

CHADDESLEY CORBETT NEIGHBOURHOOD PLAN 2014-2026

EXAMINATION VERSION

**A Report to Wyre Forest District Council of the
Examination into the Chaddesley Corbett Neighbourhood
Plan**

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Summary and Overall Recommendation

0.1 Following my examination of the Chaddesley Corbett Neighbourhood Plan, including a site visit to the Plan Area on 5 June 2014, it is my view that the Chaddesley Corbett Neighbourhood Plan reflects the views of the community and sets out a clear vision for the Neighbourhood Area.

0.2 However my report highlights a number of areas of concern where I consider the wording of the plan as submitted is not wholly in accordance with one or more of the basic conditions and in particular tensions with National policy and guidance, and in places with the Core Strategy or the requirement to achieve sustainable development.

0.3 I have therefore recommended a number of modifications to the Plan which should be made before the plan can proceed to Referendum. These are intended to ensure that first and foremost the Plan can meet the Basic Conditions and secondly that it comprises a useful and user-friendly document.

0.4 In proposing the modifications I have tried to ensure that the integrity and value of the Neighbourhood Plan and its vision is retained and that the intention of neighbourhood planning, where the community's wishes should be central to the plan, is honoured.

0.5 It is possible that the Parish will be disappointed with criticism of the Plan and the level of modification that is proposed. However by its nature the examination has to be rigorous. It is recognised that, by and large, qualifying bodies are inexperienced in preparing plans and my criticism is not at all to undermine the huge community effort that has gone into the plan. Rather the purpose of the examination is to ensure that the Neighbourhood Plan is as robust as possible and that it can play its part in planning decisions in an effective way.

0.6 In addition to the recommended modifications it should also be noted that there will be a number of consequential changes to the supporting text and referencing that will be needed as a result of making the modifications. I have not highlighted each and every one of these consequential changes, but these are matters that will need remedying in a final version of the Plan prior to it progressing to referendum.

0.7 Subject to the recommended modifications in the report being completed I am satisfied that the Chaddesley Corbett Neighbourhood Plan:

- has regard to national policies and advice contained in guidance issued by the Secretary of State;
- will contribute to the achievement of sustainable development;

- is in general conformity with the strategic policies of the development plan for the area;
- does not breach, and is compatible with European Union obligations and the European Convention of Human Rights.
- is not likely to have a significant effect on a European Site either alone or in combination with other plans or projects.

0.8 Subject also to the recommended modifications, the Neighbourhood Plan also complies with the legal requirements set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990.

0.9 With the modifications in place the Chaddesley Corbett Neighbourhood Plan will meet the Basic Conditions and can proceed to a Referendum. When that takes place I also recommend that the Neighbourhood Area is taken as the area for the Referendum.

Peter Biggers June 2014
Argyle Planning Consultancy Ltd

1. Introduction

1.1 The Neighbourhood Plan

1.1.1 Neighbourhood Planning provides communities with the power to establish their own planning policies to shape future development in and around where they live and work.

1.1.2 This Report provides the findings of the Examination into the Chaddesley Corbett Neighbourhood Plan (referred to as the CCNP throughout this report).

1.1.3 The CCNP was produced by Chaddesley Corbett Parish Council in consultation with interested parties and local stakeholders.

1.1.4 This Examiner's Report provides a recommendation as to whether or not the CCNP should go forward to a Referendum. Were it to go to Referendum and achieve more than 50% of votes cast in favour of it, then the CCNP would be '**made**' by Wyre Forest District Council. The CCNP would then be used to determine planning applications and guide planning decisions in the Chaddesley Corbett Neighbourhood Area.

1.2 Spatial Context

1.2.1 Chaddesley Corbett Parish is an area lying between Kidderminster to the north and Bromsgrove to the south. The parish is centred on the attractive village of Chaddesley Corbett in a countryside setting which is generally undulating but rising to a high point around Barrow Hill. The parish is predominantly open countryside in agricultural use with small hamlets and steadings 'dotted' across it. There are significant areas of tree cover notably Chaddesley Woods –a National Nature Reserve and Site of Special Scientific Interest- as well as smaller shelter belts and hedgerow trees.

1.3 Appointment of the Independent Examiner

1.3.1 I was appointed by Wyre Forest District Council, with the consent of Chaddesley Corbett Parish Council, to conduct the examination and provide this Report as an Independent Examiner. I am independent of the qualifying body and the Local Authority. I do not have any interest in any land that may be affected by the CCNP and I possess appropriate qualifications and experience – I have planning and development experience, gained over 30 years across the public and private planning sectors and am a member of the National Panel of Independent Examiners Referral Service run by the Royal Institute of Chartered Surveyors.

1.4 Role of the Independent Examiner

1.4.1 It is the role of the Independent Examiner to consider whether a neighbourhood plan meets the “Basic Conditions.” The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. In order to meet the Basic Conditions, the making of the CCNP must:

1. have regard to national policies and advice contained in guidance issued by the Secretary of State;
2. contribute to the achievement of sustainable development;
3. be in general conformity with the strategic policies of the development plan (see Development Plan Status below) for the area.
4. not breach, and must be otherwise compatible with, European Union (EU) and European Convention on Human Rights (ECHR) obligations.

1.4.2 Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out a further basic condition for Neighbourhood Plans in addition to those set out in primary legislation and referred to in the paragraph above - that is:

5. The making of the Neighbourhood Plan is not likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European Offshore Marine Site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects.

1.4.3 In examining the Plan, I am also required, under Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, (TCPA) to establish whether:

- The Neighbourhood Plan has been prepared and submitted for examination by a qualifying body.
- The Neighbourhood Plan has been prepared for an area that has been designated under Section 61G of the TCPA as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 (PCPA).
- The Neighbourhood Plan meets the requirements of Section 38B of the PCPA (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one Neighbourhood Area) and
- The policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of Section 38A of the PCPA.

1.4.4 I have examined the CCNP against the Basic Conditions above and, as Independent Examiner, I must make one of the following recommendations:

- a) that the Plan should proceed to Referendum, on the basis that it meets all legal requirements;
- b) that the Plan once modified to meet all relevant legal requirements should proceed to Referendum;
- c) that the Plan does not proceed to Referendum, on the basis that it does not meet the relevant legal requirements.

