

Wychavon District Council



Pebworth Parish Neighbourhood Plan Decision Statement

Pebworth Parish Neighbourhood Plan

I confirm that the Pebworth Parish 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 25 July 2019.

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', written in a cursive style.

Gary Williams
Head of Planning and Infrastructure, Wychavon District Council

Summary

Following an independent examination, Wychavon District Council now confirms that the Pebworth Parish Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum on Thursday 25 July 2019.

Background

On 10 April 2013, Wychavon District Council designated the area comprising the Parish of Pebworth as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan.

Extensive community consultation culminated in the draft Pebworth Parish Neighbourhood Plan consultation which took place in July to September 2018. The consultation responses fed into the final version of the Pebworth Parish Neighbourhood Plan which was submitted to Wychavon District Council in December 2018, along with the associated Basic Conditions Statement, Consultation Statement, Housing Background Paper, Green Space Background Paper, Assessment of Key Views Document and Fibrex Nurseries Flood Risk Statement.

The Pebworth Parish Neighbourhood Plan and associated documentation was then publicised and representations were invited. The publicity period ended on 18 February 2019.

Wychavon District Council appointed an independent Examiner, Christopher Collison of Planning and Management Ltd, to review whether the Plan should proceed to referendum in March 2019.

Having considered each of the recommendations made by the Examiner's report, received on 10 April 2019, and the reasons for them, in consultation with the Parish Council, Wychavon District Council has decided to make the modifications to the draft Pebworth Parish 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 Pebworth Parish 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
Throughout Document	Apply the name of the Neighbourhood Plan (Pebworth Parish Neighbourhood Plan) and the date of designation of the Neighbourhood Area (10 April 2013) consistently.	Agreed, amendments made where appropriate.
Policy P1, page 29	<p>In Policy P1:</p> <ul style="list-style-type: none"> • replace the text before “b)” with “The 1 hectare site at Fibrex Nurseries, identified on the adjacent map, is allocated for housing development comprising approximately 10-12 dwellings, subject to the following development principles:” • replace part c) with “it is demonstrated measures are included that ensure the development does not result in on-site flooding, and does not increase off-site flooding;” • in part d) replace “footpath” with “footway” and after “facilities” replace the full stop with “; and” • in part e) replace “Given” with “given”. 	Agreed, policy updated accordingly.
Policy P2, page 31	<p>Replace Policy P2 with “To be supported proposals for 3 or more homes must provide a mix of dwellings that meets local needs identified in the latest housing need assessment including provision of single storey dwellings; small family homes up to 3 bedrooms; and starter homes up to 2 bedrooms, unless it is demonstrated this is not viable. Proposals for homes of 4 or more bedrooms will not be supported unless it is</p>	Agreed, policy replaced accordingly.

