



WYRE FOREST DISTRICT COUNCIL

CHURCHILL AND BLAKEDOWN NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Churchill and Blakedown Neighbourhood Plan

- 1.1 I confirm, that the Churchill and Blakedown Neighbourhood Plan, as revised according to the modifications set out below, complies with the legal requirements and Basic Conditions set out in the Localism Act 2011, and can therefore proceed to referendum. The referendum will be held on 4th May 2017.
- 1.2. I also declare that I have no disclosable personal or disclosable prejudicial interest in respect of this decision.

Signed

Mike Parker
Director of Economic Prosperity and Place

1. Summary

- 1.1 Following an independent Examination, Wyre Forest District Council now confirms that the Churchill and Blakedown Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

2. Background

- 2.1 On 2 April 2013, Wyre Forest District Council designated the area comprising the Parish of Churchill and Blakedown as a Neighbourhood Area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.
- 2.2 Following the submission of the Churchill and Blakedown Neighbourhood Plan to the District Council, the plan was publicised and representations were invited. The publicity period ended on Tuesday 1st July 2016 following additional work a further publicity period was held which ended on 25th January 2017.
- 2.3 Wyre Forest District Council appointed an independent examiner, Ms Ann Skippers to review whether the Plan should proceed to referendum.
- 2.4 The examiner's report concludes that subject to making the modifications recommended by the examiner the Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.
- 2.5 Having considered each of the recommendations made by the examiner's report, and the reasons for them, the District Council has decided to make the modifications to the draft plan referred to in paragraph 3.1 below, to secure that the draft plan meets the Basic Conditions set out in legislation.

3. Decision and Reasons

- 3.1 The District Council has made the following modifications, proposed by the examiner, to ensure that the draft plan meets the Basic Conditions, for the reasons given. Where modifications are recommended they appear in **bold text**, changes in wording or a new word appear in ***bold italics***.

Part of Document (Publication Plan)	Change	Reason for change
	Make it clear that where paragraphs throughout the Plan partially or fully	In the interests of

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	quote from CS or SALPP policies by differentiating the words from the CS or SALPP policies by using a different font or italics and adding a sentence to that effect; this modification applies throughout the Plan and in particular to paragraphs 4.1.2, 4.1.3, 4.1.4, 4.2.2, 4.2.10, 4.2.18, 4.2.20, 4.3.2, 4.4.2, 4.5.2.	accuracy.
1 Introduction and Background	<ul style="list-style-type: none"> Change the name of the SSSI in paragraph 1.28 on page 7 and paragraph 4.2.12 on page 20 of the Plan to “<i>Hurcott and Podmore Pools</i>” and explain that only part of the SSSI falls within the Plan area 	In the interests of accuracy.
2 A Neighbourhood Development Plan for Churchill and Blakedown	<ul style="list-style-type: none"> Substitute the phrase “<i>Development Plan</i>” for “Local Plan” on the three occasions it appears in paragraph 2.2 Remove the different colour and “we are here” from Figure 1 on page 8 of the Plan Delete references to “Appendix B” in paragraph 2.9 as although this should be a reference to “Appendix D”, Appendix D is recommended for deletion later in this report 	In the interests of accuracy.
4 Neighbourhood Development Plan Policies for Churchill and Blakedown		
<i>Theme 1 Traffic and Transport</i>		
Policy CB1 Traffic Management	Add at the end of criterion 3. “ <i>at County and District Council level.</i> ”	To provide more certainty.
Policy CB2 Transport Improvements	Add the words “ <i>where appropriate,</i> ” after “...developer contributions,...” in the first sentence of the policy	To ensure clarity.
<i>Theme 2 Heritage and the Environment</i>		

