

Wychavon District Council



Drakes Broughton and Wadborough with Pirton Neighbourhood Plan Decision Statement

Drakes Broughton and Wadborough with Pirton Neighbourhood Plan

I confirm that the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan, as revised by the modifications set out in Table 1 below, complies with the legal requirements and Basic Conditions set out in the Localism Act 2012, and can therefore proceed to Referendum, which will be held on Thursday 16 March 2017.

I also declare that I have no disclosable personal or disclosable prejudicial interest in respect of this decision.

Signed

A handwritten signature in black ink that reads 'G. Williams'.

Gary Williams
Head of Housing and Planning Services, Wychavon District Council

Summary

Following an independent examination, Wychavon District Council now confirms that the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum on Thursday 16 March 2017.

Background

On 17 March 2015, Wychavon District Council designated the area comprising the Parishes of Drakes Broughton and Wadborough with Pirton as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan.

Extensive community consultation culminated in the draft Drakes Broughton and Wadborough with Pirton Neighbourhood Plan consultation which took place in January to March 2016. The consultation responses fed into the final version of the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan which was submitted to Wychavon District Council in June 2016, along with the associated Basic Conditions Statement and Consultation Statement.

The Drakes Broughton and Wadborough with Pirton Neighbourhood Plan and associated documentation was then publicised and representations were invited. The publicity period ended on 15 August 2016.

Wychavon District Council appointed an independent examiner, Mr Christopher Edward Collison of Planning and Management Ltd, to review whether the Plan should proceed to referendum in September 2016.

Having considered each of the recommendations made by the examiner's report and the reasons for them, in consultation with the Parish Council, Wychavon District Council has decided to make the modifications to the draft Drakes Broughton and Wadborough with Pirton Neighbourhood Plan as detailed in Table 1 below in order to ensure the Plan meets the Basic Conditions as set out in the legislation.

Decisions and Reasons

Wychavon District Council has made the following modifications, as proposed by the examiner and agreed by the Parish Council, to ensure that the Drakes Broughton and Wadborough with Pirton Neighbourhood Plan meets the Basic Conditions.

Table 1 – Schedule of Examiner’s Recommended Modifications and Wychavon District Council’s response

Part of Document	Examiner’s Recommended Modification	WDC Response
<p>Policy DBWP1, pages 23-24</p>	<p>Recommended Modification 1:</p> <p>In Policy DBWP1</p> <ul style="list-style-type: none"> • replace the opening paragraph with “Proposals for new housing development within the development boundary for Drakes Broughton, defined on Map 1, will be supported where they meet the following criteria:” • delete criteria (a) and (b) and (c) and (f) • in criterion (e) delete “for both existing and proposed new properties”. 	<p>Agreed, policy amended.</p>
<p>Policy DBWP2, page 24</p>	<p>Recommended Modification 2:</p> <p>In Policy DBWP2</p> <ul style="list-style-type: none"> • replace the opening paragraph with “Proposals for new housing development within the development boundary for Wadborough, defined on Map 2, will be supported where they meet the following criteria:” • delete criteria (a) and (b) and (c) and (f) and (g) • in criterion (e) delete “for both existing and proposed new properties” 	<p>Agreed, policy amended.</p>

Part of Document	Examiner's Recommended Modification	WDC Response
	<ul style="list-style-type: none"> insert a final free-standing sentence "Proposals for replacement dwellings should not be significantly and disproportionately larger than the dwellings they replace." 	
<p>Policy DBWP3, page 25</p>	<p>Recommended Modification 3: In Policy DBWP3</p> <ul style="list-style-type: none"> replace the opening paragraph with "Proposals for housing development outside the defined development boundaries for Drakes Broughton and Wadborough, defined on Maps 1 and 2 respectively, and additional to the commitments identified on Map 1, will only be supported where they meet one of the following circumstances:" delete "and" in (e) and insert "or" after each circumstance add "(g) They are of exceptional quality being truly outstanding or innovative, helping to raise the standards of design more generally in rural areas; reflect the highest standards in architecture; significantly enhance their immediate setting; and are sensitive to the defining characteristics of the local area." 	<p>Agreed, policy amended.</p>
<p>Policy DBWP4, pages 25-26</p>	<p>Recommended Modification 4: In Policy DBWP4</p> <ul style="list-style-type: none"> delete "The mix will be informed by" and insert "Proposals should 	<p>Agreed, policy amended.</p>

