation requirements</p>	<p>Policy LP25 of the CLLP sets the requirement that a development proposal must meet in order to protect heritage assets, Conservation Areas and Listed Buildings. Policy 5 of the Neighbourhood Plan and the Sturton by Stow and Stow Neighbourhood Profile Report add depth to this Policy, as together they map and describe the Historic Environment of Sturton by Stow and</p>	<p>Policy S57 of the CLLP sets the requirement that a development proposal must meet in order to protect heritage assets, Conservation Areas and Listed Buildings. Policy 5 of the Neighbourhood Plan and the Sturton by Stow and Stow Neighbourhood Profile Report add depth to this Policy, as together they map and describe the Historic Environment of Sturton by Stow and Stow and identify key designated</p>	No – minor modification

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		<p>Stow and identify key designated heritage assets. The Policy is also in line with Policy LP26 of the CLLP, detailing and adding local context to the Design Principles. The policy is consistent with the parking requirements of Policy LP13, with the provision on Sustainable Drainage Solutions of Policy LP14, and the access standard for ageing population of LP10.</p>	<p>heritage assets. The Policy is also in line with Policy S53 of the CLLP, detailing and adding local context to the Design Principles. The policy is consistent with the parking requirements of Policy S49, and should also not allow for any garage space to be counted within any requirement for a parking space, with the provision on Sustainable Drainage Solutions of Policy S21 and S12, and the access standard for ageing population of S23 and NS27.</p>	
<p>Page 48 policy 5.6</p>	<p>Rewording to reflect new NPPF</p>	<p>Policy 6: Historic Environment is in line with Chapter 16 of the NPPF 2021, in particular paragraphs 189 to 192. The identification and protection of locally important heritage assets and locally important assets, which this policy pursues, is in line with paragraphs 192 and 203 of the Framework. The second part of Policy 6 addresses this important matter. Significance can be harmed or lost through alteration or destruction of the heritage asset or</p>	<p>Policy 6: Historic Environment is in line with Chapter 16 of the NPPF, in particular paragraphs 195 to 198. The identification and protection of locally important heritage assets and locally important assets, which this policy pursues, is in line with paragraphs 198 and 209 of the Framework. The second part of Policy 6 addresses this important matter. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As</p>	<p>No – minor modification</p>

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		development within its setting. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.	heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.	
Page 48 -5.6.2	Rewording to reflect new CLLP	Policy 6 conforms with the Central Lincolnshire Local Plan Policy LP25 (The Historic Environment) which seeks conservation and enhancement of the character, appearance and setting of locally important heritage assets and the historic environment.	Policy 6 conforms with the Central Lincolnshire Local Plan Policy S57 (The Historic Environment) which seeks to protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.	No – minor modification
Page 52 policy 5.7.1 also 5.7.2		Policy 7: Employment and Business Development identifies appropriate area for development opportunities. The delivery of sufficient land and employment opportunities are the principles underlined by paragraphs 82 – 85 of the NPPF 2021.	Policy 7: Employment and Business Development identifies appropriate area for development opportunities. The delivery of sufficient land and employment opportunities are the principles underlined by paragraphs 86 to 89 of the NPPF.	No – minor modification No – minor modification
Page 52 justification (Local Plan) -5.7.3	Rewording to new CLLP	Policy 7 conforms to the Central Lincolnshire Local Plan Policy LP5 (Delivering Prosperity and Jobs) and Policy LP7 (A Sustainable Visitor Economy). These polices highlight	Policy 7 generally conforms to the Central Lincolnshire Local Plan Policy S33 (Non-designated Employment Proposals within Identified Settlement) and S34 (Non-designated Employment	No – minor modification