Part of Document (Publication Plan)	Change	Reason for change
Policy CB3 Protecting Heritage Assets	<ul style="list-style-type: none"> • Reword paragraph one of the policy so that it reads: “<i>New development in the Conservation Area and/or within the settings of listed buildings will be expected to meet the requirements of Policy SAL.UP6.</i>” • Add the words “<i>the significance of</i>” after “...detrimental impact on...” and before “...any heritage asset...” to paragraph two of the policy. • Delete the words “...or on the identified open spaces and views within the conservation area...” from paragraph two of the policy. • Reword criterion 1. to read: “<i>Respect the historic pattern of development, taking into account density and layout in the local context.</i>” • Delete criterion 3. in its entirety • Delete criterion 4. in its entirety • Delete the words “...maintain unity of appearance and style at both front and back” from criterion 5. 	<p>To ensure clarity</p> <p>To ensure clarity</p> <p>To ensure clarity</p> <p>For flexibility.</p> <p>Criterion 3. is very specific and is not supported by sufficient evidence to justify its retention.</p> <p>Criterion 4. Is complex and its intention unclear. It does not therefore provide the practical decision making framework sought by national policy and guidance.</p> <p>Criterion 5. may inadvertently stifle innovative design and so requires more</p>

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	<ul style="list-style-type: none"> <li data-bbox="524 727 1048 759">• Delete criterion 6. in its entirety <li data-bbox="524 935 1648 999">• Add at the end of criterion 8. “...<i>where it is appropriate and possible to do so.</i>” 	<p data-bbox="1720 290 2033 632">flexibility. All of the criteria seek to ensure that new development makes a positive contribution to local character and distinctiveness in line with national policy and are worded well.</p> <p data-bbox="1720 683 2011 865">Criterion 6. lacks justification and may stifle the achievement of sustainable development.</p> <p data-bbox="1720 916 2033 1375">Criterion 8. requires all development to reuse traditional buildings that make a contribution. It requires more flexibility to take account of the NPPF and its stance on the substantial harm to or loss of designated heritage assets when it is necessary to</p>

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		achieve substantial public benefits and that harm or loss is outweighed by the benefit of bringing the site back into use.
Policy CB4 Local Heritage and Archaeology	<ul style="list-style-type: none"> • Add a new paragraph (4.2.6), subsequent paragraphs will require renumbering, that reads: <i>“Locally listed buildings and structures are also of importance. A Local Heritage List is to be found in Appendix B. From time to time this list will be updated and so it is important that applicants seek the most up to date information from the relevant authorities before submitting any planning applications.”</i> • Change part 1. of the policy to read: <i>“New development must take account of known surface and sub-surface archaeology and, where there is a reasonable and identifiable potential for unknown and potentially significant deposits ensure they are identified and appropriately considered during development. Lack of evidence of sub-surface archaeology must not be taken as proof of absence.”</i> • Add the words “the significance of” after “...how they protect or enhance...” and before “...such heritage assets.” to criterion 2. of the policy 	More flexibility in relation to the archaeology element and to recognise national policy’s emphasis on significance it will meet the basic conditions.
Policy CB5 General Design Principles	<ul style="list-style-type: none"> • Delete criterion 11. in its entirety • Consequential amendments to the policy’s numbering will of course be needed 	Is unnecessary and refers to local green spaces rather than views.
Policy CB6 Protecting and	<ul style="list-style-type: none"> • Delete criterion 1. of the policy in its entirety [subsequent renumbering will of course be needed] 	Does not accord with basic conditions.

