



DECISION STATEMENT

NEIGHBOURHOOD PLAN PROCEEDING TO REFERENDUM

1. Clifford Chambers and Milcote Neighbourhood Development Plan

- 1.1 I confirm that the Clifford Chambers and Milcote Neighbourhood Development Plan (CC&MNDP), 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 with the provision made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. The Plan can therefore proceed to referendum. A referendum cannot be held until May 2021 as a result of Covid.
- 1.2 I also declare that I have no personal or prejudicial interest in respect of this decision.

Signed

A handwritten signature in black ink that reads "JCP Careford". The signature is written in a cursive style with a horizontal line underneath the name.

John Careford,
Policy Manager (Enterprise, Housing and Planning)

1. Background

- 2.1 The District Council confirms that for the purposes of Regulation 5 (1) of The Regulations Clifford Chambers & Milcote Parish Council is the "Qualifying Body" for their area.
- 2.2 On 17 August 2015, Clifford Chambers & Milcote Parish Council requested that, in accordance with section 5(1) of the Neighbourhood Planning (General) Regulations 2012 ("The Regulations"), the Parish of Clifford Chambers & Milcote be designated as a Neighbourhood Area, for which a Neighbourhood Development Plan will be prepared.
- 2.3 In accordance with Regulation 6 of the Regulations, Stratford-on-Avon District Council placed on their website this application, including a Parish boundary map, for a 6 week period between 27 August 2015 and 25 September 2015. In addition, it publicised the application by issuing a

press release. Similarly, the relevant application, together with details of where representations could be sent, and by what date, was advertised within the appropriate Parish via the Parish Council.

- 2.4 The District Council designated the Clifford Chambers and Milcote Neighbourhood Area by way of approval of The Leader of the Council under delegated powers on 7th October 2015.
- 2.5 In accordance with Regulation 7 of The Regulations, the decision to designate the Clifford Chambers and Milcote Neighbourhood Area was advertised on the District Council website together with the name, area covered and map of the area.
- 2.6 The Parish Council consulted on a pre-submission version of their draft Neighbourhood Development Plan between 22 November 2018 and 17 January 2019 fulfilling all the obligations set out in Regulation 14 of The Regulations.
- 2.7 The Parish Council submitted their Neighbourhood Development Plan to Stratford-on-Avon District Council on 27 September 2019 in accordance with Regulation 15 of The Regulations.
- 2.8 The District Council publicised the submitted Plan and its supporting documents for 6 weeks between 16 January and 28 February 2020 in accordance with Regulation 16 of The Regulations.
- 2.9 Louise Brooke-Smith was appointed by the District Council to independently examine the Plan, and the Examination took place between May and September 2020, with the final Examiner's report being issued on 10th September 2020.
- 2.10 The Examiner concluded she was satisfied that the Clifford Chambers and Milcote Neighbourhood Development Plan was capable of meeting the legal requirements set out in the Localism Act 2011, including meeting the Basic Conditions, subject to the modifications set out in her report, as set out in the table below.
- 2.11 Schedule 4B s.12 to the Town and Country Planning Act 1990, as inserted by the Localism Act 2011, requires that a Local Authority must consider each of the recommendations made in the Examiner's report and decide what action to take in response to each recommendation. If the Local Authority is satisfied that, subject to the modifications made, the draft Neighbourhood Development Plan meets the legal requirements and Basic Conditions as set out in legislation, a referendum must be held on the 'making' (adoption) of the Plan by the Local Authority. If the Local Authority is not satisfied that the plan meets the basic conditions and legal requirements then it must refuse the proposal. Should a referendum take place, a majority of residents who turn out to vote must vote in favour of the Neighbourhood Plan (50% plus one vote) before it can be 'made'.
- 2.12 The Basic Conditions are:
 1. Have regard to national policy and guidance issued by the Secretary of State.
 2. Contribute to the achievement of sustainable development.
 3. Be in general conformity with the strategic policies contained in the development plan for the area of the Authority (or any part of that area).