Part of Document	Examiner's Recommended Modification(s)	WDC Response
	demonstrated they are necessary to meet identified local housing need. To be supported all proposals must meet affordable housing needs in accordance with Policy SWDP15.”	
<p>Policy P3, pages 32-34</p>	<p>In Policy P3:</p> <ul style="list-style-type: none"> • replace the opening paragraph of the policy with “To be supported all proposals for new development and alterations must achieve high quality design; and demonstrate regard to the following criteria, unless it can be clearly shown they are not viable or deliverable:” • in criterion 1f) delete “and retain the impression of openness” • in criterion 3a) delete “where appropriate” • in criterion 4b) delete “where possible” • in criterion 4c) delete “as appropriate” and “Where appropriate” • in criterion 5a) delete “and where possible retaining and enhancing existing vegetation” • replace criterion 5c) with “include sustainable drainage design features;” • delete parts 5e) and 5f) and insert a final free-standing paragraph at the end of the Policy that states “In addition development proposals are encouraged to include: <ul style="list-style-type: none"> - features that contribute to the efficient use of water and reduce 	<p>Agreed, policy updated accordingly.</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
	<p>surface water run-off including water butts and rainwater harvesting; and</p> <p>- the use of renewable energy to generate power for example Photo Voltaic panels and tiles, solar panels and air source heat pumps to reduce the reliance on fossil fuels.”</p> <ul style="list-style-type: none"> • in part 6 b) insert “safe” before “minimum” • in criterion 7a) replace “County Council 2016 interim” with “the latest Worcestershire County Council” 	
<p>Policy P4, page 37</p>	<p>Replace Policy P4 with “The following areas (identified on the Policies Map and individual site maps) are designated as Local Green Space where development will be ruled out other than in very special circumstances: The Close (including land around the Village Hall); The recreation field; and The field between Manor Farm and The Close.”</p> <p>Include in Neighbourhood Plan a map of each Local Green Space at sufficient scale to identify the precise boundaries of the area of land designated.</p>	<p>Agreed, policy updated accordingly and individual Local Green Space maps inserted.</p>
<p>Policy P5, pages 38-39</p>	<p>In Policy P5 replace the text before the list of view descriptions with “To be supported developments must demonstrate the siting, design, scale, and light generation proposed will not cause significant detriment to the following views (which are further illustrated and described in Appendix 4) when viewed in the direction indicated from location identified on the Map of Viewpoints (in Appendix 4):”</p>	<p>Agreed, policy updated accordingly.</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
<p>Policy P6, page 40</p>	<p>In Policy P6</p> <ul style="list-style-type: none"> • replace the first paragraph with “Proposals for the enhancement and improvement of active travel routes (including footpaths, bridleways, cycle paths, and restricted byways) will be supported.” • in the second paragraph replace the text before the colon with “To be supported development proposals must meet the following criteria to enhance accessibility and support local biodiversity:” • in part a) delete “public” • in part b) after “existing” insert “active travel” <p>Replace the policy title with “Active Travel and Biodiversity”</p>	<p>Agreed, policy updated accordingly.</p>
<p>Policy P7, page 41</p>	<p>In Policy P7</p> <ul style="list-style-type: none"> • delete the first paragraph and list of facilities • in the second paragraph delete “normally” and delete “if they comply with other policies in this Neighbourhood Plan” • in the third paragraph after “facility” insert “including (insert list of facilities)” • in part a) replace the text after “accessibility” with “for users, and of the same type with sufficient capacity are available or provided; or” 	<p>Agreed, policy updated accordingly.</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
<p>Policy P8, pages 42-43</p>	<p>In Policy P8</p> <ul style="list-style-type: none"> • delete “rural buildings” and insert “farm/agricultural buildings” • delete “in principle” • delete “structurally sound” • delete part b) • in part d) delete “use” and insert “development” • replace part f) with “The residual cumulative transport impacts are not severe, and the development will not result in additional on-road parking.” 	<p>Agreed, policy updated accordingly.</p>
<p>Policy P9, page 43</p>	<p>In Policy P9</p> <ul style="list-style-type: none"> • delete “provided they conform to other policies of the Neighbourhood Plan and Local Plan and” • delete “traffic” and after “mitigated” continue “; and the residual cumulative transport impacts are not severe, and the development will not result in additional on-road parking.” • commence the second paragraph with “With the exception of land allocated for housing development in Policy P1 of the Neighbourhood Plan” 	<p>Agreed, policy updated accordingly.</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
Appendix 3, pages 50-51	Replace Appendix 3 with the Worcestershire County Council Streetscape Design Guide (2018)	Agreed, appendix replaced.
Appendix 4, pages 52-60	Amend the Map of Viewpoints to identify the direction of the locally important views from each viewpoint.	Agreed, map updated accordingly.
Appendix 6, page 62	Amend the Policies Map to identify the direction of the locally important views from each viewpoint. In the key to the Polices Map delete "indicative"	Agreed, map updated accordingly.
Throughout Document	Modify general text to achieve consistency with the modified policies, and to correct identified errors including those arising from updates. Renumber policies and parts of policies arising from deletions.	Agreed, document updated where appropriate accordingly.