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Enhancing Local Landscape Character and Views	<ul style="list-style-type: none"> • Add the word “or” in criteria 2. and 3. before “enhance” and “enhanced” Respectively • Change the last sentence in criterion 5. to read “<i>Locally Significant Views</i> are shown on Maps 2” • Change the title of Maps 2 to “<i>Locally Significant Views</i>” [see also other changes to these maps later in the report] 	<p>To add flexibility.</p> <p>To ensure clarity.</p> <p>To ensure clarity.</p>
Policy CB7 Protection of Local Green Spaces	<ul style="list-style-type: none"> • Rename the “Maps 3” as “<i>Map 3a Local Green Spaces in Blakedown</i>” and “<i>Map 3b Local Green Space in Churchill</i>” and ensure that the key correctly identifies the relevant LGS • Refer to “<i>Maps 3a and 3b</i>” instead of “Map 4” in the policy • Reword the first sentence of the first paragraph of the policy to read: “<i>The following local green spaces as shown on Maps 3a and 3b are designated:</i>” 	<p>To ensure clarity.</p> <p>To ensure clarity.</p> <p>To ensure clarity.</p>
Policy CB9 Connectivity	<ul style="list-style-type: none"> • Reword criterion 3. of the policy to read: “<i>3. Development proposals should take every available opportunity to maximise accessibility to residents, improve connectivity and support local biodiversity through:</i>” [retain the three bullet points] 	<p>Policy is supported, but difficult and onerous for all development including minor householder extensions for instance to be able to meet these requirements.</p>
Theme 3 Community		
Policy CB10 Protection of Local Community Facilities	<p>Reword Policy CB10 to read:</p> <p><i>“The loss of local community facilities will be resisted. A change of use to another community use or for health and education uses will generally be supported subject to acceptable impacts. Other changes of use will only be permitted when: 1. The proposal includes alternative provision of an equivalent or enhanced</i></p>	<p>To ensure clarity and to add flexibility.</p>

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	<p><i>quality on an appropriate site within the locality which is accessible by public transport, walking or cycling and has satisfactory car parking provision; or</i></p> <p>2. Where satisfactory evidence demonstrates there is no longer a need for the facility or that the community facility is no longer viable to provide on that site or building.”</p>	
Policy CB11 New and Enhancement of Existing Local Community Facilities	<ul style="list-style-type: none"> • Change the title of the policy to: “<i>New and Enhanced Local Community Facilities</i>” • Delete criterion 4. from the policy [consequent renumbering of the remaining criteria will of course be needed] 	<p>To ensure clarity.</p>
Policy CB12 Supporting Development of Communications Infrastructure	<ul style="list-style-type: none"> • Insert the word “<i>the</i>” into the title of the policy so that it reads “Supporting <i>the</i> Development of Communications Infrastructure” • Change the last sentence of the policy to read: “All new development will be required <i>where appropriate</i> to make provision for <i>high quality communications infrastructure.</i>” 	<p>To read better grammatically.</p> <p>To ensure that the policy meets the basic conditions.</p>
Policy CB13 Developer Contribution and Community Infrastructure Levy	<ul style="list-style-type: none"> • Change “Developer Contribution” to “Developer <i>Contributions</i>” in the policy’s title • Reword the policy to read: “<i>Developer or Community Infrastructure Levy contributions will be sought from new development where appropriate to fund improvements to community facilities and infrastructure in the Parish.</i> <p><i>Priority will be given to the following:</i></p> <ol style="list-style-type: none"> 1. Healthcare including a Doctor’s Surgery 2. Parking facilities at the school and railway station.” 	<p>To read better grammatically.</p> <p>To ensure that the policy is in line with the statutory tests set out in the Community Infrastructure Levy Regulations 2010 and the policy tests set out in the NPPF.</p>
Policy CB14 Village Centre	<ul style="list-style-type: none"> • Add the word “<i>Blakedown</i>” to the start of the policy’s title 	<p>In the interests of clarity.</p>
Theme 4 Business		

