

# Wychavon District Council



## Ombersley and Doverdale Neighbourhood Plan Decision Statement

### Ombersley and Doverdale Neighbourhood Plan

I confirm that the Ombersley and Doverdale 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 30 September 2021.

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

Signed



Holly Jones  
Director of Planning and Infrastructure, Wychavon District Council

## **Summary**

Following an independent examination, Wychavon District Council now confirms that the Ombersley and Doverdale Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum on Thursday 30 September 2021.

## **Background**

On 29 August 2017, Wychavon District Council designated the area comprising the parishes of Ombersley and Doverdale as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan.

Extensive community consultation culminated in the draft Ombersley and Doverdale Neighbourhood Plan consultation which took place in October and November 2020. The consultation responses fed into the final version of the Ombersley and Doverdale Neighbourhood Plan which was submitted to Wychavon District Council in February 2021, along with the associated Consultation Statement, Basic Conditions Statement and SEA and HRA Screening Opinion.

The Ombersley and Doverdale Neighbourhood Plan and associated documentation was then publicised and representations were invited; the publicity period ended on 16 April 2021.

Wychavon District Council appointed an independent Examiner, Christopher Collison of Planning and Management Ltd, to review whether the Ombersley and Doverdale Neighbourhood Plan should proceed to referendum in May 2021.

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 Ombersley and Doverdale 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 Ombersley and Doverdale 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(s)	WDC Response
<p><b>Policy TOAD2, pages 21-22</b></p>	<p>Replace Policy TOAD2 before the final paragraph with:</p> <p>To be supported proposals for the development of five or more homes must demonstrate, subject to viability considerations, that they provide a mix of dwellings that meet the latest assessment of local needs. Proposals must demonstrate consideration of local needs for:</p> <ul style="list-style-type: none"> <li>• homes with one-or-two bedrooms;</li> <li>• homes designed to meet the needs of older people including bungalows;</li> <li>• homes to rent; and</li> <li>• starter homes and other affordable routes to home ownership.</li> </ul> <p>To be supported market homes in proposed housing developments of five or more units should provide approximately:</p> <ul style="list-style-type: none"> <li>• 50% one-or-two-bedroom properties;</li> <li>• 40% three-bedroom properties; and</li> <li>• 10% four-or-more bedroom properties</li> </ul> <p>unless the latest assessment of local needs or viability considerations are demonstrated to require an alternative mix.</p>	<p>Agreed, policy TOAD2 updated accordingly.</p>
<p><b>Policy TOAD4, pages 27-28</b></p>	<p>In Policy TOAD4, delete “or its successor”.</p>	<p>Agreed, policy TOAD4 updated accordingly.</p>
<p><b>Policy TOAD5, page 29</b></p>	<p>In Policy TOAD5, replace “Wherever possible” with “Where practical and viable”.</p>	<p>Agreed, policy TOAD5 updated accordingly.</p>
<p><b>Policy TOAD7, pages 33-36</b></p>	<p>Continue Policy TOAD7 with “when each is viewed from the nearest location that is freely accessible to members of the general public”. In paragraph 7.11, replace</p>	<p>Agreed, policy TOAD7 updated accordingly.</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
	"valued" with "admired".	
<b>Policy TOAD8, pages 37-40</b>	In Policy TOAD8, delete the final sentence.	Agreed, policy TOAD8 updated accordingly.
<b>Policy TOAD9, pages 41-43</b>	In Policy TOAD9, delete part 4.	Agreed, policy TOAD9 updated accordingly.
<b>Policy TOAD10, pages 44-49</b>	In Policy TOAD10: <ul style="list-style-type: none"> <li>• replace "preserve" with "conserve" in the first sentence and in parts 1 and 8.</li> <li>• delete part 2.</li> </ul>	Agreed, policy TOAD10 updated accordingly.
<b>Policy TOAD11, pages 50-51</b>	In Policy TOAD11, replace "Wherever possible" with "Where practical and viable".	Agreed, policy TOAD11 updated accordingly.
<b>Policy TOAD12, page 52</b>	In Policy TOAD12, delete the final sentence relating to proposals for new buildings in the countryside.	Agreed, policy TOAD12 updated accordingly.
<b>Policy TOAD13, page 53</b>	In Policy TOAD13: <ul style="list-style-type: none"> <li>• in part 2, delete "hours of operation,"</li> <li>• in part 3, replace "wherever possible" with "where practical and viable".</li> </ul>	Agreed, policy TOAD13 updated accordingly.
<b>Policy TOAD14, pages 54-56</b>	In Policy TOAD14: <ul style="list-style-type: none"> <li>• delete "or likely to affect"</li> <li>• replace part 1 before the second comma with "It is demonstrated any use of best and most versatile agricultural land cannot be avoided".</li> </ul>	Agreed, policy TOAD14 updated accordingly.
<b>Entire Document</b>	Modify general text, figures or image to achieve consistency with the modified policies, to correct identified errors, and so it is evident how a decision maker should react to development proposals.	Agreed, Neighbourhood Plan amended as appropriate.