1.4.5 If recommending that the Plan should go forward to Referendum, I am also then required to consider whether or not the Referendum Area should extend beyond the Chaddesley Corbett Neighbourhood Area to which the Plan relates. I make my recommendation on the Referendum Area at the end of this Report.

1.4.6 The role of the independent examiner is not expressly to comment on whether the plan is sound or how the plan could be improved but rather to focus on the compliance with the basic conditions. However where I consider the current wording of a policy would be problematic in use I have taken the opportunity to suggest an adjustment. To distinguish between recommendations that are in my opinion necessary to meet basic conditions and legal requirements and those that are advisory to meet the recommendations for neighbourhood plan policies in the *Planning Practice Guidance* issued in April 2014 I have colour coded these red and amber respectively.

2. The Examination Process

2.1 It is a general rule that neighbourhood plan examinations should be held without a public hearing ie by written representations only. However, according to the legislation, when the Examiner considers it necessary to ensure adequate examination of an issue, or to ensure that a person has a fair chance to put a case, then a public hearing may be held.

2.2 With regard to the above and on consideration of all the evidence before me, I am satisfied that there is no need for a hearing in respect of the CCNP and I confirm that *all* representations on the Neighbourhood Plan have been taken into account in undertaking this examination.

2.3 I held a briefing meeting on matters of fact only with Wyre Forest District Council and Chaddesley Corbett Parish Council representatives and undertook an unaccompanied site visit around the Parish on 5 June 2014. I am grateful to both the Parish and Wyre Forest District Council for facilitating this.

2.4 In undertaking this examination, I have considered each of the following documents in addition to the Examination Version of the Chaddesley Corbett Neighbourhood Plan Dated April 2014:

1. National Planning Policy Framework (The Framework) (2012)
2. Town and Country Planning Act 1990 (as amended)
3. The Planning and Compulsory Purchase Act 2004 (as amended)
4. The Localism Act (2011)
5. The Neighbourhood Planning (General) Regulations (2012)
6. Wyre Forest District Council Core Strategy 2006-26 (Adopted 2010)
7. Wyre Forest District Council Site Allocations and Policies Local Plan 2006-26 (Adopted 2013)
8. Chaddesley Corbett Neighbourhood Plan Basic Conditions Statement
9. Chaddesley Corbett Neighbourhood Plan Statement of Public Consultation
10. Chaddesley Corbett Neighbourhood Plan Revised Sustainability Appraisal Report March 2014
11. Chaddesley Corbett Neighbourhood Area Map
12. Chaddesley Corbett Local Housing Needs Survey 2013.

Also:

13. Representations received during the publicity period ending 27 May 2014

3. Public Consultation

3.1 Background

3.1.1 An accessible and comprehensive approach to public consultation is the best way to ensure that a neighbourhood plan reflects the needs, views and priorities of the local community.

3.1.2 As land use plans, the policies of which will become the basis for planning and development control decisions, planning legislation requires public consultation to take place on the production of neighbourhood plans. Building effective community engagement into the neighbourhood plan-making process from the start encourages public participation and raises awareness and understanding of the plan's scope and limitations.

3.1.3 It is especially important to neighbourhood planning, because successful consultation creates a sense of public ownership, helps achieve consensus and provides the foundations for a successful 'Yes' vote at the Referendum.

3.1.4 Chaddesley Corbett Parish Council submitted a Consultation Statement, as required by regulation 15 of the Neighbourhood Planning (General) Regulations

2012, to Wyre Forest District Council. This document and the Plan itself sets out who was consulted and how, together with a brief outline on the outcome of the consultation and what action was taken in response to representations received.

3.1.5 Public consultation on the CCNP commenced with a questionnaire which was sent in April 2013 to all households on the Chaddesley Parish Electoral Roll, businesses operating within the Parish and employees of those businesses. An abbreviated children's on-line version of the Questionnaire was placed on the Worcestershire County Council web site. This was followed by various consultation stages, culminating in the formal, publicity stage, six week consultation period post submission of the plan from 14 April 2014 to 27 May 2014.

3.2 Chaddesley Corbett Neighbourhood Plan Consultation

3.2.1 A preliminary draft plan was published in September 2013 following work to identify a vision, objectives and underlying principles for the plan based on the results of the initial survey. This preliminary draft was the subject of consultation.

3.2.2 The CCNP and sustainability appraisal were revised in the light of comments received on the preliminary draft and final consultation documents were prepared. These were published in January 2014 for the formal pre-submission consultation. Six weeks were allowed for formal comment from 13 January 2014 to 24 February 2014. A small number of participants chose to attend the open forum sessions set up and 98 written representations were received to this formal stage. These representations and the Parish Council's responses are set out in the consultation statement. In part this limited level of response seems to have been a result of a good level of engagement at the preliminary draft stage in September 2013 and general support for the plan at that stage.

3.2.3 I am satisfied from the evidence before me that the Parish Council has carried out effective consultation and therefore satisfactorily complied with the regulation.

3.2.4 However, because the consultation statement does not go into any real detail about the steps taken in the initial stages, the fact that the Parish Council did choose to go about the early consultation in a thorough manner is not immediately apparent. Nor is it immediately clear how the early stages and particularly the consultations on the vision, objectives and underlying principles and on the preliminary draft plan informed the pre-submission draft plan although I accept that the appendices to the consultation report do report on the outcomes of some of these stages.

3.2.5 Given that the whole ethos of neighbourhood planning is about a community

led plan I recommend that the consultation statement should have a brief section added at the start in order to fully meet the first basic condition. The pre-submission consultation on the draft plan which is the heart of the Consultation Statement can then be understood in the light of the earlier consultations and how they shaped it.

Recommendation 1 The Parish Council add to the Consultation Statement providing more detail on the early stages of consultation prior to the plan progressing to referendum so that those voting can be reassured that the CCNP has been the subject of adequate consultation throughout.

4. Preparation of the Plan and Legislative Requirements

In terms of the procedural tests set out in paragraph 1.4.3 of this report my findings are as follows:

4.1 Qualifying body

4.1.1 Chaddesley Corbett Parish Council is the *qualifying body* for leading the Neighbourhood Plan, in line with the aims of neighbourhood planning, set out in the Localism Act (2011) and recognised in the National Planning Policy Framework (2012). This complies with requirements.