4. Does not breach, but is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC and Human Rights requirements.

Examiner's Recommendations and Local Authority's Response (Regulation 18(1))

Examiner's Recommendation (incl. page number in the report)	Section/page no. in submission draft NDP	SDC Decision and reason	New text or amendment to original text, as applicable – as shown in Referendum version NDP
Basic Conditions Statement			
<p>Re-word paragraph 4.2, page 11 of the Basic Conditions Statement to ensure that it is clear that the Development Plan not only covers the Core Strategy but includes the now dated County Waste Core Strategy and Minerals Plan and will comprise the policies of the Gypsy and Traveller Local Plan and policies from the County Minerals Plan, still currently being revised and the emerging SAP. Reference should also be made to the fact that the County Council overseas highways matters.</p>	<p>Paragraph 4.2, page 11 of the Basic Conditions Statement</p>	<p><i>Modification Not Agreed.</i></p> <p><i>The Examiner has requested an amendment to the BCS to list other Development Plan Documents. However, SDC officers consider it would make more sense to include a paragraph in the NDP rather than the BCS since it is the Plan itself that people will be referring to in the planning process from now on. Therefore, a decision has been taken to include a factual paragraph in the NDP and to keep the BCS as it is. It is not considered that this decision will prejudice any stakeholders in the NDP process, or the NDP process itself.</i></p>	<p>Add:</p> <p><u>The Development Plan also comprises elements of the now dated County Waste Core Strategy and Minerals Plan and will comprise the policies of the Gypsy and Traveller Local Plan and policies from the County Minerals Plan, still currently being revised, and the emerging Stratford District Council's Site Allocations Plan (SAP). Additionally, the County Council overseas highway matters.</u></p>

Habitats Regulations and Environmental Impact Assessment			
LPA to issue formal correspondence to confirm that a HRA is not required. This should be placed in the public domain.	General	<i>Modification Agreed.</i> This was an administrative error.	Letter to be sent and placed on the webpages.
Contents Page			
Addition of the word 'Local' to 6 Local Community LC2 Designated Green Spaces and modification of LC3 to read 'Neighbourhood Design Principles'.	Page 1.	<i>Modification Agreed.</i> These are typographic errors and require a correction.	Amend to read: Designated <u>Local</u> Green Spaces. Delete: Neighbourhood Area Character Add: <u>Neighbourhood Design Principles</u>
List of Figures and Appendices			
Amend 6 (a) to read "Valued Landscape view to Martin's Hill"	Page 2.	<i>Modification Agreed.</i> The amendments to the text ensure that it is clear and robust.	Delete: Mapped view across fields to Martin's Hill Add:

			<u>Valued Landscape view to Martin's Hill</u>
Introduction – What is a Neighbourhood Plan?			
Add the word 'vote' after 'majority'.	Paragraph 1.6, page 5.	<i>Modification Agreed.</i> This will provide clarity to the text.	Amend to read: Neighbourhood Plans are subject to independent examination and a local referendum, where a simple majority <u>vote</u> will determine the outcome.
Introduction			
The addition of factual data on the extent and nature of residential development across the Plan area would assist in setting the context. It is recognised that it would provide a snap shot of the position of 2020 but this information could be added to the explanatory text supporting the housing policies or added as a new paragraph to the Character Assessment at Appendix 1.	Page 5 or Appendix 1.	<i>Modification Agreed.</i> This will ensure clarity and will set the context for the housing policies within the NDP.	Parish to provide explanatory text to this effect.
Introduction			
The second sentence at paragraph 1.7 could include 'CIL'	Page 5.	<i>Modification Agreed.</i>	Amend to read:

<p>in front of 'receipts accruing from development within their parish.</p>		<p>The amendments to the text ensure that it is clear and robust.</p>	<p>Once made, a Neighbourhood Plan will become part of the Development Plan for the Area and carry the same weight as the Core Strategy in decision making and will be taken into account for all relevant planning applications that are submitted within a Neighbourhood Area, parishes that have a 'made' Neighbourhood Plan will receive 25% of <u>CIL</u> receipts accruing from development within their parish. Parishes without a 'made' plan including those where a plan is in preparation will receive 15%, capped at £100 per dwelling in accordance with the CIL Regulations.</p>
<p>Introduction</p>			
<p>The tense of paragraph 1.11 should be updated, as the Basic Conditions Statement (BCS) has now been prepared.</p>	<p>Page 6</p>	<p><i>Modification Agreed.</i></p> <p>This will ensure that all of the information is correct and up to date.</p>	<p>Amend text to read:</p> <p>A Basic Conditions Statement will be prepared <u>has now been prepared</u> for the independent examination which demonstrates consistency between the policies in the NP and the policies in the</p>

			Core Strategy and the NPPF.
Objectives			
It is suggested that the last part of the last sentence would more accurately refer to 'downsize/move closer to the Village'.	Policy H2, Page 11.	<i>Modification Agreed.</i> The amendments to the supporting text will ensure that it is clear and robust in order to support the policy.	Amend to read: To provide a range of housing development permitted on small sites where there is a defined need demonstrated by existing residents and others with local connections wishing to downsize/move within the confines of the existing settlement boundary <u>to or close to the village.</u>
Objectives			
Policy NE2. Replace existing text with 'To protect important and valued landscapes'.	Policy NE1, Page 12.	<i>Modification Agreed.</i> The amendments to the supporting text will ensure that it is clear and robust in order to support the policy.	Delete: To protect important landmarks and valued landscapes. Add: <u>To protect important and valued landscapes</u>
Objectives			
For the Objective supported by Policy NE4, the phrase 'strongly moderate' would be better	Policy NE4, Page 12.	<i>Modification Agreed.</i> The amendments to the	Amend to read: To strongly moderate <u>minimise</u>

expressed as 'minimised'.		supporting text will ensure that it is clear and robust in order to support the policy.	light pollution and retain 'dark skies' by the sensitive provision of appropriate lighting as required.
Objectives			
The Objective supported by Policy TT2 should use the word "incorporated" in place of "prioritised" to better reflect the formal policy TT2 as expressed within the body of the Plan.	Policy TT2, Page 13.	<i>Modification Agreed.</i> The amendments to the supporting text will ensure that it is clear and robust in order to support the policy.	Amend to read: All new development must demonstrate how walking and cycling opportunities have been prioritised <u>incorporated</u> and connection made to existing routes.
Housing			
One representation objected to the boundary severing garden land. Given paragraph 4.6 of the NP, and the approach taken on residential curtilage, it is assumed that this is a cartographical error and the land in question should be included within the Village Boundary.	Paragraph 4.6, page 17.	<i>Modification Agreed.</i> This is a cartographical error and the amendment will ensure that the map correctly reflects the Village Boundary.	Parish has amended the map to include the garden land within the Village Boundary.
Policy H1.			
The last sentence of the paragraph adds little. It is a statement of fact and doesn't assist a decision maker. It should	Second paragraph, page 14.	<i>Modification Agreed.</i> The amendments to the policy text ensure that the policy is clear	Parish has deleted text from Policy H1 and repositioned to support Policy NE2.:

<p>either be removed or repositioned to support Policy NE2.</p>		<p>and robust.</p>	<p>Delete text from Policy H1:</p> <p>All historical and approved in-plan development has been restricted to the confines of the village boundary so as not to encroach into open countryside in support of Policy NE2.</p> <p>Add text to explanation, paragraph 5.5 of Policy NE2:</p> <p><u>All historical and approved in-plan development has been restricted to the confines of the village boundary so as not to encroach into open countryside in support of Policy NE2.</u></p>
<p>Policy H1.</p>			
<p>The reference to ‘local’ need in the body of Policy H1 is not compatible with, or reflective of CS.16, and as such should be removed.</p>	<p>Policy H1, second paragraph, page 14.</p>	<p><i>Modification Agreed.</i></p> <p>The amendments to the policy text ensure that the policy is clear and robust.</p>	<p>Amend to read:</p> <p>This site will only be released during the NP period if it can be demonstrated through the submission of robust evidence that there is an identified local housing need for its release.</p>