Part of Document	Examiner's Recommended Modification	WDC Response
	<p>demonstrate the mix reflects”</p> <ul style="list-style-type: none"> • delete “, for example,” and insert “in” • delete “where possible” • after “inclusive communities” delete the remainder of the policy. 	
<p>Policy DBWP5, page 28</p>	<p>Recommended Modification 5:</p> <p>In Policy DBWP5</p> <ul style="list-style-type: none"> • move the final sentence to replace the opening sentence and replace “these” with “the following” • continue the second sentence with “or that community use is no longer viable following suitable marketing for no less than 12 months, or the community facility is being replaced to no less a standard of amenity or convenience. 	<p>Agreed, policy amended.</p>
<p>Policy DBWP6, page 29</p>	<p>Recommended Modification 6:</p> <p>In Policy DBWP6 replace parts (a) and (b) with “To be supported development proposals must demonstrate how they maintain the recreational and ecological value of the network of paths, fields, watercourses and water features, woodland, grassland and other green infrastructure features; and have taken opportunities to restore existing green infrastructure, and create new connections, links, or features that enhance the network.</p>	<p>Agreed, policy amended.</p>

Part of Document	Examiner's Recommended Modification	WDC Response
<p>Policy DBWP7, page 31</p> <p>Maps 3 and 4, Appendix 1, pages 43 and 47</p>	<p>Recommended Modification 7:</p> <p>In Policy DBWP7</p> <ul style="list-style-type: none"> • in (a) after “should not” delete the remainder of the principle and insert “adversely affect the landscape setting” • delete principles (b) and (d) and the final sentence of the Policy • in (c) delete “conserve, restore and enhance” and insert “demonstrate a balanced judgement having regard to the scale of any harm or loss and the significance of”. 	<p>Agreed, policy amended and associated Maps 3 and 4 in Appendix 1 removed.</p>
<p>Policy DBWP8, page 31</p>	<p>Recommended Modifcaiton 8:</p> <p>Delete Policy DBWP8.</p>	<p>Agreed, policy deleted.</p>
<p>Policy DBWP9, page 32</p> <p>Map 1, Appendix 1, page 41</p>	<p>Recommended Modification 9:</p> <p>In Policy DBWP9</p> <ul style="list-style-type: none"> • replace the first two sentences with “The following areas, identified on Maps 1 and 5, are designated as Local Green Spaces in which new development is ruled out other than in very special circumstances:” • delete site 2 of green field adjacent to Walcot Lane and Playing Fields 	<p>Agreed, policy amended and local green space site 2 removed from Map 1 in Appendix 1.</p>

Part of Document	Examiner's Recommended Modification	WDC Response
<p>Policy DBWP10, page 33</p> <p>Map 1, Appendix 1, page 41</p>	<p>Recommended Modification 10:</p> <p>Delete Policy DBWP10.</p>	<p>Agreed, policy deleted and open space sites 9, 10 and 11 removed from Map 1 in Appendix 1.</p>
<p>Policy DBWP12, page 36</p>	<p>Recommended Modification 11:</p> <p>In Policy DBWP12 delete "Community Infrastructure Levy and New Homes Bonus" and insert "the neighbourhood funding element of community resources arising from development". The policy title should be adjusted to be "Community Resources arising from Development".</p>	<p>Agreed, policy amended.</p>
<p>Policy DBWP13, pages 36-37</p>	<p>Recommended Modification 12:</p> <p>In Policy DBWP13</p> <ul style="list-style-type: none"> • after "All new development" delete "must" and insert "proposals must demonstrate how they" • after "environmental records" delete the remainder of part (a) • delete part (b) and (c). 	<p>Agreed, policy amended.</p>
<p>Policy DBWP14, pages 37-38</p>	<p>Recommended Modification 13:</p> <p>In Policy DBWP14</p>	<p>Agreed, policy amended.</p>

Part of Document	Examiner's Recommended Modification	WDC Response
	<ul style="list-style-type: none"> • in condition (g) delete “two years” and insert “twelve months” • in condition (h) delete “settlement” and insert “development”. 	
<p>Various parts of the DBWP NP</p>	<p>Recommended Modification 14: Identified corrections should be made and modification of general text will be necessary to achieve consistency with modified policies.</p>	<p>Agreed, numerous incidental corrections made as detailed and general text updated where relevant.</p>