4.2 Plan area

4.2.1 The Chaddesley Corbett Neighbourhood Area coincides with the parish boundary of Chaddesley Corbett.

4.2.2 An application made by the Chaddesley Corbett Parish Council on 2 May 2012 was approved by Wyre Forest District Council on 14 September 2012 and the parish of Chaddesley Corbett was designated as the Chaddesley Corbett Neighbourhood Area.

4.2.3 This satisfied the requirement in line with the purposes of preparing a Neighbourhood Development Plan under section 61G (1) of the Town and Country Planning Act 1990 (as amended) and regulations 5, 6 and 7 of the Neighbourhood Planning (General) Regulations 2012.

4.3 Plan period

4.3.1 A neighbourhood plan must specify the period during which it is to have effect. The CCNP clearly states on its title page and in the introductory sections

that it covers the period to 2026 to coincide with the Wyre Forest Core Strategy. It therefore satisfies this legal requirement.

4.4 Excluded development

4.4.1 The Plan does not include policies or proposals that relate to any of the categories of excluded development or to matters outside the Neighbourhood Area. In these respects it therefore meets requirements.

4.5 Development and use of land

4.5.1 The Neighbourhood Plan should only contain policies relating to development and use of land. However plans often contain projects or proposals that signal the community's priorities for the future of their local area. Where these are included "the Planning Guidance" makes it clear that they need to be differentiated in the way in which they are presented so that there is no confusion as to their status. The Neighbourhood Plan has 'proposed complementary actions' and whilst they are branded as such and distinguished from policies of the Plan their status is not clearly spelt out. To fully comply with the first basic condition I am proposing an addition to section 5.0 of the plan – see Recommendation 9 below.

4.6 Plan Publication Following Submission

4.6.1 Wyre Forest District Council undertook a final validation check of the Chaddesley Corbett Neighbourhood Plan on submission on 8 April 2014. This confirmed that, in the Council's view, the CCNP meets all procedural requirements in the legislation and the Council confirmed that the Plan could proceed to be publicised and proceed to this independent examination.

5. The Basic Conditions

5.1 National policy and advice

5.1.1 The main document that sets out national policy is the National Planning Policy Framework (the Framework) published in 2012. In particular it explains that the application of the presumption in favour of sustainable development will mean that neighbourhood plans should support the strategic development needs set out in Local Plans, plan positively to support local development, shaping and directing development that is outside the strategic elements of the Local Plan.

5.1.2 The Framework also makes it clear that neighbourhood plans should be aligned with the strategic needs and priorities of the wider local area. In other words neighbourhood plans must be in general conformity with the strategic

policies of the Local Plan. They cannot promote less development than that set out in the Local Plan or undermine its strategic policies.

5.1.3 The Framework indicates that plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.

5.1.4 I consider the extent to which the plan meets this first Basic Condition in section 6 below.

5.2 Sustainable development

5.2.1 A qualifying body must demonstrate how a neighbourhood plan contributes to the achievement of sustainable development. The Framework as a whole constitutes the Government's view of what sustainable development means in practice for planning. The Framework explains that there are three dimensions to sustainable development: economic, social and environmental.

5.2.2 Whilst there is no legal requirement to do so, a sustainability Appraisal (SA) was carried out in respect of the CCNP beginning with appraisal of the preliminary draft plan in 2013. The SA was carried out by the District Council and the scoping was subject to consultation in March 2013. The Statutory consultees at the scoping stage were satisfied that the light touch SA proposed was satisfactory given the content of the plan.

5.2.3 The SA presents a clear assessment of how the Plan's policies and proposals perform against sustainability principles. The findings from the first iteration of the appraisal were used to refine the plan removing or adapting policies that were found to have a likely negative impact on sustainability principles. I consider detailed points regarding the plan's ability to meet this Basic Condition in section 6 below.

5.3 The Development Plan

5.3.1 In this case the development plan for Chaddesley Corbett Neighbourhood Area is the Wyre Forest District Council Core Strategy 2006 -2026 adopted in 2010 and policies of the Wyre Forest District Council Site Allocations and Policies Local Plan 2006 – 2026 adopted in 2013.

5.3.2 Wyre Forest District Council in its scrutiny report on 6th February 2014 generally welcomed the CCNP and acknowledged that it is generally in conformity with the strategic policies of the Core Strategy and Site Allocations and Policies

Local Plan. I consider in further detail below in section 6 issues of conformity with the development plan.

5.4 European Union (EU) Obligations

5.4.1 A neighbourhood plan must be compatible with European Union (EU) obligations, as incorporated into UK law, in order to be legally compliant.

Strategic Environment Assessment

5.4.2 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment has a bearing on neighbourhood plans. This Directive is often referred to as the Strategic Environment Assessment (SEA) Directive. Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively) aim to protect and improve Europe's most important habitats and species and can have a bearing on neighbourhood plans.

5.4.3 As stated above the SA of the CCNP was started early and the scope was deliberately designed to meet the requirements of the SEA. This was agreed by the statutory consultees at the scoping stage. The outcome of the SA was that the plan is compliant to the requirements of the Directive and I have no reason to disagree.

Other EU obligations

5.4.4 No Habitats Regulations Assessment Screening Statement has been produced. Neither the Neighbourhood Plan documentation nor representations indicate that such an assessment is necessary. There are no European sites within the Neighbourhood Area. Therefore the Plan does not breach, and is otherwise compatible with, EU obligations in this respect.

5.4.5 I am not aware of any other European Directives which apply to this particular Neighbourhood Plan and no representations at pre or post submission stage have drawn any others to my attention. Taking all of the above into account, I am satisfied that the CCNP is compatible with EU obligations.

5.5 European Convention on Human Rights (ECHR)

5.5.1 The basic conditions statement assesses the plan against the main relevant articles of the Human Rights Act which encapsulates the Convention and its articles into British Law.

5.5.2 In respect of Article 1 - the right of everyone to the peaceful enjoyment of

possessions; although the CCNP includes policies that would restrict development rights, this does not have a greater impact than the general restrictions on development rights provided for in national law. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

5.5.3 In respect of Article 6 -the right to a fair and public hearing in determination of an individual's rights and obligations - the process for preparing the CCNP is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and this independent examination process.