Policy H1.			
The upper indication of the number of units could come forward should therefore refer to 25 units.	Paragraph 4.4, page 17.	<i>Modification Agreed.</i> The amendments to the policy text ensure that the policy is clear and robust.	Delete: Between 15-20 homes Add: <u>Approximately 25 units</u>
Policy H1. Explanation.			
Reference in paragraph 4.1 should accurately reflect CS.16 and hence refer to 'approximately 32 new homes' as opposed to 'up to 32 homes'. There is also one minor typographical error at paragraph 4.4 'under Policy H1, identifies an area of approximately..	Page 17, paragraph 4.1.	<i>Modification Agreed.</i> The amendments to the policy text ensure that the policy is clear and robust.	Delete : Up to 32 homes Add: <u>Approximately 32 homes</u> Delete: And Add: <u>An</u>
Policy H1.			
Table 1 should be updated to reflect all relevant consented housing schemes.	Table 1, page 15.	<i>Modification Agreed.</i> This will ensure that all	Parish has updated Table 1 to reflect all relevant consented housing schemes.

		information is correct and up to date.	
Policy H2			
In order to reflect the tone of the NP, the word 'permitted' should be replaced with 'supported' in the first paragraph.	First paragraph,	<i>Modification Agreed.</i> The amendments to the policy text ensure that the policy is clear and robust.	Amend wording to: Affordable housing development will be permitted <u>supported</u> on small sites beyond, but reasonably near to, the Village Boundary where the following is demonstrated.
Policy H2			
Reference should be made to the application of secure arrangements to ensure that the homes in question remain affordable and meet local needs. This could be achieved through the use of legal agreements with applicants entering into appropriate S106 Agreements.	Page 19, paragraph 4.9	<i>Modification Agreed.</i> The amendments to the supporting text will ensure that it is clear and robust in order to support the policy.	Parish to add text to paragraph 4.9 as follows: <u>The application of secure arrangements to ensure that the homes in question remain affordable and meet local needs. This could be achieved through the use of legal agreements with applicants entering into appropriate S106 Agreements.</u>
Policy H2			
Specific reference should be made to the ' <i>Parish of Clifford</i>	Page 19, second bullet point, paragraph 4.9	<i>Modification Agreed.</i>	Parish to amend text as follows:

<p><i>Chambers and Milcote'</i> at the second bullet point of Paragraph 4.9.</p>		<p>The amendments to the policy text ensure that the policy is clear and robust.</p>	<p>Someone who has previously lived in the Parish of <u>Clifford Chambers and Milcote</u> for 6 out of the last 12 months or 3 out of 5 years.</p>
<p>Policy H2 – explanatory text</p>			
<p>In order to reflect current practice by Registered Housing Providers, a cascade approach might be required to ensure implementation. This should be referenced in the explanatory text.</p>	<p>Page 19, explanation, paragraph 4.11</p>	<p><i>Modification Agreed.</i></p> <p>The amendments to the supporting text will ensure that it is clear and robust in order to support the policy.</p>	<p>Parish to add text:</p> <p><u>Conversion of a room into a home-based office for the occupier's own use is permitted without planning permission.</u></p>
<p>Policy H3</p>			
<p>The supporting text at paragraph 4.11 implies that the conversion of a room within an existing domestic property for the occupier's use would be assessed under this policy. Conversion of a room into a home-based office for the occupier's own use is permitted without planning permission and to avoid confusion, the supporting text should express this.</p>	<p>Page 20, paragraph 4.11.</p>	<p><i>Modification Agreed.</i></p> <p>The amendments to the supporting text will ensure that it is clear and robust in order to support the policy.</p>	<p>Parish to amend supporting text to make it clear that the conversion of a room into a home-based office for the occupier's own use is permitted without planning permission.</p>

