

Shenstone Neighbourhood Plan Review 2024-2040

Regulation 17(e)(ii) Modification Statement

May 2025

Statement from Shenstone Parish Council

The Shenstone Neighbourhood Plan was first made (adopted) by Lichfield District Council in December 2016. It contains nineteen policies and covers the plan period 2015 – 2029. It is now undergoing modification by Shenstone Parish Council.

Whilst the made Plan has generally been considered by Shenstone Parish Council to be working well, it is now nine years old. Accordingly national and local planning policy has changed in many respects and that the Parish Council felt it necessary to update their Plan to ensure it remains relevant to the Neighbourhood Area. In addition, it felt it important to address issues of importance to the community that may have arisen during this time. The two plans are broadly similar. The Shenstone Neighbourhood Plan Review extends the plan period to 2040 to coincide with the end date of the emerging Local Plan. It also retains thirteen of the original nineteen policies but takes the opportunity to update some of these so that their wording is more consistent with national and local plan policy and reflects good practice in other neighbourhood plans. It also introduces seven new policies which, on the whole, provide general planning guidance relating to matters raised by the community. Many of these relate to matters concerning climate and the environment. Collectively, the changes mean that the SNP Review now sets out nineteen policies covering the same broad themes. None of the policies allocate sites for new housing or other forms of built development.

Table 1 at the end of the statement summarises which policies have been added, deleted or amended.

Taken as a whole, Shenstone Parish Council is of the opinion that while modifications have been made to the Shenstone Neighbourhood Plan, these do not significantly or substantially alter its overall nature. Consequently, we consider that the Shenstone Neighbourhood Plan Review document will require examination but, subject to the decision of the independent examiner, would not require a referendum.

In reaching this decision, due consideration has been given to the advice set out in National Planning Practice Guidance (NPPG) and in the Neighbourhood Planning Regulations.

Background

National Planning Practice Guidance (NPPG) paragraph 106 (Reference ID: 41-106-20190509)¹ explains that 'there are three types of modification which can be made to a neighbourhood plan' and that 'the process will depend on the degree of change which the modification involves'. One example given of a material modification which does not change the nature of the Plan, would require examination, but not a referendum, is the addition of a design code that builds on a pre-existing policy. NPPG paragraph 085 (reference ID: 41-085-20180222)² also sets out what is required of the local planning authority when sending a modified plan to an independent examiner.

In the case of a modification proposal, Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended)³ requires the relevant local planning authority to submit to the examiner 'a statement setting out whether or not the authority consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the authority is of this opinion.' On behalf of Shenstone Parish Council, this statement informs that purpose.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

² *ibid*

³ <https://www.legislation.gov.uk/uksi/2012/637/regulation/17>

Table 1: Comparison of policies in the made Shenstone Neighbourhood Plan and the Shenstone Neighbourhood Plan Review

Made Neighbourhood Plan	Neighbourhood Plan Review
Policy GB1: Protection of Green Belt boundaries	<i>Deleted as policy no longer relevant</i>
Policy SAC1: Cannock Chase Special Area of Conservation (SAC).	
Policy H1: Dwelling Mix	
Policy H2: Dwellings appropriate for the needs of first-time buyers and people looking to downsize	<i>Deleted as policy addressed effectively in Local Plan</i>
Policy H2 (now H3): Residential Infill and Backland Development	
Policy H3 (now H4): Design of Residential Development	
Policy H4 (now H5): Provision for private amenity space to serve residential development	
Policy H5: Provision of private amenity space to serve residential development	<i>Deleted as policy addressed effectively in Local Plan</i>
Policy HA1: Land at Birchbrook Industrial Estate, Lynn Lane	<i>Deleted as policy addressed effectively in Lichfield Site Allocations DPD</i>
Policy MO1: Pedestrian Access to Shenstone Railway Station	
Policy MO2: Provision of additional parking to serve Shenstone Railway Station	<i>Deleted as policy no longer considered necessary or appropriate</i>
Policy MO2 (now MO3): Improvements to pedestrian and cycle routes	
Policy MO3 (now MO4): Commercial parking	
Policy GSC1: Local Green Spaces	
Policy GSC2: Provision of community facilities at Shenstone Playing Fields	Policy GSC2: Provision of Community Recreational Facilities <i>Policy essentially the same but reflects infrastructure already delivered</i>
Policy GSC3: Minimising the environmental impact of development	
	Policy GSC4: Wildlife Friendly Development <i>New policy reflecting matters raised by the community through engagement</i>
	Policy GSC5: Low Energy and Energy Efficient Design <i>New policy reflecting matters raised by the community through engagement</i>
	Policy GSC6: Renewable Energy and Energy Efficiency Measures Affecting Heritage <i>New policy reflecting matters raised by the community through engagement</i>

Made Neighbourhood Plan	Neighbourhood Plan Review
	Policy GSC7: Preventing Surface Water Flooding <i>New policy reflecting matters raised by the community through engagement</i>
	Policy GSC8: Light Pollution <i>New policy reflecting matters raised by the community through engagement</i>
Policy CO1: New Commercial Development	
Policy CO2: Land at Birchbrook Industrial Estate	<i>Deleted as policy addressed effectively in Local Plan and employment needs more effectively addressed through new Policy CO3</i>
Policy CO3 (now CO2): Protection of Existing Commercial Premises or Land	
	Policy CO3: Flexible Use of Community Spaces by Micro-Businesses <i>New policy reflecting potential opportunities for new employment provision to meet local demand</i>
Policy CO4: High speed broadband	<i>Policy deleted as matter now addressed through national planning policy and regulations</i>