5.5.4 In respect of Article 12 - the enjoyment of rights and freedoms without discrimination on any ground, the policies and proposals of the CCNP have been developed in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. The restriction of housing sites to provide for affordable housing, however, could have a differential impact in favour of individuals who can demonstrate a local connection to Chaddesley Corbett. However the approach is clearly not at variance with the rights outlined in Article 1 and the policy would have substantial public benefits through encouraging the social sustainability of the settlement.

5.5.5 I am satisfied therefore that the Plan does not breach, and is otherwise compatible with, the ECHR.

6. The Neighbourhood Plan – Assessment

6.0.1 The Neighbourhood Plan is considered against the Basic Conditions in this section of my Report following the structure and headings in the Plan. Given my findings in section 5 above that the plan as a whole is compliant with Basic Conditions 4 and 5, this section largely focusses on Basic Conditions 1 (Compliance with National Policy), 2 (Delivery of Sustainable Development) and 3 (General Conformity with the Development Plan).

Where modifications are recommended, they are presented and clearly marked as such and highlighted in bold print, with any proposed new wording in italics.

6.0.2 As stated above I have not restricted my recommendations purely to matters where change is required to meet a Basic Condition but in order to clarify where the recommended modification is necessary to meet a Basic Condition I have inserted these in red typeface. Other recommended modifications are in amber.

6.1 The General Form of the Plan

6.1.1 The structure of the CCNP is clear, in that the sections distinguish between the policies themselves, and their justification.

Each policy is accompanied by some supporting text and whilst I do not suggest any changes to this overall approach, I do suggest in the topic sections below where a greater degree of justification is required.

6.1.2 The supporting text should provide useful context for each policy. It should also provide clear references to the adopted development plan. Furthermore, by preceding each policy with a summary of the key issues arising from consultation, the text can draw a direct and explicit link between views of the community expressed during consultation and the issues addressed by the relevant policy.

6.1.3 The overall layout of the CCNP is straightforward. However as stated above the Framework indicates that plans should provide a practical basis within which decisions on planning applications can be made with a high degree of predictability and efficiency. Whilst there is some mapping within the plan setting out for example the sites of the proposed allocations, other elements which the plan refers to in its policies are not mapped, for example the Conservation Areas. The absence of a proposals map for the plan means that there is a tension with the Framework in this respect and therefore with the 1st Basic Condition.

6.1.4 The map that accompanies the CCNP that I have been provided with effectively only shows the plan area. A properly constructed but simple proposals map with scale and north point indicating the following would be a significant and necessary

part of the plan:

- Neighbourhood Plan Area
- Conservation Areas
- Proposed site allocations .
- Any areas where a policy of the plan seeks to protect a feature or facility.

For practical purposes given the nature of the plan area it may be necessary to include an inset for Chaddesley Corbett.

Recommendation 2 – the Parish Council and Wyre Forest District Council should work together to produce a simple proposals map for the CCNP with as a minimum the elements set out in paragraph 6.1.4 above.

6.1.7 With this modification in place the general form of the plan will comply with the Basic Conditions.

6.2 Section 1, : Introduction and Background

6.2.1 The first section of the CCNP sets out the contextual information about the parish, why the plan is necessary, what it seeks to achieve and how it has been developed in partnership with the local communities in the plan area. This provides scene setting and a descriptive basis for the CCNP itself. As regards the first two parts of this section I do not propose any modifications to what is largely factual background.

6.2.2 Section 1.3 sets out the purpose of the CCNP which confirms the intention of the plan to be additional to the existing elements of the development plan. However at paragraph 1.3.2, where comment is made on the Green Belt status of the plan area, a statement is made which is in conflict with the Framework and therefore the first Basic Condition. The paragraph implies, in the way it is written, that the types of development listed are ‘very special circumstances’. They are not. What is referred to is simply some of the types of development that, according to the policy in the Framework, are ‘not inappropriate’ development in the Green Belt. There should be no attempt in the plan to define ‘very special circumstances’ or give examples.

6.2.3 Accordingly the wording of the paragraph must be amended to avoid conflict with the first basic condition .

Recommendation 3 – Reword para 1.3.2 from line 3 to read:

“However from time to time there will be development opportunities on brownfield sites or infill development and limited affordable housing for local community needs or which involve the conversion or rebuilding of properties

which are ‘not inappropriate’ development in the Green Belt. It is important that the Neighbourhood Plan is able to guide such development.” .

6.2.4 Section 1.5 provides information on public involvement on the plan. As stated at 3.2 above I am satisfied with the consultation process that has been carried out and have no issues regarding the compliance with Basic Condition No 1 with regard to the process that has been carried out. However in as much as the consultation statement sets out the detail, the plan itself at section 1.5 could be a briefer statement of what was done at the pre submission stage and instead add text making it clear that the consultation has extended throughout the plan. I acknowledge that the earlier stages of consultation are not prescribed by legislation but it is clear from “*the Planning Guidance*” that consultation is expected from the beginning. For completeness the plan should confirm that this was the basis on which it was prepared.

Recommendation 4 - Insert a paragraph in section 1.5 that sets out in brief the early public involvement on the plan.

6.2.5 With the modifications in recommendations 3 and 4 implemented this initial section 1 of the Neighbourhood Plan will comply with Basic Conditions.

6.3: Section 2 The Planning Policy Context

6.3.1 Section 2 of the CCNP sets out the pertinent sections of the national, county and local level planning policy including:

- National Planning Policy Framework
- Worcestershire Green Infrastructure Strategy
- Worcestershire Landscape Character Assessment SPG
- County of Hereford and Worcestershire Minerals Local Plan
- Worcestershire Waste Core Strategy Local Plan
- Worcestershire Local Transport Plan
- Wyre Forest District Council Core Strategy 2006-26
- Wyre Forest District Council Site Allocations and Policies Local Plan 2006-26

6.3.2 Having reviewed the content of the Wyre Forest Core Strategy and Site Allocations and Policies Local Plan I am satisfied that the CCNP refers to those policies that could be considered to have a strategic bearing and with which the Plan needs to be in general conformity to satisfy Basic Condition 3.

