

Wychavon District Council



Bredon Parish Neighbourhood Plan Decision Statement

Bredon Parish Neighbourhood Plan

I confirm that the Bredon 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 8 June 2017.

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

Signed



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

Summary

Following an independent examination, Wychavon District Council now confirms that the Bredon Parish Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum on Thursday 8 June 2017.

Background

On 17 March 2015, Wychavon District Council designated the area comprising the Parishes of Bredon and Bredon's Norton as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan.

Extensive community consultation culminated in the draft Bredon Parish Neighbourhood Plan consultations which took place in October to December 2015 and March and April 2016. The consultation responses fed into the final version of the Bredon Parish Neighbourhood Plan which was submitted to Wychavon District Council in May 2016, along with the associated Basic Conditions Statement and Consultation Statement.

The Bredon Parish 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, Andrew Ashcroft of Andrew Ashcroft Planning Ltd, to review whether the Plan should proceed to referendum in November 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 Bredon 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 Bredon 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
<p>Paragraph 7.2, page 23</p>	<p>Replace paragraph 7.2 with the following: “The Plan seeks to respect the contribution that building designs and exterior layouts make to local distinctiveness. It aims to safeguard particular features and to encourage applicants to take account of these factors in designing and submitting planning applications. Nevertheless, policies NP4 to NP7 in particular recognise that a variety of minor works are ‘permitted development’ for which planning permission is not required. Permitted development rights are different in certain designated areas. These include AONBs and Conservation Areas”.</p>	<p>Agreed, paragraph 7.2 replaced as recommended.</p>
<p>Policy NP1, page 24</p>	<p>Include the following additional supporting text after the first sentence of paragraph 7.7: “The second paragraph of the policy provides a context within which strategic housing development may come forward at Mitton in the southern extent of the Plan area. The Planning Inspector’s Interim report on the Gloucester, Tewkesbury and Cheltenham Joint Core Strategy (May 2016) recommended that the three Councils engage with WDC to seek agreement for the release of housing land at Mitton. This approach would contribute towards Tewkesbury’s housing requirements. If agreement is reached a Local Plan Review may be required. Policy SWDP2 (I) of the adopted Local Plan recognises the possibility of assisting the Gloucestershire JCS authorities with their housing needs. This approach takes account in general terms of the recent updates to Planning Practice Guidance on the relationship between emerging Neighbourhood Plans and</p>	<p>Agreed, additional supporting text inserted as recommended.</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
	Local Plans (ID: 41-009-20160211)".	
<p>Policy NP2, page 25</p> <p>Neighbourhood Plan Policies Map, page 50</p>	<p>Delete Local Gap 4.</p> <p>Delete Local Gap 5.</p> <p>Replace the second paragraph of the policy with the following: "Development proposals should ensure the retention of the open character of the Local Gaps as identified on the Policies Map. Proposals for the re-use of rural buildings, agricultural and forestry-related development, playing fields, other open land uses and minor extensions to existing dwellings will be supported where they would:</p> <ul style="list-style-type: none"> • Preserve the separation between the settlements concerned; and • Retain their individual identities". <p>Delete the third paragraph of the policy.</p> <p>In paragraph 7.9 reconfigure the sentence to reflect the recommended modification to delete Local Gaps 4 and 5.</p> <p>Insert the following sentences at the end of paragraph 7.10: "The policy sets out a range of uses that may be appropriate within a Local Gap. Each case will be considered on its merit based both on its scale and design and its impact on the separation of the settlements concerned and their separate identities".</p> <p>Insert the deleted section of the policy as supporting text at the end of the modified paragraph 7.10 (as set out above).</p>	<p>Agreed, Local Gaps 4 and 5 removed; policy, supporting text and policies map amended as recommended.</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
Policy NP4, pages 27-28	<p>Criterion 2 – replace “preserve” with “safeguard”.</p> <p>Criterion 3 – delete “that is...extensions”.</p>	Agreed, modifications made to the policy as recommended.
Policy NP5, page 29	<p>Insert the following sentences immediately after the first sentence in paragraph 7.19:</p> <p>“Policy NP6 provides specific guidance for such proposals where planning permission is required. Paragraph 7.2 of this Plan has already identified that permitted development rights result in a range of minor works being beyond planning control.”</p>	Agreed, supporting text inserted as recommended.
Policy NP6, page 30	<p>Replace the opening element of the policy with:</p> <p>“Insofar as planning permission is required proposals for works within the curtilage of buildings or which include such works will be supported, provided they:”</p>	Agreed, policy updated as recommended.
Policy NP8, page 32	<p>After “will be supported” insert “where they pay special attention to the desirability of preserving or enhancing the character and appearance of the four Conservation Areas in the Neighbourhood Plan area.”</p> <p>Replace “provided they” with “All proposals in Conservation Areas should:”</p>	Agreed, policy amended as recommended.
Policy NP9, page 33	<p>Add the following sentence at the end of the submitted policy:</p> <p>“Any development proposals that would affect the character, setting or integrity of the identified local heritage assets should:</p> <ul style="list-style-type: none"> • be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed; and • be sympathetic to the building or structure concerned and proposal its 	Agreed, additional sentence inserted as recommended.

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	<p>creative reuse or adaptation; and</p> <ul style="list-style-type: none"> • ensure that recording and interpretation is undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance; and • otherwise respect the approach set in policy SWDP24 of the adopted Local Plan". 	
<p>Policy NP13, page 37</p> <p>Neighbourhood Plan Policies Map, page 50</p>	<p>Delete LGS1</p> <p>Delete LGS2</p>	<p>Agreed, LGS1 and LGS2 deleted as recommended and removed from the policies map accordingly.</p>
<p>Policy NP14, page 38</p>	<p>In the second, third and fourth paragraphs of the policy replace "will be resisted" with "will not be supported".</p> <p>Include a final paragraph to the policy to read: "In assessing proposals that would result in significant harm to local biodiversity, consideration will be given to any appropriate mitigation or compensation proposals submitted as part of the planning application concerned".</p> <p>In paragraph 7.54 insert "to 118" after "NPPF 109".</p>	<p>Agreed, policy and supporting text amended as recommended.</p>
<p>Policy NP15, page 39</p> <p>Appendix 3: Key</p>	<p>Replace the policy with the following: "Development proposals should demonstrate how they have taken account of the Key Views identified in Appendix 3. In particular development</p>	<p>Agreed; policy replaced, supporting text updated and views VE7 and VE8 removed</p>

Part of Document	Examiner's Recommended Modification(s)	WDC Response
<p>Views, pages 47-48</p>	<p>proposals should set out details on how they have been designed to take account of the key views by way of their scale, height, position within the application site, the use of materials and external lighting”.</p> <p>Delete views VE7 and VE8 from Appendix 3 of the submitted Plan, view VE7 from the Assessment of Key Views in Bredon Parish, and views VE7 and VE8 from the Key Views Map in the Assessment.</p> <p>Replace paragraph 7.55 with: “ This policy aims to ensure that developers respect identified key views in the Plan area. It establishes key criteria against which individual applications can be assessed. The criteria are by necessity of a generic nature and there are likely to be specific issues that will need to be addressed on a site by site basis”.</p>	<p>from Appendix 3 and supporting documents as recommended.</p>