

Wychavon District Council



Cleeve Prior Neighbourhood Plan Decision Statement

Cleeve Prior Neighbourhood Plan

I confirm that the Cleeve Prior 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 1 February 2018.

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, appearing to read '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 Cleeve Prior Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum on Thursday 1 February 2018.

Background

On 28 May 2013, Wychavon District Council designated the area comprising the Parish of Cleeve Prior as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan.

Extensive community consultation culminated in the draft Cleeve Prior Neighbourhood Plan consultation which took place in May and June 2015. The consultation responses fed into the final version of the Cleeve Prior Neighbourhood Plan which was submitted to Wychavon District Council in April 2017, along with the associated Basic Conditions Statement, Consultation Statement and SEA Report.

The Cleeve Prior Neighbourhood Plan and associated documentation was then publicised and representations were invited. The publicity period ended on 14 June 2017.

Wychavon District Council appointed an independent Examiner, Nigel McGurk of Erimax Ltd, to review whether the Plan should proceed to referendum in July 2017.

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 Cleeve Prior 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 Cleeve Prior 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 |
|---------------------------------------|--|---|
| Front Cover | Amend first line of the title page to read “Cleeve Prior Neighbourhood Plan 2016-2031” Delete “April 2017” | Agreed, title amended and “April 2017” removed. |
| Paragraph 1.1 | First line, delete “Development” and third line delete “the” Delete last sentence (“It consists...text.”) | Agreed, deletions made. |
| Paragraph 1.2 | Delete last sentence (“The Parish...Regulations.”) | Agreed, sentence removed. |
| Paragraph 1.3 | Line 5, delete “...and beyond” | Agreed, wording deleted. |
| Paragraph 1.10 | Delete Para 1.10 | Agreed, paragraph removed. |
| End of Section 1. Introduction | Provide a plan showing the boundary of the Neighbourhood Area within the Neighbourhood Plan, entitled “Neighbourhood Area boundary” | Agreed, map showing the Neighbourhood Area boundary inserted. |
| Paragraph 2.5 | Correct formatting of Para 2.5 | Agreed, formatted corrected. |
| Paragraph 3.6 | Last line, change to “...a specific Community Action has been included in Chapter 5” | Agreed, paragraph amended. |
| Paragraph 4.3 | First line, change to “By 2031, Cleeve Prior will...” Before second list of bullet points, change to “4.4 This vision forms the | Agreed, wording amended and updates to formatting made. |

| Part of Document | Examiner's Recommended Modification(s) | WDC Response |
|---|--|--|
| | basis..." and insert a point below "Education" | |
| Paragraph 5.1 | Second line, delete ", which is consistent with...Plan" | Agreed, wording deleted. |
| Paragraph 5.3 | Delete first sentence ("Together with...above.") | Agreed, sentence deleted. |
| Policy CP1 | Change Policy wording to: "Within the Neighbourhood Area there will be a presumption in favour of sustainable development." | Agreed, policy replaced. |
| Policy CP2 and supporting paragraphs 5.7-5.9 | Delete Policy CP2 Delete Para's 5.7 to 5.9 inclusive | Agreed, policy and supporting paragraphs deleted. |
| Policy CP3 and supporting paragraphs 5.11 and 5.17 | <p>Policy CP3, line 2, change to "...Space where development is ruled out other than in very special circumstances. The following areas are identified on the plans below:"</p> <p>Provide new plans, immediately following the Policy, labelling each Local Green Space, such that each Local Green Space and all boundaries are clearly identifiable. To ensure clarity I note that this is likely to require the provision of more than one plan.</p> <p>Further to the above, to enhance clarity, number each area of Local Green Space</p> <p>Delete the last paragraph of Policy CP3 ("Across the...biodiversity.")</p> <p>Correct formatting of Para 5.11</p> | Agreed, policy amended, plans included and supporting paragraphs modified. |