6.3.3 However I have two concerns with this section. First, whilst I agree that the

CCNP should not necessarily repeat the policies of the two Wyre Forest plans in full, in quoting parts of the policies but not others that could be deemed to apply to the CCNP, the section introduces confusion. This is particularly true in respect of the extracts from the Site Allocations and Policies Local Plan at para 2.3.2 which does not state that the policy texts are excerpts from the Local Plan. The Framework indicates that plans should provide a practical basis within which decisions on planning applications can be made with a high degree of predictability and efficiency. It would be clearer and more consistent with the requirement, without the potential for confusion as to what constituted policy, if the statements in section 2.3 simply précised the policies.

6.3.4 Secondly, specifically in respect of the settlement hierarchy in the Core Strategy referenced on page 21 of the CCNP. This is part of a key strategic policy of the Core Strategy which the CCNP must reflect to comply with Basic Condition No 3. It is therefore important that the policy is named as DS01.

Recommendation 5 – Précis the policy text excerpts in the text boxes on pages 21-28 to avoid the confusion that these may be taken to be complete policies.

Recommendation 6 – Add to the reference to Settlement Hierarchy in the text box at section 2.3.1 a reference to policy DS01.

6.3.5 With these modifications at Recommendations 5 and 6 implemented section 2 of the CCNP will be compliant with the Basic Conditions 1, 2 and 3.

6.4 Section 3 Key Issues for Chaddesley Corbett

6.4.1 Whilst the issues which the Qualifying Body's Steering Group wishes the CCNP to deal with are clearly stated in section 3 it is not immediately apparent in the Plan how the Steering Group arrived at these.

6.4.2 The Planning Guidance states that "*Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop... in ways that meet identified local need and make sense for local people*". Accordingly there should be a clear thread in the CCNP from the community's identification of issues to the Plan's vision and objectives and into the policies and proposals. To fully comply with the Planning Guidance, and therefore the first Basic Condition, the CCNP should make clear how the issues were derived.

**Recommendation 7 – Modify the first paragraph of section 3 to state:
"The Steering Group has identified a number of key issues derived from the**

results of a questionnaire survey of all households and a business survey in April 2013. These have shaped and influenced the Chaddesley Corbett Neighbourhood Plan”.

6.5 Section 4 – Vision and Objectives

6.5.1 The vision at section 4 of the CCNP and its related objectives are consistent with the Wyre Forest District Council Core Strategy “Vision for the Area in 2026” and will establish the basis of a sustainable future and therefore complies with the second and third Basic Conditions.

6.5.2 However I am concerned that having identified the issues in section 3 they are not necessarily all fully reflected in the objectives. In particular the need for affordable housing, the needs of the elderly population and need for accessible transport are not expressly responded to with objectives. For the same reason as set out above at 6.4.2, I consider that the ‘thread’ from issues to plan solutions via vision and objectives needs to be as clear as it can be to fully comply with the first Basic Condition.

Recommendation 8 – Review the need to include additional objectives to fully respond to the issues.

6.5.3 With these modifications at recommendations 7 and 8 implemented the issues, vision and objectives of the Plan will be compliant with the first 3 Basic Conditions and the introductory sections to the Neighbourhood Plan will mark a logical progression from background through planning context to vision and objectives.

6.6 Section 5 – Neighbourhood Plan Policies

6.6.1 The next sections consider the policies of the CCNP in detail. These are separated into 6 Key Topic Areas.

6.6.2 The introduction to section 5 refers to the ‘proposed complementary actions’ but does not clarify the status of these. As stated above to fully comply with the requirements of the Regulations and the Planning Guidance I recommend that an addition is made to section 5.

Recommendation 9 – Add to the second paragraph at section 5.0 to read:

“These are not formally a part of the statutory neighbourhood plan but are an important tool in the implementation of the plan. An action plan is

set out in Appendix 1 setting out how these will be delivered.”

6.7 Housing and the Built Environment – Policies CC1-CC2

6.7.1 The first section of the CCNP itself at 5.1 deals with housing. The introduction to the housing section, in order to comply with the Framework requirements that neighbourhood plans should be aligned with the strategic needs and priorities of the wider local area, should set out a brief context. This would explain the position in respect of the housing requirement in the Rural Area of Wyre Forest District before going on to discuss the Green Belt status of the plan area.

Recommendation 10 – Amend the start of paragraph 5.1.1 to read:

“ Chaddesley Corbett forms part of the Bewdley and rural area for the purposes of housing land supply. The Core Strategy requires approximately 400 houses to be provided in the Bewdley and Rural Area up to 2026 and, as set out in the Rural Completions Data 2006 -14, development is on track to meet that requirement. Because the Parish is washed over by the Green Belt its contribution to housing land supply will be limited to those types of housing supply which are not inappropriate in the Green Belt. It is accepted however that

6.7.2 Paragraph 5.1.3 sets out the findings of the Parish Housing Needs Survey 2013. The Planning Guidance requires proportionate, robust evidence to support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan. Although section 5.1.3 goes into some detail about the survey results it does not quantify the housing need, talking instead about percentages. For policies CC1 and 2 to be successful the quantum of housing demonstrated by the survey should be spelt out.

Recommendation 11– Include in section 5.1.3 the quantum of housing need that was identified in the 2013 housing survey in the different categories.

6.7.3 The Planning Guidance requires that policies in a neighbourhood plan should be clear and unambiguous. They should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. Against these tests Policy CC1 in the CCNP raises a number of issues and as drafted is therefore not compliant with the first basic condition.

6.7.4 First, it is not apparent from the plan whether the policy relates just to housing or to all development as the title to the section is ‘Housing and Built Environment’. At the briefing meeting on 5 June 2014 the Councils confirmed that the policy principally

related to Housing. It would therefore be sensible to retitle policy CC1 to clarify that.

6.7.5 Secondly, whilst I appreciate that policy SALDPL2 of the Site Allocations and Policies Local Plan provides some control in respect of the types of housing not subject to CC1 it does not provide the controls set out in criteria 5 to 7 of CC1. I would have thought that these should apply to all housing sites including the rural exceptions.

6.7.6 Finally the content of paragraph 5.1.8 reads as a policy statement. I accept that in part this objective is met by Core Strategy policy CP01 and you may feel it is duplication to add a further requirement relating to contaminated sites into policy CC1 but for clarity I consider it would be better as part of the policy.

