

**WYRE FOREST DISTRICT COUNCIL**

**CHADDESLEY CORBETT NEIGHBOURHOOD PLAN DECISION STATEMENT**

**1. Chaddesley Corbett Neighbourhood Plan**

- 1.1 As required by Regulation 18(2) of the Neighbourhood Planning (General) Regulations 2012 I confirm, that the Chaddesley Corbett Neighbourhood Plan, as revised according to the modifications recommended by the examiner, 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 8<sup>th</sup> February 2023

Signed



Kate Bailey  
Head of Strategic Growth

## **1. Summary**

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

## **2. Background**

- 2.1 On 14 September 2012, Wyre Forest District Council designated the area comprising the Parish of Chaddesley Corbett 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 The first Chaddesley Neighbourhood Plan was adopted on 25<sup>th</sup> September 2014.
- 2.3 In 2019 Chaddesley Corbett Parish Council made the decision to review the Neighbourhood Development Plan, taking into account the following:
- Changes in the local (Wyre Forest District Council) and national planning policy since 2014;
  - The results of a Parish Housing Needs Survey undertaken in June 2015;
  - Consideration of local residents' and stakeholders' concerns gathered through a Parish Residents' Survey undertaken in August 2019;
  - A Call for Sites and Site Assessment Process for local affordable housing schemes undertaken in 2020; and
  - The preparation of a Design Codes document in 2020 to underpin detailed local design policies.
- 2.4 In September 2022, following the regulation 16 and 18 consultations, Ann Skippers of Ann Skippers Planning, was appointed to examine the revised Chaddesley Neighbourhood Plan.
- 2.5 The examiner's report concludes that subject to making the minor modifications recommended by the examiner the Plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.
- 2.6 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.

Part of Document (Publication Plan)	Change	Reason for change
Policy H1 of the Chaddesley Neighbourhood Plan 2022 to 2036	<b>Delete paragraph four of Policy H1 which starts “Demolition generally will not be supported...”</b>	The examiner’s report states: With these modifications, Policies H1 – H4 and C1 will meet the basic conditions by having regard to the NPPF, be in general conformity with, and add a layer of local detail, to strategic policies, particularly LP Policies SP.1, SP.2, SP.6, SP.7, SP.9, SP.10, SP.11, SP.20 and SP.29 and will help to achieve sustainable development.
Policy H1 of the Chaddesley	<b>Amend paragraph five of Policy H1 to read: “In terms of tenure mix, proposals for affordable housing <i>will</i> be sought in line with Local Plan Policy SP.10 –</b>	The examiner’s report states:

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Neighbourhood Plan 2022 to 2036	<b>Affordable Housing Provision <i>with the exact split determined on a site by site basis taking into account the most up to date Parish housing needs assessment.</i></b>	With these modifications, Policies H1 – H4 and C1 will meet the basic conditions by having regard to the NPPF, be in general conformity with, and add a layer of local detail, to strategic policies, particularly LP Policies SP.1, SP.2, SP.6, SP.7, SP.9, SP.10, SP.11, SP.20 and SP.29 and will help to achieve sustainable development.
Policy H2 of the Chaddesley Neighbourhood Plan 2022 to 2036	<b>Change the first paragraph of Policy H2 to read: “The following two sites (H2/1 and H2/2) are identified as <i>Rural</i> Exception Sites for <b>100%</b> affordable housing schemes <i>which demonstrably meet local community needs, remain as affordable housing in perpetuity and are subject to all of the following criteria:</i>”</b>	The examiner’s report states: With these modifications, Policies H1 – H4 and C1 will meet the basic conditions by having regard to the NPPF, be in general

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		conformity with, and add a layer of local detail, to strategic policies, particularly LP Policies SP.1, SP.2, SP.6, SP.7, SP.9, SP.10, SP.11, SP.20 and SP.29 and will help to achieve sustainable development.
Policy H2 of the Chaddesley Neighbourhood Plan 2022 to 2036	<b>Delete the word “strategic” from point 7 E. in Site H2/3 in Policy H2</b>	The examiner’s report states: With these modifications, Policies H1 – H4 and C1 will meet the basic conditions by having regard to the NPPF, be in general conformity with, and add a layer of local detail, to strategic policies, particularly LP Policies SP.1, SP.2, SP.6, SP.7, SP.9, SP.10, SP.11,

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		SP.20 and SP.29 and will help to achieve sustainable development.
Policy H2 site H2/3 of the Chaddesley Neighbourhood Plan 2022 to 2036	<b>Delete the sentence “That part of the site that was in horticultural use should be returned to agricultural use.” found at the end of Site H2/3 in Policy H2</b>	The examiner’s report states: With these modifications, Policies H1 – H4 and C1 will meet the basic conditions by having regard to the NPPF, be in general conformity with, and add a layer of local detail, to strategic policies, particularly LP Policies SP.1, SP.2, SP.6, SP.7, SP.9, SP.10, SP.11, SP.20 and SP.29 and will help to achieve sustainable development.