| Part of Document | Examiner's Recommended Modification(s) | WDC Response |
|---|--|---|
| | Delete Para 5.17 | |
| Policy CP4 and supporting paragraphs 5.18-5.21 | Delete Policy CP4 Delete Para's 5.18 to 5.21 inclusive | Agreed, policy and supporting paragraphs deleted. |
| Policy CP5 and supporting paragraph 5.23 | Replace the text of Policy CP5 with "The conservation and enhancement of the Parish's rich heritage of habitats will be supported. Development should minimise impacts on biodiversity and provide net gains where possible." Delete last sentence of Para 5.23 ("Nevertheless...viability.") | Agreed, policy and supporting paragraph amended. |
| Policy CP6, Policy CP7 and supporting paragraphs 5.25-5.34 | Delete Policy CP6 Delete Policy CP7 Delete Para's 5.25 to 5.34 inclusive | Agreed, policies and supporting text deleted. |
| Policy CP8 | Policy CP8, change first sentence to "The scale and design of new development should reflect the character of the village and the Conservation Area, in particular:" Delete fifth bullet point ("Infilling...residences") Delete last sentence of sixth bullet point ("Due...Guidance") Change last bullet point to "Where appropriate, development should take | Agreed, policy modified. |

| Part of Document | Examiner's Recommended Modification(s) | WDC Response |
|--|---|---|
| | account of..." | |
| Policy CP9 and supporting paragraph 5.37 | <p>Insert new title above Policy CP9 "Sustainable Design"</p> <p>Policy CP9, change text to read "The construction of new dwellings to high standards of sustainability and the incorporation of Sustainable Drainage Systems (SuDS) in new developments will be supported."</p> <p>Para 5.37, line 7, change to "...Regulations. These standards therefore apply to Cleeve Prior."</p> <p>Para 5.37, line 8, delete sentence "Installation of...Proposals Map"</p> | Agreed, title added, policy updated and supporting text modified. |
| Policy CP10 and supporting paragraphs 5.39 and 5.40 | <p>Policy CP10, change Policy wording to "The expansion and/or diversification of existing businesses will be supported subject to development respecting local character, residential amenity and highway safety."</p> <p>Para 5.39, delete last two sentences ("Equestrian...setting")</p> <p>Para 5.40, delete last two sentences ("It is recognised...elderly")</p> | Agreed, policy and supporting text modified accordingly. |
| Paragraph 5.43 | Line 9, change to "...initiative. The Parish Council supports..." | Agreed, paragraph updated. |
| Paragraph 5.45 | Delete last sentence "It is...school." | Agreed, sentence deleted. |
| Paragraph 5.47 | Line 8, change to "...justified. Policy WCS 17 of the Waste Core Strategy requires provision for the..." | Agreed, paragraph updated. |

| Part of Document | Examiner's Recommended Modification(s) | WDC Response |
|---|---|---|
| <p>Policy CP11 and supporting paragraphs 5.51-5.75</p> | <p>Delete Policy CP11</p> <p>Delete Para's 5.51 to 5.75</p> <p>Replace Policy CP11 with a Community Action "Gypsy and Traveller Site. The Parish Council will seek to work with third parties with the aim of addressing matters relating to the appearance of the Gypsy and Traveller Site; and matters relating to crime and anti-social behaviour associated with the Gypsy and Traveller Site."</p> <p>Add footnote to Community Action, "For more information on Community Actions, please see following link: https://www.local.gov.uk/our-support/guidance-and-resources/community-action/community-action-overview/what-community-action"</p> <p>Retain Para's 5.49 and 5.50</p> | <p>Agreed, policy and supporting text deleted and replaced with Community Action.</p> |
| <p>End of Section 5. The Planning Policies</p> | <p>Provide a single plan showing the relevant policy considerations within the Neighbourhood Plan (taking into account the other recommendations contained in this Report)</p> | <p>Agreed, updated map showing the relevant policy considerations inserted.</p> |
| <p>Paragraph 6.1</p> | <p>Line 3, change to "...to the year 2031. It is..."</p> | <p>Agreed, wording amended.</p> |
| <p>Paragraph 6.2</p> | <p>Delete last sentence of Para 6.2 ("As indicated...")</p> | <p>Agreed, sentence deleted.</p> |
| <p>Whole Document</p> | <p>Update the Policy and page numbering, and include new plans as appropriate, taking account of the recommendations contained in this Report.</p> | <p>Agreed, updates made where appropriate.</p> |