Recommendation 12A - Retitle policy CC1 “Criteria for assessing the Suitability of Potential Housing Sites”

12B – Restructure policy CC1 so that criteria 5-7 also applies to rural exception sites, rural workers’ dwellings or replacement dwellings. This could be achieved as follows:

“Proposed sites for new housing development in Chaddesley

4. Any development on the proposed site should not extend existing ribbon development.

All proposed housing development, including rural exception sites, rural workers dwellings and replacement dwellings, should :

5. Ensure the scale does not

6. Demonstrate that they have satisfied

7. Include measures to maximize efficiency.....

6.7.7 The sustainability appraisal confirms there are expected to be no negative impacts arising from the operation of policy CC1 in terms of sustainability principles meeting Basic Condition 2 and with the modifications proposed to policy CC1 it will meet basic conditions 1 and 3. It is consistent with policies DS01, DS04 and CP04 of the Core Strategy.

6.7.8 Policy CC2 essentially encourages development to meet the areas of identified housing need. As drafted it is consistent with national policy and local plan policy objectives and again the sustainability appraisal identifies no potential negative impacts. The policy is therefore compliant with basic conditions 1, 2 and 3.

6.8 Business, Agriculture and Commerce – Policies CC3-6

6.8.1 The Framework offers strong support for economic growth where it states that the planning system should do “*everything it can to support sustainable economic growth*” and later that “*policies should be flexible enough to accommodate needs not anticipated in the plan*”. However it is not the expectation of the Core Strategy, given the Green Belt, that the rural area should make any significant contribution to the 44 hectares of employment land required within the District.

6.8.2 The Framework at section 3 sets out the policies to secure a prosperous rural economy through smaller scale development. Whilst the policies proposed in the CCNP to deliver this may in themselves contribute to Framework and Core Strategy objectives in this respect, I am not persuaded that the preamble text explains the approach being taken or why.

6.8.3 As above, The Planning Guidance requires evidence to support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the CCNP. The introduction to the policies in section 5.2 does not do this other than in the final two paragraphs of the preamble. For example there is no evidence of the extent to which redundant rural buildings are an issue or opportunity for the plan area. Moreover in the light of The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 introducing new permitted development rights in respect of agricultural buildings allowing their conversion to commercial use or dwellings it is not clear whether policy CC4 is written with these changes in mind or not. The text would suggest that it is but for the user it is not clear.

6.8.4 The same applies in respect of policy CC5 which appears with no justification or explanation at all. To comply with the first basic condition the preamble to this set of policies needs to be developed further.

Recommendation 13 – Add to the introduction to the business policies so that the justification and reason for them and what is to be achieved by them is clear particularly in respect of policies CC4 and 5.

6.8.5 Policy CC3 fits well with the policy objectives of the Framework and policy CP10 of the Core Strategy in respect of sustainable rural tourism.

6.8.6 Similarly the intention of policy CC4 to promote farm diversification is consistent with the Framework at section 3 and policies DS04 and CP08 of the Core Strategy. However it is not clear from the policy how it will operate in respect of the

recent changes in permitted development rights for the conversion of agricultural buildings that came into effect in April 2014.

6.8.7 I assume that what the plan seeks to do is to promote the conversion of agricultural buildings for economic purposes where the new permitted development rights do not apply and to grant planning permission in circumstances where it is required. The Planning Guidance requires that policies in a neighbourhood plan should be clear and unambiguous. They should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. Against these tests Policy CC4 needs clarification to comply with the 1st Basic Condition.

Recommendation 14 – Reword policy CC4 to clarify its intent drawing on an extended justification in section 5.2. A possible rewording would be :
“Notwithstanding the permitted development rights granted in The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 or any subsequent amendment and in order to support and commercial buildings will be permitted where it is justified.....”

6.8.8 The Sustainability Appraisal confirms no negative impacts are expected from policies CC3-6 and anticipates some sustainability benefits. With these modifications this suite of policies will meet the Basic Conditions 1, 2 and 3.

6.9 Community and Leisure - Policy CC7.

6.9.1 Section 5.3 deals with community and leisure facilities in the plan area and in particular open space. The section places significant store by the importance of open spaces and green infrastructure to the community which is consistent with Section 8 of the Framework and policy CP13 of the Core Strategy. Policy CC7 seeks to secure the improvement of existing spaces and provision of new open space. The policy performs well in the sustainability appraisal and as such the Basic Conditions 1, 2 and 3 are met.

6.9.2 Nevertheless despite the stated importance of certain open spaces to Chaddesley Corbett for example Briar Hill, the allotments, community orchard, the Green etc there is no specific protection afforded to these existing spaces – a point picked up by Sport England in their post submission representation. However policy SAL.UP4 of the Site Allocations and Policies Local Plan does provide protection for open spaces sufficient to discharge the obligation of paragraph 74 of The Framework and merely repeating the protection is not required.

6.9.3 The Framework does though offer to neighbourhood plans the specific power in paragraph 77– that of designating Local Green Spaces to protect them. If the Parish considers that the spaces are of particular importance to the community it is open to them to designate them as Local Green Spaces and protect them through an additional policy. However, in terms of the stage the plan has reached it would be advisable if such designations were left to be considered in a future review of the Neighbourhood Plan.

Recommendation 15 – The Parish Council considers designating Local Green Space when the Neighbourhood Plan is reviewed.

6.9.4 Other comments in the Sport England representation advise that Sport England guidance is sought in planning open space and sports facilities but as this does not raise any issue with Basic Conditions I leave it to the Councils to decide whether to make reference to the guidance in either the text or policy CC7.

6.9.5 Section 5.3 also includes references to the Parish Council using the Right to Bid for Assets of Community Value. Inasmuch as there are specific proposals in the CCNP in respect of the former school site and the Old Grammar School building set out in Site Allocations CCSA1 and CCSA2, the plan should be modified to include an additional paragraph introducing these proposals after 5.3.31 to aid the clarity and understanding of the plan.

Recommendation 16– Add an additional paragraph after paragraph 5.3.31 introducing and cross referencing the site allocations policies CCSA1 and CCSA2.

6.10 Historic Environment, Architecture and Conservation – Policies CC8- CC11

6.10.1 Section 5.4 of the CCNP is in many respects the heart of the plan seeking a sustainable approach to protecting the natural and historic environment of the plan area.