Policy H4			
(e) should read ‘will not increase flood risk elsewhere and where possible, reduces flood risk in line with Policy NE1’.	Page 21, bullet point (e)	<i>Modification Agreed.</i> The amendments to the policy text ensure that the policy is clear and robust.	Delete: (e) do not exacerbate the risk of flooding Add: <u>(e) Will not increase flood risk elsewhere and where possible, reduces flood risk in line with Policy NE1.</u>
Policy H4			
In order to reflect the tone of the NP, the word ‘permitted’ should be replaced with ‘supported’ in the first paragraph.	Page 21, first paragraph	<i>Modification Agreed.</i> The amendments to the policy text ensure that the policy is clear and robust.	Delete: Permitted Replace: <u>Supported</u>
Policy NE1 – Strategic Objective			
The EA’s representation is noted regarding the wording of the Strategic Objective. The examiner recommends an amendment as follows ‘Development should	Page 22, Policy NE1	<i>Modification Agreed.</i> The amendment to the wording will ensure that it is correct, up to date and in line with EA guidance.	Amend text as follows: All proposals must demonstrate that land being proposed for

<p>reduce flood risk where possible and improve flood resilience’.</p>			<p>development is not at significant risk of flooding based on current and historical data (figures 4 (a) and (b) and that it can be demonstrated it will not increase the risk of flooding elsewhere. <u>Should demonstrate that flood risk will not be increased elsewhere and where possible, reduces flood risk and ensures the development is appropriately flood resistant and resilient.</u></p> <p><u>Development should reduce flood risk where possible and improve flood resilience.</u></p>
<p>Policy NE1</p>			
<p>In the first paragraph of the policy text, reference is made to ‘<i>may also be required on a site by site basis on locally available evidence</i>’. This should be replaced with ‘<i>Locally available evidence verified by relevant statutory parties</i>’.</p>	<p>Page 22, first paragraph</p>	<p><i>Modification Agreed.</i></p> <p>The amendments to the policy text ensure that the policy is clear and robust.</p>	<p>Amend text as follows:</p> <p>Where necessary planning applications for development within the Neighbourhood Area should be accompanied by a site specific flood risk assessment in line with the requirements of national policy and advice but</p>

			may also be required on a site by site basis on locally available evidence, <u>verified by relevant statutory parties.</u>
Policy NE1			
Second paragraph to be amended to read ' All proposals must demonstrate that land being proposed for development should demonstrate that flood risk will not be increased elsewhere and where possible, reduces flood risk and ensures the development is appropriately flood resistant and resilient.	Page 22, second paragraph	<i>Modification Agreed.</i> The amendments to the policy text ensure that the policy is clear and robust.	Delete: All proposals must demonstrate that land being proposed for development is not at significant risk of flooding based on current and historical data (figures 4 (a) and (b) and that it can be demonstrated it will not increase the risk of flooding elsewhere. Add: <u>All proposals must demonstrate that land being proposed for development should demonstrate that flood risk will not be increased elsewhere and where possible, reduces flood risk and ensures the development is appropriately flood resistant and resilient.</u>
Policy NE1			

<p>To reflect longevity, it would assist to add 'or updated regulations'.</p>	<p>Page 22, Policy NE1, fifth paragraph</p>	<p><i>Modification Agreed.</i></p> <p>The amendments to the policy text ensure that the policy is clear and robust.</p>	<p>Amend to read:</p> <p>All residential development should incorporate water efficiency measures to achieve the enhanced technical standard for water usage under Section H of the building regulations 2000 or <u>updated regulations</u> and designed to the Lead Local Flood Authority's requirements.</p>
<p>Policy NE1</p>			
<p>Clarification text that map at Figure 4a represents fluvial flood risk to the area.</p>	<p>Page 23, Figure 4a</p>	<p><i>Modification Agreed.</i></p> <p>The amendment to the map will ensure that all information is clear for developers and decision makers.</p>	<p>Add:</p> <p>Figure 4 (a) Environment Agency <u>Fluvial</u> Flood Risk Map</p>
<p>Policy NE3</p>			
<p>In the absence of cross reference to specific evidence , it is considered that Policy NE3 duplicates extant policy and environmental guidance and regulations and can be deleted.</p>	<p>Page 29</p>	<p><i>Modification Agreed.</i></p> <p>The policy duplicates existing policy and guidance regarding Nature Conservation and does not offer any specific information or evidence in relation to Clifford Chambers.</p>	<p>Delete:</p> <p>Policy NE3 – Nature Conservation</p> <p>Development should protect, and where possible enhance, the natural environment including natural features, boundaries and areas of</p>

