

LITTLE DEWCHURCH NEIGHBOURHOOD DEVELOPMENT PLAN

NON MATERIAL MODIFICATION STATEMENT

In September 2021 a working group on behalf of the Little Dewchurch Parish Council reviewed the made/adopted Neighbourhood Development Plan for Little Dewchurch as part of its ongoing monitoring of the plan as required in paragraph 6 of the adopted plan to consider any changes and amendments that may be needed to the plan.

The review carried out by the working group indicated that the following revisions were required which were accepted by the Little Dewchurch Parish Council.

- a. Update the proportional housing figures and text to reflect the current position as of September 2021.
- b. Update the numbers of dwellings on the allocated land for development.¹
- c. Update the plan to show that the review required has been completed and to add in a formal review requirement following the 2021 review.

¹ Allocated land for development.

The landowner for the allocated land within the plan made a pre application proposal for development on the allocated development land to Herefordshire Council. The pre application raised issues with the proposed number of dwellings on the allocated land due to both the constraints of the size of the plot and requirements placed upon any development on this land some identified within the NDP and others required by the Development Management of Herefordshire Council.

Discussions with Herefordshire Council Development Management which included an onsite visit confirmed that it was unlikely the proposed 20 dwellings could be built on this land due to its actual physical size, the types of dwellings that would be acceptable and the infrastructure needs of any properties on this land. The consensus was that a reduction in numbers would be required.

The original NDP plan as made recognised a shortfall in house provision even with the allocated land. It was believed that over the period from the plans adoption and 2031 that it could be expected that applications for development would take place both on infill sites within the settlement boundary or outside the settlement boundary and in open countryside. Any such application for development would need to meet the policies RA3, RA4 and RA5 and would therefore provide protection from random development within the countryside and could therefore be expected to provide for the shortfall in housing allocation on the allocated land. The additional numbers of houses required due the reduction on the allocated land would fall within this.

The changes to the made/adopted plan are outlined below

Front page – (Review 2021) added

Page 3 – Appendix M Review 2021 added

Page 18 - Policy LD H1 approximately 20 houses now reads approximately 15

Page 19 / 20 – 5.35 Latest position, September 2021, regarding house completions and commitments updated.

Page 20 – 5.39 approximately 20 residential dwellings now reads approximately 15

Page 29 – 6.3 The formal review of 2021 now has a requirement to formally review at additional 4 year periods.

Page 40/41 - Appendix L changed to reflect position of housing completion / commitments September 2021.

Page 41 – Appendix M added