6.10.2 Whilst the content of the 3 main policies in this section CC8, CC9 and CC10 is understandable in the context of the plan area, as a general rule this content is largely unsubstantiated. Paragraphs 5.4.6- 5.4.9 do provide a little introduction to the policies but do not explain what the Parish is trying to achieve by the policies or why it is important. Most of the preambles to each section are largely factual recording of landscape, settlement and buildings.

6.10.3 Once again The Planning Guidance requires evidence to support the choices made and the approach taken. The evidence should be drawn upon to explain

succinctly the intention and rationale of the policies in the CCNP. Without this there is a tension between the plan and Basic Condition No 1. These sections do not need to be long but they do need to be present.

6.10.4 I recommend that the plan is modified in the overarching section at 5.4.1 – 5.4.9 simply with an additional paragraph or an extension of 5.4.9 introducing the 3 key elements of landscape setting, settlement pattern and building design. Then in each of the 3 sections after the descriptive paragraphs already in place add one or two paragraphs that draw out what it is the policy is trying to do and why. For example in the landscape setting section, although views are mentioned, there is no indication until the policy itself that these should be protected and that the policy will do that.

Recommendation 17 – Add explanatory text to the preambles to policies CC8, CC9 and CC10 as set out in paragraph 6.10.4 above

6.10.5 There is another general concern that I have with the 3 policies and how they will operate and that is that the introductory line to each policy implies that development proposals are being tested but it is not clear how this will be done. It is possible to surmise that the development will be permitted if it meets the principles but it doesn't actually say that.

6.10.6 The Planning Guidance requires that policies in a neighbourhood plan should be clear and unambiguous. They should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. Against this test Policy CC8 – CC10 need clarification to comply with the 1st Basic Condition. I recommend therefore that the introductory sentence to each is modified.

Recommendation 18 – Reword the first sentence to policies CC8, CC9 and CC10 as follows:

“In order to be considered favourably all new development proposals will need to satisfy the following(insert the topic).....principles:”

6.10.7 With regard to policy CC8 there are also a number of specific concerns again relating to Basic Condition No 1 and the need for clarity in policies as to how and when they will apply.

6.10.8 First the section of the policy on the protected views is not expressed as a principle for development to be tested against – it is simply a statement of what are the protected views. Section 2 therefore needs some rewording.

6.10.9 Secondly in the post submission representations received from Natural England a request was made for policy CC1 to be amended to add in a reference to protection of local landscape and biodiversity. However given that CC8 applies to all development and not just housing it would be more appropriate for the references to be added to CC8. The policy already includes sufficient recognition for local landscape but section 4 could be developed to refer to biodiversity. The District Council's Countryside Conservation section in its post submission representations raised a similar point in respect of biodiversity and wildlife corridors as well as the importance of Chaddesley Woods NNR and it would seem sensible to extend section 4 to pick up both parties' points.

6.10.10 Lastly regarding section 6 of the policy, whilst in most cases mature and established trees will be those that should be protected, this may not always be the case. For this to be a reasonable requirement of developers the trees must also be of amenity value and this needs to be inserted.

Recommendation 19 – Reword sections 2, 4 and 6 of policy CC8 as follows:

“2.Strategic views across the Parish as shown on Map 5 in Appendix iii * and defined below will be protected by ensuring that the visual impact of development on these views is carefully controlled.....:

(i).....

4. Local habitats and wildlife biodiversity particularly related to the Chaddesley Woods NNR should be preserved and linking wildlife corridors, including brooks and watercourses, enhanced

6. Mature and established trees of amenity value should be protected.....”

***These could be shown on the Proposals map see Recommendation 2**

6.10.11 In respect of policy CC9 only one clause of the policy causes me concern and that is clause 6. I accept that the Framework attaches significant weight to the quality of design in new development but even so in my opinion clause 6 is unreasonable in expecting all infill development to be subservient to the scale of the immediate surrounding area. Indeed in some circumstances this would not be the appropriate design solution. What would be more consistent with The Framework and therefore Basic Condition No 1 would be to require development to be 'in keeping' with the scale of its surroundings.

Recommendation 20 – Reword clause 6 to read :

“Infill developments should be in keeping with the scale of the immediate surrounding area.....”

6.10.12 Regarding policy CC11 the concept of a local list of heritage assets and their

subsequent protection is consistent with the Framework . However again for the purposes of clarity of intent I recommend 2 minor changes – one to the preamble and one to the policy text. Paragraph 5.4.25 could be completed with a sentence which makes it clear that once the list has been prepared the assets will be protected through policy CC11. Finally in the last line of the policy the word ‘should’ means the commitment is open to some doubt. It should be replaced with the word ‘will’.

Recommendation 21 – Add to paragraph 5.4.25 as follows:

“Once the local list has been prepared the assets will be protected through the application of policy CC11.”

Reword the final line of the policy as follows:

“ Loss of non-designated heritage assets (locally listed buildings) will be resisted.”

6.10.13 This suite of 4 policies performs well in the sustainability appraisal and no negative impacts have been identified. It therefore meets the 2nd Basic Condition. The policies are also consistent with policies CP11-CP14 of the Core Strategy and SAL.UP3 and SAL.UP5 – SAL.UP7 of the Site Allocations and Policies Local Plan. With the modifications recommended above to meet national guidance the 4 policies will meet Basic Conditions 1,2 and 3.

6.11 Highways, Parking and Transport – CC12

6.11.1 Policy CC12 seeks to support a sustainable approach to transport and is in accordance with the policy objectives of Section 4 of The Framework and Core Strategy policies CP03 and CP11. However as with Policies CC8-CC10 the first line of the policy does not comply with the Planning Guidance in respect of clarity and accuracy of the policy because the basis of the test is unclear. To fully accord with the 1st Basic Condition therefore the same change needs to be made to the start of the policy as in Recommendation 18

Recommendation 22 – Reword the first sentence to policy CCC12 as follows:

“In order to be considered favourably all new development proposals will need to satisfy the following highways and traffic principles:”

6.11.2 In view of my suggested Recommendation 23 below it may be sensible to remove part 4 of CC12 and incorporate it into a new policy CC13 rather than combine it with a topic to which it is only marginally relevant. But as no Basic Condition is directly affected I merely make the suggestion.

6.12 Advertising

6.12.1 The CCNP at section 5.5 addresses issues relating to advertising in the plan area. Whilst some community actions are proposed no policy is included.