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		<p>the need for sustainable employment growth and development whilst shaping employment needs for future generations.</p>	<p>Proposals in the Countryside). These policies highlight Other employment proposals not within SES, IEEA, SUE and not defined as a LEA, but that are within a settlement named in the Settlement Hierarchy in Policy S1. Proposals for employment generating development will be limited to the expansion of an existing employment use and development proposals that support the growth of the agri-food sector or other land-based rural businesses and buildings in accordance with relevant parts of Policy S5</p>	
<p>Page 54 5.8.1</p>	<p>Rewording to reflect new NPPF guidance</p>	<p>The NPPF 2021 states that planning policies should promote “an integrated approach to considering the location of housing, economic uses and community facilities and services’. An important element of this is the protection and retention of existing community facilities, and policies that seek to prevent the reduction of community service and facilities unless it can be demonstrated that such facilities are not viable. Although the NPPF 2021 does not define what constitutes as community facilities, it provides a series of examples: local shops,</p>	<p>The NPPF states that planning policies should ‘ensure an integrated approach to considering the location of housing, economic uses and community facilities and services’. An important element of this is the protection and retention of existing community facilities, and policies that seek to prevent the reduction of community service and facilities unless it can be demonstrated that such facilities are not viable. Although the NPPF does not define what constitutes as community facilities, it provides a series of examples: local shops, meeting places, sports venues, cultural buildings, public houses, places</p>	<p>No – minor modification</p>

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		meeting places, sports venues, cultural buildings, public houses, places of worship, etc.	of worship, etc.	
Page 54 -5.8.2	Reword to reflect new CLLP	The Central Lincolnshire Local Plan Policy LP15 defines what constitutes as community facilities in more detail. The Policy also sets the principles to protect existing community facilities, as well as the requirement for change of use or loss via redevelopment of existing facilities.	The Central Lincolnshire Local Plan Policy S50 defines what constitutes as community facilities in more detail. The Policy also sets the principles to protect existing community facilities, as well as the requirement for change of use or loss via redevelopment of existing facilities.	No – minor modification
Page 59 – Policy Aim	Additional wording	Policy 9 identifies views....	Policy 9: Important Open Space (Protected Views) identifies views....	No – minor modification
Page 59 -5.9.1	Rewording to reflect NPPF	It is widely recognised that certain views are key in defining the character of a settlement: these views involve the countryside surrounding the settlement as much as views toward villages or within the built environment. The National Planning Policy Framework (NPPF 2021) promotes the protection of valued landscapes and the visual amenity of the historic environment, as well as recognising “the intrinsic character	It is widely recognised that certain views are key in defining the character of a settlement: these views involve the countryside surrounding the settlement as much as views toward villages or within the built environment. The National Planning Policy Framework (NPPF) promotes the protection of valued landscapes and the visual amenity of the historic environment, as well as recognising “the intrinsic character and beauty of the	No – minor modification

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		and beauty of the countryside and supporting thriving rural communities within it”.	countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”.	
Page 59 -5.9.2	Rewording to reflect new CLLP	The Central Lincolnshire Local Plan policy LP17 safeguards protected views, demanding development proposal to maintain or enhance protected views and allowing a negative impact only in special circumstances and when mitigation measures are in place. Policy LP17 directly mentions “local views and vistas” which are detailed as part of the Policy’	The Central Lincolnshire Local Plan policies S53 (Design and Amenity) and S58 (Protecting Lincoln, Gainsborough and Sleaford’s Setting and Character) safeguards local views, demanding development proposals that ‘protect any important local views into, out of or through the site’;	No – minor modification
Page 63 -5.10.1	Minor rewording to reflect new NPPF paragraph numbers	The sites listed in Policy 10 have been identified as Local Green Spaces (LGS), according to the NPPF 2021 designation. The NPPF (paragraph 99 to103) enables local communities, through Neighbourhood Plans, to identify, for special protection, green areas of particular	The sites listed in Policy 10 have been identified as Local Green Spaces (LGS), according to the NPPF designation. The NPPF (paragraph 103 to 107) enables local communities, through Neighbourhood Plans, to identify, for special protection, green areas of particular	No – minor modification

