

*The proposed amendments made to the Tatenhill and Rangemore Neighbourhood Development Plan (TRNP) are designed to entirely reflect the 'made' version of the Neighbourhood Plan. The proposed changes are almost entirely focused on policy HE1 - Parish Housing Strategy, a policy that was drafted in summer 2015. Additional typographical changes and references are also included based on wider feedback received. Recent guidance from the MHCLG and Locality, encourage amendments to Neighbourhood Plans in order to reflect changes in the policy context or to aid clarity.*

*It is not considered that the amendments plan requires a new referendum for a number of reasons:*

- 1. The plan amendments are simply designed to reflect changes to National Policy and Case Law*
- 2. The changes are designed to add clarity to the decision making process and will not effect any extant permissions*
- 3. The approach taken has been proportionate to the changes proposed*
- 4. The overall nature of the changes does not 'materially change' the nature of the plan or the policies it contains.*

*Further justification of these points, all of which are integrated, is set out below:*

*Since the plan was brought into force in February 2016, there have been a number of significant changes in both case law (issues of isolation, setting of heritage assets, approach to housing) and in national policy (NPPF 2018), as well as provisions under the widening and extending permitted development rights for agricultural buildings which have changed the way in which policies, specifically policy HE1, operate.*

*In addition, HE1 had been the focus of some conflict between the Parish Council, the local planning authority and applicants as to how the policy should operate. Whilst all parties understood the overall aims of the policy, detailed and often contradictory views and decisions were being applied. It was important that in addressing the wider policy changes that this clarity is also sought. To not take such an opportunity would be contrary to the guidance from the Ministry and Locality. No previous applications will be effected by these changes.*

*The specific approach to review has NOT been set out by central government and a proportionate approach has been taken. However, modifications are allowed under the provisions of the Neighbourhood planning Act 2017, where they do no 'materially effect decisions'. Amendments can be instigated by the Local Planning Authority, provided that they are content that the changes meet the basic conditions set out by the 1990 TCPA Act.*

*Although not specificity by the 2017 Act (as we still await some secondary legislation over a year later), ensuring that it has been positively prepared and based on appropriate consultation and evidence are considered to be important indicators. These amendments have met all these requirements as set out within the accompanying documents, specifically the Basic Conditions Statement and the Consultation Report. In developing the proposed amendments we have been mindful of the advice from the Local Planning Authority, local landowners and developers and the Community Group and Parish Council members (see consultation report).*

*This leaves the final of the four points listed above, that of whether the changes are 'material'. It is considered that the substantive changes (aside from some small referencing and typographical changes elsewhere) are to one specific policy - NE1. NE1 in its original form set out the criteria for how development might come forward within the Parish, both in quantum, location and type of development. The amendments only effect the third of these - type - by including a sub-policy*

*focused on each of the types identified in the original 2016 'made' policy. As a result, there is no material change in the types or nature of development supported by the plan is proposed, only further policy guidance on how to assess the acceptability of such proposes.*

*As a result there is no material change in goal, substance or approach to the plan that would necessitate a referendum. The plan still delivers the aspirations agreed by the community to ensure that the community has proportionate and sustainable growth.*