6.12.2 It is clear from the detailed content of the section that the Parish Council wish to see effective control of advertising but the absence of a policy suggests that the Plan is not responding to a matter of local concern.

6.12.3 I acknowledge that, between the national regulations on advertising and policy SAL.UP10 of the Site Allocations and Policies Local Plan, advertising is already subject to a reasonably level of control. Nevertheless paragraphs 5.5.16 and 5.5.18 currently read as policy statements. They could form the basis of a policy on advertising without overlapping unduly with policy SAL.UP10.

Recommendation 23 – Convert paragraphs 5.5.16 and 5.5.18 into a new policy CC13. The wording could for example be expressed as :

“Advertising necessary in connection with sustainable economic activity within the plan area will be permitted where it is consistent in number, size, design and appearance with the rural and historic setting of the village and settlements across the parish.

Lead in signs should be sympathetic in design, limited in number and not present a distraction to motorists .

Internally illuminated signs will not be permitted in the conservation areas”.

6.12.4 Although this would be an additional policy to the submission version I do not consider that its addition would require further consultation as the Plan text already sets out the content – it is simply not currently designated as a policy.

6.13 Site Allocations

6.13.1 Section 5.6 includes two site allocations relating to the former school site and Old Grammar School building in Chaddesley Corbett.

6.13.2 The status of the site allocations whilst well set out is not entirely clear. They both read as policy statements which will be applied in assessing proposals on the site yet only CCSA2 is named in its title as a policy. The Framework indicates that plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Accordingly to comply with Basic Condition No 1 the status should be clarified.

Recommendation 24 – retitle CCSA1 and CCSA2 :
Site Allocation Policy CCSA1 and Site Allocation Policy CCSA2

6.13.3 Specifically in respect of CCSA1 the post submission comments of the Environment Agency raise issues in respect of the proposal to use part of the rear of the site as an extension to the cemetery. As the policy stands, the representation means it would not meet the Basic Condition No 2 to secure sustainable development. The agency requests additional guidance to be inserted which in part can be included in the preamble together with an addition to the final paragraph of the policy.

Recommendation 25 – Add to the preamble at paragraph 5.6.5 :
“ in the event that a cemetery extension is proposed the Environment Agency requires that land to be used for burials should not be within:

- ***250 metres of any potable supply,***
- ***30 metres of any surface water course, spring or pond and***
- ***10 metres of any field drain”.***

Add to the final paragraph of the policy line 2 :

“....including potable domestic water supplies such as wells and boreholes, surface water courses, springs, ponds and field drains together with appropriate measures.....”

6.13.4 Regarding site allocation policy CCSA2 there is a minor issue in respect of the wording. As worded the policy implies by the use of the word ‘and’ in line two that all these uses must be accommodated in the building. As I understand the intention it is that some or all of these may be accommodated.

Recommendation 26 – Reword line 2 to read – “and / or meeting rooms” if this is the intent.

6.13.5 With these amendments the site allocation policies will meet the Basic Conditions 1,2 and 3.

6.13.6 Given the complexities involved in the former school site and Old Grammar School building it may be that the neighbourhood plan should require the preparation of a development brief or master plan. However as this is not strictly necessary to comply with the Basic Conditions I simply leave it as a good practice suggestion to be considered.

6.14 Section 6 Next Steps

6.14.1 The short section on next steps on P.84 of the Neighbourhood Plan will be out of date by the time the referendum is held and to aid clarity and understanding for those using the plan I recommend that section 6 is revised to cover delivery and review.

6.14.2 A short paragraph on how the plan's policies and actions will be delivered is necessary. As part of this the Parish Council may wish to develop Appendix 1 regarding actions to indicate more clearly how, when and by whom actions will be delivered although I do not consider that in its current form this raises any conflict with the Basic Conditions.

6.14.3 In the same way that the Framework at paragraph 153 requires Local Plans to be kept under review, good practice would suggest that the District Council and the Parish Council as Qualifying Body should put in place mechanisms for monitoring progress with the plan. These need not be unduly onerous and a number of Qualifying Bodies achieve this by presenting an annual report on the plan to their annual meetings for example. A commitment to review the plan as necessary in the light of a significant change in circumstances, for example where the District Council's Local Plan is itself being reviewed, should be made. In this way the risk of contradiction between plans can be avoided.

6.14.4 Accordingly the following modification is necessary:

Recommendation 27A – Replace paragraph 1 of section 6 as follows:
“Once the Neighbourhood Plan has been ‘made’ by Wyre Forest District Council the Council will determine all planning applications and other proposals in the light of policies set out in the plan. Similarly the Parish Council will look to apply the Plan’s policies in its decision making. Applicants will be expected to demonstrate in their applications how they conform to the neighbourhood policies. The adjacent Parish Councils will be expected to have regard to the policies where they are consulted on development proposals within Chaddesley Corbett Parish.”

27B Replace paragraph 2 of section 6 as follows:
“Wyre Forest District Council and the Parish Council will work together to monitor progress on the Neighbourhood Plan. They will bring forward proposals to review the plan as necessary during the plan period following procedures for review as may be set out in neighbourhood planning regulations applying at that time”.

7 Referendum

7.1 I recommend to Wyre Forest District Council that, subject to the recommended modifications being completed, **the Chaddesley Corbett Neighbourhood Plan should proceed to a Referendum.**

7.2 I am required to consider whether the Referendum Area should be synonymous with the Neighbourhood Area or extended beyond the Chaddesley Corbett Neighbourhood Area.

7.3 The Neighbourhood Area mirrors the Parish boundary and, whilst I understand that residents over a wider area, may look to Chaddesley Corbett for its services, I do not consider that this alone would warrant extending the area.

7.4 Moreover given that the Plan does not propose any major allocations of land that could be considered to have a significant impact on the adjoining Parishes I do not consider that residents of those Parishes need to be given the opportunity to vote in the referendum.

7.5 Accordingly, I consider that it is unnecessary to recommend any other referendum area than the Neighbourhood Area and no evidence has been submitted to suggest any alternative approach.

7.6 I recommend that the Neighbourhood Plan, modified as specified above, should proceed to a Referendum based on the Chaddesley Corbett Neighbourhood Area as designated by Wyre Forest District Council on 14 September 2012.

Peter D Biggers
Independent Examiner

23 June 2014

Argyle Planning Consultancy Ltd