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		importance. By designating land as LGS, local communities are able to rule out development other than in very special circumstances. The NPPF 2021 notes that LGS designation will not be appropriate for most green areas or open spaces and the designation should only be used where:	importance. By designating land as LGS, local communities are able to rule out development other than in very special circumstances. The NPPF notes that LGS designation will not be appropriate for most green areas or open spaces and the designation should only be used where:	
Page 63 -5.10.2	Reword to reflect new CLLP policies	The Central Lincolnshire Local Plan Vision aims to protect the natural environment and existing open spaces. In practice, the CLLP protects Local Green Spaces and Important Open Spaces through Policy LP23, while Policies LP20 and LP21 aim to protect existing green spaces within and around the settlement, green infrastructure and green corridors.	The Central Lincolnshire Local Plan aims to protect the natural environment and existing open spaces. In practice, the CLLP protects Local Green Space through policy S64 and Important Open Spaces through policy S65.	No – minor modification
Pages 64 65 5.10.3 and 5.10.4	Removal of 2021	NPPF 2021	NPPF	No – minor modification
Page 69 -5.11.1	Change of wording and paragraph	Policy 11: Green Infrastructure aims to protect existing openair green networks and spaces that are used by	Policy 11: Green Infrastructure aims to protect existing openair green networks and spaces that are used by the	No – minor modification

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	<p>numbers to reflect new NPPF</p> <p>III change typo</p>	<p>the residents of Sturton by Stow and Stow for recreational and social purposes. The NPPF 2021 defines Green Infrastructure as “a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities”. The protection, as well as the enhancement and improvement of such infrastructure, is a key priority of the NPPF 2021, in line with paragraphs 20, 34 and 179.</p> <p>tress</p>	<p>residents of Sturton by Stow and Stow for recreational and social purposes. The NPPF defines Green Infrastructure as “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.” The protection, as well as the enhancement and improvement of such infrastructure, is a key priority of the NPPF, in line with paragraphs 20, 34 and 185.</p> <p>trees</p>	
Page 69 -5.11.2	<p>Rewording to reflect new CLLP policy references</p>	<p>Policy 11 is aligned to the Central Lincolnshire Local Plan Policy LP21 (Biodiversity and Geodiversity) and Policy LP20 (Green infrastructure Network) which seeks to conserve and enhance the biodiversity and geological diversity of Central Lincolnshire and continue the connection of green corridors and walkways while enhancing the geological diversities of the green infrastructure networks.</p>	<p>Policy 11 is aligned to the Central Lincolnshire Local Plan Policies S59 (Green and Blue Infrastructure Network) and S60 (Protecting Biodiversity and Geodiversity) which seeks to conserve and enhance the biodiversity and geological diversity of Central Lincolnshire and continue the connection of green corridors and walkways while enhancing the geological diversities of the green infrastructure networks.</p>	<p>No – minor modification</p>

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Page 72 -5.12.1	reword	NPPF 2021	NPPF	No – minor modification
Page 72 -5.12.2	Reword to reflect new CLLP policies	Policy 12: Environmental Protection expands and adds local context to the requirement contained in Policy LP21 (Biodiversity and Geodiversity). This ensure that developments protect and enhances that developments protect and enhance the natural environment, biodiversity and geodiversity in the Neighbourhood Plan area.	Policy 12: Environmental Protection expands and adds local context to the requirement contained in Policies S60 (and S61). These ensure that developments protect and enhance the natural environment, biodiversity and geodiversity in the Neighbourhood Plan area.	No – minor modification
Page 74 Policy Aim	Additional wording	Development of any kind will not be supported that poses an increased risk of flooding both locally and nearby and where it will likely exacerbate the impacts of climate change. Developments that clearly demonstrate that they will reduce the risk of flooding through the provision of climate change mitigation, adaptation and resilience will be supported.	Development of any kind will not be supported that poses an increased risk of flooding both locally and nearby and where it will likely exacerbate the impacts of climate change. Developments that clearly demonstrate that they will reduce the risk of flooding through the provision of climate change mitigation, adaptation and resilience will be supported. The use of water catchment areas which also reduce the speed of traffic (green traffic calming or rain gardens) should be utilised.	No – minor modification