			<p>biodiversity. Development will not be supported that will adversely affect:</p> <ol style="list-style-type: none">1) Woodland copses;2) Mature trees and hedgerows; and3) Protected, rare, endangered or priority species <p>Development should ensure that the natural features and functions of watercourses and their wider corridor are retained, and where relevant reinstated, and that appropriate habitat buffers are established in areas peripheral to a sensitive site which is landscaped or managed with the aim of enhancing the positive and reducing the negative impacts of development. Reinstating of ditches by removing existing culverts will be encouraged. In all cases development should not:</p>
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			<p>a) Have a significant adverse effect on the integrity of the watercourse structure;</p> <p>b) Have a significant effect on the quality of the water;</p> <p>c) Have a significant adverse effect due to unauthorised discharges and run off or encroachment; or</p> <p>d) Adversely effect the ecological quality and character of the River Stour and its tributaries.</p> <p>All new development will be encouraged to demonstrate a high level of sensitive landscaping and native tree/hedge planting in order to reflect the rural character and heritage of the area and protect the welfare of local wildlife. All development should retain, protect and where possible, enhance the existing trees and hedgerows which are important for their historic, visual</p>
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			<p>or biodiversity value.</p> <p>Where it is not possible or feasible to retain such trees or hedgerows in such cases, replacement trees and/or hedgerows of an equivalent or better standard will be required in an appropriate location on the site.</p> <p>Delete:</p> <p>Explanation</p> <p>5.10 Many important species are protected under legislation and regulations but often habitats are not. This policy recognises the importance of preserving and enhancing habitats to ensure that wider biodiversity is protected.</p> <p>5.11 Landscape features and habitats such as woodland, hedges, orchards, rivers, streams and ponds support a wide variety of biodiversity.</p>
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			<p>5.12 We need to ensure the rural character of the Neighbourhood Area is protected through the maintenance and enhancement of important landscape features such as trees, hedges and woodland.</p> <p>5.13 Landscaping and screening appropriate to the character of the Neighbourhood Area for a new development will assist in achieving the protection and enhancement of the landscape character and setting of the Neighbourhood Area. This will also increase the biodiversity value of the neighbourhood environment by maintaining existing and introducing new habitats.</p>
Policy NE4.			
Given the nature of the B4632 and the potential need to introduce some highway improvements along this road	Page 31, explanation, paragraph 5.14	<i>Modification Agreed.</i> Whilst SDC agrees with the modification it should be noted	Add: <u>Where highway safety is a factor, the Parish Council will work with</u>

which might include additional street lighting, it is recommended that suitable reference is made to this in the explanatory text.		that WCC Highways is responsible for the design, approval and promotion of any scheme including associated lighting.	<u>the relevant Highway Authority to achieve an appropriate solution.</u>
Policy LC2			
<p>The Examiner has recommended that should highway works affecting LGS 1 and 2 come forward before the NDP is 'made' the two Local Green Space sites (1 and 2) should be removed from Policy LC2.</p> <p>Otherwise the Examiner has recommended that only Local Green Space 1 should be removed.</p>	Page 34.	<p><i>Modification Agreed.</i></p> <p>Local Green Space 1 is not compliant as the Examiner concludes further in the report and it is recommended that this is removed. The Highway works will not come forward before the NDP is made.</p>	See further modifications below.
Policy LC2			
Amend text in final paragraph to say 'will not be supported' instead of 'will not be permitted'.	Page 34, final paragraph	<p><i>Modification Agreed.</i></p> <p>The amendments to the policy text ensure that the policy is clear and robust.</p>	<p>Delete:</p> <p>Will not be permitted</p> <p>Add:</p> <p><u>Will not be supported</u></p>
Policy LC2			
Subject to the minor modification to text in the final paragraph (as	Page 34 – 35, first paragraph	<i>Modification Agreed.</i>	Delete:

<p>above) and reflecting the timing of any determination on the Garden Village proposals and consequent approval of off-site highway improvements, the examiner finds the allocation of LGS Sites (2), (3), (4) and (5) of Policy LC2 as Local Green Spaces, compliant. For the avoidance of confusion, the Examiner does not find the allocation of LGS 1 compliant. Therefore, this should be removed.</p>	<p>Map of LGS locations</p>	<p>It should be noted that work to be carried out as part of the Long Marston Airfield new settlement in relation to Highways may still require land that is to be designated as Local Green Space 2 in the NDP. However, there is a policy in the Core Strategy specifically relating to Long Marston Airfield. Proposal LMA includes the following provision:</p> <p>‘The phased delivery of highway and transport infrastructure as set out in the Infrastructure Delivery Plan to include:</p> <p>Any specific schemes that may be identified as necessary to mitigate local traffic impacts, including in Stratford-upon-Avon and rural communities.’</p> <p>If a highway scheme is required at Clifford Chambers to facilitate the delivery of the new</p>	<p>1) Spinney opposite Orchard Place</p> <p>Amend Figure 9, Designated Local Green Spaces map to remove LGS1.</p> <p>The remaining LGSs should be renumbered as a consequence.</p>
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		settlement at Long Marston Airfield, which is an essential component of housing provision in the Core Strategy, it is considered that Proposal LMA provides substantial evidence that the public benefit would outweigh the harm to the Local Green Space, which is a test specified in the Policy LC.2 in the NDP.	
Policy LC3			
Change the name of the policy to read Neighbourhood Design Principles.	Page 36.	<i>Modification Agreed.</i> The change to the text reflects the policy more accurately.	Delete: Neighbourhood Area Character Add: <u>Neighbourhood Design Principles</u>
Policy LC3			
The word 'must' should be replaced with 'should' in bullet points (g), (h), (i) and (k)	Page 37, bullet points (g), (h), (i), and (k).	<i>Modification Agreed.</i> The amendments to the policy text ensure that the policy is clear and robust.	Delete: must Add: <u>should</u>
Policy LC3			
In order to make it clearer for the	Page 37, final sentence, bullet	<i>Modification Agreed.</i>	Delete:

<p>decision maker, the final sentence should be deleted and replaced with the following text:</p> <p><i>‘Proposals which risk creating a safe and secure environment will not be supported’.</i></p>	<p>point (l)</p>	<p>The amendments to the policy text ensure that the policy is clear and robust.</p>	<p>Proposals which fail to satisfactorily create a safe and secure environment will not be supported. Add:</p> <p><u>Proposals which risk creating a safe and secure environment will not be supported.</u></p>
<p>Policy LC3.</p>			
<p>Modification of LC3 to read ‘Neighbourhood Design Principles’.</p>	<p>Page 3</p>	<p><i>Modification Agreed.</i></p> <p>The amendments to the policy text ensure that the policy is clear and robust.</p>	<p>Delete:</p> <p>Neighbourhood Area Character</p> <p>Amend to read:</p> <p><u>Neighbourhood Design Principles</u></p>
<p>Policy TT1</p>			
<p>The examiner has noted the Supplementary Planning Document’s reference to the use of garage space when calculating parking provision. Should garages be converted to other uses, the parking space would be lost. The</p>	<p>Page 39, Explanation</p>	<p><i>Modification Agreed.</i></p> <p>The amendments to the explanatory text ensures that the explanation is clear and robust.</p>	<p>Add text:</p> <p><u>The Supplementary Planning Document’s reference to the use of garage space when calculating parking provision should be noted. Should garages be</u></p>