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<i>and the Economy</i>		
Policy CB16 New Local Employment Opportunities	<ul style="list-style-type: none"> • Delete the words “or community” from criterion 1. in the policy • Add the word “<i>unacceptable</i>” after “Do not lead to the...” and before “...loss of open space...” to criterion 2. 	<p>In the interests of clarity.</p> <p>Flexibility is required.</p>
<i>Theme 5 Housing</i>		
Policy CB17 Scale and Type of New Residential Development	<ul style="list-style-type: none"> • Add the word “<i>unacceptable</i>” after “It would not lead to the...” and before “...loss of open space...” to criterion 1. • Add the words “<i>wherever possible</i>” to the end of criterion 3. • Delete criterion 4. in its entirety • Delete criterion 5. in its entirety • Change criterion 6. to read: “<i>The development should not materially harm the living conditions of the occupiers of neighbouring properties.</i>” • Delete criterion 7. in its entirety • Change the word “adequate” in criterion 8. to “<i>satisfactory</i>” and delete the words “within the site” • Delete the words “...after consultation and agreement with the Parish Council.” from the last paragraph of the policy 	<p>Flexibility is required.</p> <p>Flexibility is required. Unnecessary. Unduly onerous and should be deleted. In the interests of clarity. Unduly onerous and unnecessary. Flexibility is required. Flexibility is required.</p> <p>Unduly onerous and unnecessary.</p>
Policy CB18 Ensuring an Appropriate Range of Tenures, Types and Sizes of Houses	<ul style="list-style-type: none"> • Change the second paragraph of the policy to read: “<i>A mix of types and sizes of dwellings must be provided on suitable sites based on the most up to date information available about local housing needs.</i>” 	<p>To ensure that the policy meets the basic conditions.</p>
Maps	<ul style="list-style-type: none"> • Renumber and rename the Maps as follows: the three maps on pages 41 	<p>To provide clarity.</p>

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	<p>and 42 of the Plan respectively become Map 1 titled “<i>Churchill and Blakedown Neighbourhood Plan Area</i>”; Map 2 titled “<i>Churchill Conservation Area</i>” and Map 3 titled “<i>Blakedown Settlement Boundary</i>”</p> <ul style="list-style-type: none"> • Both the new Maps 2 and 3 should be reproduced in better quality • Renumber the three maps on pages 43 and 44 of the Plan “<i>Map 4a</i>”, “<i>Map 4b</i>” and “<i>Map 4c</i>” and title these maps “<i>Locally Significant Views</i>” • Renumber the Maps 3 on page 51 of the Plan “<i>Map 5a</i>” and “<i>Map 5b</i>” and title Map 5a “<i>Local Green Spaces in Blakedown</i>” and Map 5b “<i>Local Green Spaces in Churchill</i>” • Ensure that the key for the new Maps 5a and 5b is correct and that each Local Green Space is numbered and identified correctly on that key • Renumber Map 4 as “<i>Map 6</i>” and retain its title “Blakedown Village Centre” • Renumber Map 5 as “<i>Map 7</i>” and retain its title “Churchill and Blakedown Watercourses” 	
Appendices	<ul style="list-style-type: none"> • Add to Appendices A, B and C a sentence that reads: “<i>The information in this appendix reflects information and is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority, the Parish Council or other relevant organisation such as Historic England.</i>” • Delete Appendix D in its entirety • Delete Appendix E in its entirety • Add to Appendix F a sentence that reads: “<i>The information in this appendix reflects information and is correct at the time of writing the Plan. Up to date information should be sought from the local planning authority or the Parish Council.</i>” • Consequential renumbering of appendices will be needed and amendments made throughout the Plan to the revised renumbering 	To ensure users of the Plan are directed to the most up to date Information.
Throughout	Revise paragraph numbering to ensure that all paragraphs have a paragraph number and to	For consistency.

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Document	remove duplicate paragraph numbers as well as incorporating consequential amendments to paragraph numbering arising from changes set out above.	

- 3.2 The District Council has considered whether to extend the area in which the referendum is to take place. Like the examiner, the District Council has decided that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.
- 3.3 The examiner has concluded that with the modifications made the Plan meets the Basic Conditions and other relevant legal requirements. The District Council concurs with this view. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question 'Do you want Wyre Forest District Council to use the Neighbourhood Plan for Churchill and Blakedown to help it decide planning applications in the neighbourhood area?' will be held in Churchill and Blakedown Parish.
- 3.4 The date on which the referendum will take place is agreed as 4th May 2017.

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