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Page 74 -5.13.1	Reword to reflect new NPPF	NPPF 2021 paragraphs 159 to 162 states that plans should consider the impact of flood risk and steer new developments towards areas with the lowest risk of flooding, allowing for exceptions to be considered based on the risk level in the whole area.	NPPF paragraphs 165 to 168 states that plans should consider the impact of flood risk and steer new developments towards areas with the lowest risk of flooding, allowing for exceptions to be considered based on the risk level in the whole area.	No – minor modification
Page 75 -5.13.2	Reworded to reflect new CLLP	Policy 13 conforms with the Central Lincolnshire Local Plan Policy LP14 (Managing Water Resources and Flood Risk) which requires flood assessments to be undertaken when development is proposed in areas of potential risk of flooding, with flood mitigation measures required as part of any new development that may be permitted. Environment Agency flood risk maps current at the time of preparing this Neighbourhood Plan are reproduced on pages 78, 79 and 80, but when development is being proposed and/or considered, the most up to date maps should be consulted, as published at https://flood-warning-information.service.gov.uk/long-term-flood-risk/map	Policy 13 generally conforms with the Central Lincolnshire Local Plan Policy S21 (Flood Risk and Water Resources) and S12 (Water Efficiency and Sustainable Water Management) which requires flood assessments to be undertaken when development is proposed in areas of potential risk of flooding, with flood mitigation measures required as part of any new development that may be permitted. Environment Agency flood risk maps current at the time of preparing this Neighbourhood Plan are reproduced on pages 78, 79 and 80, but when development is being proposed and/or considered, the most up to date maps should be consulted, as published at https://flood-warning-information.service.gov.uk/long-term-flood-risk/map	No – minor modification
Page 80 -5.14.1	reword	NPPF 2021...Paragraph 114	NPPF.....Paragraph 118	No – minor modification

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Page 83 -5.15.1	Reword to reflect new NPPF	The NPPF 2021 recognises the value of cycling and walking to provide health benefits and sustainable transport solutions (Paragraph 104 to 106).	The NPPF recognises the value of cycling and walking to provide health benefits and sustainable transport solutions (Paragraph 108 to 110).	No – minor modification
Page 83 -5.15.3	Insert New paragraph		Policy 15 generally conforms with the Central Lincolnshire Local Plan Policy S48 (Walking and Cycling Infrastructure). Priority should be given to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of high-quality pedestrian and cycle routes and green corridors, linking to existing routes and public rights of way	No – minor modification
Page 83	Number changes	5.15.3, 5.15.4, 5.15.5, 5.15.6	5.15.4, 5.15.5, 5.15.6, 5.16.7	No – minor modification
Page 86 -6.1.4	Rewording to reflect CLLP and inspector comments for the justification of this review of the 'made'	It is anticipated that the need to review the Plan over this period will arise, for example if there are changes to national housing targets. Sturton by Stow Parish Council and Stow Parish Council will consider at	It is anticipated that the need to undertake further reviews of the Plan over this period will arise. Sturton by Stow Parish Council and Stow Parish Council will consider at their respective Annual Meetings whether the	No – minor modification