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Policy D1, point 2.G. of the Chaddesley Neighbourhood Plan 2022 to 2036	<b>Add the words “<i>and shown on the Policies Maps and Map 5</i>” after “Important open spaces within and adjoining <i>and close to</i> the Chaddesley Corbett Conservation Area...” in point 2. G. of Policy D1</b>	Policies D1 – D5 seek to deliver locally distinctive development of a high quality that protects, reflects and enhances local character. With these modifications, they will meet the basic conditions by having regard to national policy, being in general conformity with the LP, particularly those policies referred to above adding a local layer of detail to the LP and helping to achieve sustainable development.
Policy D5 and Policies Map of the Chaddesley Neighbourhood Plan 2022 to 2036	<b>Delete proposed LGSs D5/2 Adjacent to Hunters Ride, D5/6 Field adjacent to Briar Hill, D5/7 Field adjacent to Lodge Farm looking North towards the Holloway, Brockencote / Chaddesley and D5/8 Area adjacent to Woodthorne House, Tanwood Lane, Bluntington from Policy D5 and make all consequential amendments including deletion from the Policies Maps</b>	Policies D1 – D5 seek to deliver locally distinctive development of a high quality that protects, reflects and enhances

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		<p>local character. With these modifications, they will meet the basic conditions by having regard to national policy, being in general conformity with the LP, particularly those policies referred to above adding a local layer of detail to the LP and helping to achieve sustainable development.</p>
<p>Policy D5 of the Chaddesley Neighbourhood Plan 2022 to 2036</p>	<p><b>Delete the last paragraph of Policy D5 which begins “Development of the Local Green Spaces will not be supported...” and replace with a single paragraph at the end of the policy that reads: “<i>Development in the Local Green Spaces will be consistent with national policy for Green Belts.</i>”</b></p>	<p>Policies D1 – D5 seek to deliver locally distinctive development of a high quality that protects, reflects and enhances local character. With these modifications, they will meet the basic conditions by having regard to national policy, being in general</p>



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		conformity with the LP, particularly those policies referred to above adding a local layer of detail to the LP and helping to achieve sustainable development.
LGS D5/5 Policies Map of the Chaddesley Neighbourhood Plan 2022 to 2036	<b>Correct the LGS areas for LGS D5/5 on the Policies Maps so that they accurately reflect the larger scale map in Appendix 4</b>	Policies D1 – D5 seek to deliver locally distinctive development of a high quality that protects, reflects and enhances local character. With these modifications, they will meet the basic conditions by having regard to national policy, being in general conformity with the LP, particularly those policies referred to above adding a local layer of detail to the LP and helping to achieve

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		sustainable development.
Appendix 3 of the Chaddesley Neighbourhood Plan 2022 to 2036	<b>Two of the sections have not been reproduced accurately. Modifications are therefore made to address this as it is important that the appendix contains all of the information in the Design Guide. It also contains illustrative diagrams for each of the site allocations using the design guidelines.</b>	Two of the sections have not been reproduced accurately. Modifications are therefore made to address this as it is important that the appendix contains all of the information in the Design Guide. It also contains illustrative diagrams for each of the site allocations using the design guidelines.
Map 7 of the Chaddesley Neighbourhood Plan 2022 to 2036	<b>Renumber or rename Map 7 to avoid any confusion</b>	Two of the sections have not been reproduced accurately. Modifications are therefore made to address this as it is important that the appendix contains all of

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		the information in the Design Guide. It also contains illustrative diagrams for each of the site allocations using the design guidelines.
Section 4.4.4, page. 133 of the Chaddesley Neighbourhood Plan 2022 to 2036	<b>In section 4.4.4 on page 133 of the Review Plan, add criterion f) from the Design Guide</b>	Two of the sections have not been reproduced accurately. Modifications are therefore made to address this as it is important that the appendix contains all of the information in the Design Guide. It also contains illustrative diagrams for each of the site allocations using the design guidelines.
Section 4.4.7, page. 136 of the Chaddesley Neighbourhood Plan 2022 to 2036	<b>In section 4.4.7 on page 136 of the Review Plan, add all of criterion e) from the Design Guide</b>	Two of the sections have not been reproduced accurately. Modifications are

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		<p>therefore made to address this as it is important that the appendix contains all of the information in the Design Guide.</p> <p>It also contains illustrative diagrams for each of the site allocations using the design guidelines.</p>

- 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 minor 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 Chaddesley Corbett to help it decide planning applications in the neighbourhood area?' will be held in Chaddesley Corbett Parish.
- 3.4 The date on which the referendum will take place is agreed as 8<sup>th</sup> February 2023.

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