<p>LPA can therefore impose conditions on consent for new development, preventing the change of use of garages which would normally be allowed under permitted development rights. This should be highlighted in the explanatory text.</p>			<p><u>converted to other uses, the parking space would be lost. The LPA can therefore impose conditions on consent for new development, preventing the change of use of garages which would normally be allowed under development rights.</u></p>
<p>Policy TT1</p>			
<p>Amend text in second and third paragraphs.</p>	<p>Page 39</p>	<p><i>Modification Agreed.</i></p> <p>The amendments to the policy text ensure that the policy is clear and robust.</p>	<p>Dwellings must provide off-road spaces which may include garages and car ports, in line with the Stratford upon Avon District Council's <u>Development Requirements Supplementary Planning Document (SPD) 2019;</u></p> <p>1 and 2 bedroom properties – 1 space 3 bedroom properties – 2 spaces 4 and 5 bedroom properties – 3 spaces</p> <p>Parking provision of for non-residential developments will <u>also</u> be considered against Stratford-on-Avon District the <u>Council's</u> Development</p>

			Requirements SPD <u>Supplementary Planning Document</u> .
Policy TT3			
In the second paragraph where reference is made to 'Main Street', the sentence should read 'Main Street, in Clifford Chambers' for clarity.	Page 41, second paragraph	<i>Modification Agreed.</i> The amendments to the policy text ensure that the policy is clear and robust.	Amend text: Development proposals will be supported provided they do not compromise road safety or increase congestion within the Neighbourhood Area, particularly along Main Street, <u>in Clifford Chambers</u> .
Policy TT3			
The last sentence of the fourth paragraph of Policy TT3 should be removed as it is unreasonable.	Page 41, final sentence, final paragraph	<i>Modification Agreed.</i> The amendments to the policy text ensure that the policy is clear, robust and deliverable.	Delete: In addition, developers will be required to quantify the level of traffic movement proposed developments are likely to generate and their cumulative effect with other development in adjoining or surrounding areas.
Policy TT3			
Reference is made at para 7.6 to the Parish Council working with	Page 42, Paragraph 7.6, first sentence	<i>Modification Agreed.</i>	Amend to read:

<p>other 'highway agencies'. In order to remove ambiguity, specific reference should be made to 'County Highway Department'.</p>		<p>The amendments to the policy text ensure that the policy is clear and robust.</p>	<p>It is imperative that the Parish Council work with local highway agencies and <u>the County Highway Department</u> local highway agencies to ensure road safety measures are appropriate and take into account increased traffic flow from development in surrounding areas, outside of the immediate Neighbourhood Area.</p>
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Assessment of the Neighbourhood Plan as a whole, against the three dimensions of sustainable development, as set out in the National Planning Policy Framework (NPPF):

Sustainable Development Role (NPPF)	Neighbourhood Development Plan's Contribution
Economic	<p>The Neighbourhood Plan seeks to support the local economy through the protection and enhancement of existing employment sites and the promotion of new employment sites/opportunities within the neighbourhood area.</p> <p>If implemented these policies will have a positive impact on the local economy, safeguarding jobs and local services.</p>
Social	<p>The Neighbourhood Plan sets a framework that will help to support the achievement of sustainable social development.</p> <p>The Plan promotes the retention and improvement of local community facilities.</p> <p>The Plan supports the protection, enhancement and expansion of existing formal and informal sport and recreational facilities.</p> <p>The Plan supports the provision of new leisure and sports facilities.</p> <p>The Plan looks to safeguard and promote improvements of locally important sites.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise locally important heritage assets.</p>
Environmental	<p>The Neighbourhood Plan includes a number of policies that support environmental sustainability for the community.</p> <p>The Plan has policies that look to protect heritage assets, natural features, biodiversity, valued landscapes as well as designate areas of Local Green Space.</p> <p>The NDP includes policies to protect the natural environment for future generations which have a positive impact on the environmental sustainability of the plan.</p>

3.1 The District Council concurs with the view of the Examiner that:

- Subject to the modifications above, the Clifford Chambers & Milcote Neighbourhood Plan meets the Basic Conditions set out in paragraph 2.12 above; and
- The referendum area should be coterminous with the neighbourhood area.

4. Availability of Decision Statement and Examiner's Report (Regulation 18(2))

This Decision Statement and the Examiners Report can be inspected online at:

<https://www.stratford.gov.uk/planning-building/clifford-chambers-milcote-neighbourhood-plan.cfm>

And can be viewed in paper form at:

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