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	neighbourhood plan	<p>their respective Annual Meetings whether the Neighbourhood Plan remains appropriate or requires review. Such a review will need to go through the NP review process and through extensive consultation with residents. The parish councils will give particular attention to the ongoing review of the CLLP. Its eventual adoption will be a key element in the assessment of the need or otherwise for a potential review of the neighbourhood plan. In this context, the parish councils will assess the need for a 'made' neighbourhood plan to be reviewed within 6 months of the adoption of the reviews of the Local Plan.</p>	<p>Neighbourhood Plan remains appropriate or requires another review. Such a review will need to go through the NP review process and through consultation with residents. The parish councils will give particular attention to any review of the CLLP. This will be a key element in the assessment of the need or otherwise for a potential review of the neighbourhood plan. In this context, the parish councils will assess the need for a 'made' neighbourhood plan to be reviewed within 6 months of the adoption of future reviews of the Local Plan.</p>	
Page 87 -6.1.5	rewording	<p>In exceptional cases, Sturton by Stow Parish Council and Stow Parish Council may agree at any other time to review the Neighbourhood Plan. If they agree at any time that the Neighbourhood Plan does need review, the Parish Councils will agree and decide the manner in which the</p>	<p>In exceptional cases, Sturton by Stow Parish Council and Stow Parish Council may agree at any other time to do another review of the Neighbourhood Plan. If they agree at any time that the Neighbourhood Plan does need review, the Parish Councils will agree and decide the manner in which the review</p>	No – minor modification

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		review will be undertaken and allocate resources for doing so.	will be undertaken and allocate resources for doing so.	
Page 90 Appendix A 10 Managing Traffic Including	Additional wording		<ul style="list-style-type: none"> ○ use of green traffic calming measures to alleviate surface water flooding which reduce speed of vehicles and enhance visual amenity. 	No – minor modification
Page 91	Additional wording to reflect Aspirations which have been achieved since the implementation of the NP.		<p><u>Aspirations achieved up to review in 2024</u></p> <ol style="list-style-type: none"> 1. New inclusive swing has been installed in the Tom Treadwell Playpark, Sturton by Stow and more accessible play equipment has been added to Stow's play park. 2. New permissive path has been created by Bransby Rest Home for Horses between unclassified road of Bonniwells Lane, Bransby and Tillbridge Road, Sturton by Stow. 3. The 40mph zone on Tillbridge Road (A1500) has been 	No – minor modification

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			<p>reclassified as 30mph. (Whilst it is recognised a Neighbourhood Plan does not have remit for Highways changes lobbying by Sturton by Stow Parish Council has been recognised to reduce the speed limit in this particular area).</p> <p>4. The 50mph zone between Sturton by Stow and Stow has been changed to 40mph and a new 40mph zone has been added along Ingham Road prior to the 30mph limit at the start of the village footprint. Stow Parish Council was central to the campaign to achieve these changes.</p> <p>5. The implementation of a Puffin Crossing at the staggered crossroad junction between Marton Road and Tillbridge Road (A1500), Sturton by Stow</p>	
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Page 91	Appendix B Additional explanation		Green traffic calming measures (Rain Gardens) – we understand this to be the implementation of surface water retention areas. Rain gardens maximise infiltration of highway runoff into the ground without undue encroachment into the highway or pavement. They are planted with robust flora to enhance the visual area, reduce traffic speeds and mitigate for surface water flooding. These are often used in <u>Flood Action Group</u> areas (FLAG)	No – minor modification
Page 95	Reworded to reflect new NPPF	The National Planning Policy Framework (NPPF 2021) - The government policy document adopted in March 2012 (amended in 2018 & 2019) intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet’s means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.	The National Planning Policy Framework (NPPF) - The government policy document adopted in March 2012 (amended in 2018, 2019, 2021 and 2023) intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.	No – minor modification
Pages 95 to 97	Insertion of		Appendix C: Central Lincolnshire Local	No – minor

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	<p>new Appendix C.</p> <p>This satisfies the inclusion of Residential Allocated Sites as per new CLLP</p>		<p>Plan Policy S81: Housing Sites in Medium Villages. The following Sites as identified on the Policies Map, are allocated primarily for residential development within Medium Villages</p> <p>Insertion of Maps 2.3 & 2.4 showing Residential Site Allocations along with descriptions as per CLLP</p>	<p>modification</p>
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DRAFT REVIEW