



Barlaston Neighbourhood Plan – Referendum Decision Statement

1. Barlaston Neighbourhood Plan

- 1.1 I confirm, that the Barlaston Neighbourhood Plan, as revised according to the modifications set out in Table 1 of the Barlaston Decision Statement, complies with the legal requirements and Basic Conditions set out in the Localism Act 2011, and can therefore proceed to Referendum. The Referendum is to be held on Thursday 2 May 2019.
- 1.2 I also declare that I have no personal or prejudicial interest in respect of this decision.

Signed

Date: 21 March 2019

A handwritten signature in black ink, appearing to be "K. Tierney", with a long horizontal line extending to the right.

Karen Tierney

Head of Development

Stafford Borough Council

Barlaston Neighbourhood Plan – Referendum Decision Statement

1. Summary

- 1.1 Following an Independent Examination of written representations, Stafford Borough Council now confirms the Barlaston Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.
- 1.2 The Decision Statement and the Examiner’s Report are available for inspection on the Council’s website and also Barlaston Parish Council’s website.

A hard copy is available for viewing at the Council Office Reception Desk during opening hours. The Council’s address is:

Stafford Borough Council,
Civic Centre,
Riverside,
Stafford
ST16 3AQ

2. Background

- 2.1 In November 2012 Barlaston Parish Council applied to designate the Parish a Neighbourhood Area. This was approved by Stafford Borough Council in July 2013. Following approval a Neighbourhood Plan Working Group consisting of local volunteers was established to prepare the Neighbourhood Plan.
- 2.2 Barlaston Neighbourhood Plan has been subject to extensive community consultation and supported by an evidence base. In accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council published a pre-submission version (draft) of the Neighbourhood Plan and invited comments on the draft between 10 November 2017 and 5 January 2018. Following the consultation, Barlaston Parish Council made subsequent amendments to the final plan.
- 2.3 In June 2018, and in accordance with Regulation 15 of the Neighbourhood Planning Regulations, Barlaston Parish Council submitted their Neighbourhood Plan with supporting documents (Basic Conditions Statement, Consultation Statement and a Screening Assessment) to the Council for publication and Independent Examination.

- 2.4 In accordance with Regulation 16 of the Neighbourhood Planning Regulations the Council publicised the Neighbourhood Plan inviting representations between 18 July and 7 September 2018. The representations received were subsequently forwarded to the appointed Examiner.
- 2.5 Following the consultation, the Council appointed Andrew Matheson, as Independent Examiner to undertake the independent Examination in November 2018 to examine if the Neighbourhood Plan meets the basic conditions set out in paragraph 8(2) Schedule 4B of the Town and Country Planning Act 1990.
- 2.6 On the 22 January 2019, the Council received the Examiner's Report on the Barlaston Neighbourhood Plan. The Examiner's Report recommends that the Neighbourhood Plan, subject to modifications, should proceed to Referendum.

3. Decisions and Reasons

- 3.1 The Examiner has concluded that, subject to modifications, the Barlaston Neighbourhood Plan meets the legal requirements of the Neighbourhood Planning (General) Regulations 2012 and meets the basic conditions set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#). The Basic Conditions are:
- Have regard to national policy and guidance from the Secretary of State
 - Contribute to sustainable development
 - Have general conformity with the strategic policies of the development plan for the area or any part of that area
 - Doesn't breach or is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC.
- 3.2 Borough Council Officers and Barlaston Parish Council have considered the Examiners' Report and recommendations, and are satisfied in making the proposed modifications as suggested. The modifications made and the reasons behind the changes are shown in Table 1 below.
- 3.3 The Council consider the impacts from the Neighbourhood Plan are contained within the Barlaston Neighbourhood Area and therefore agree with the Examiner, that there is no reason to extend the Neighbourhood Plan Area for the purpose of holding a referendum.
- 3.4 The amended and final version of the Barlaston Neighbourhood Plan is available by visiting <http://www.staffordbc.gov.uk/barlaston-neighbourhood-plan-referendum>

3.5 Table 1: Modifications in line with the Examiner’s Recommendations

	Examiners Recommendation	Reason for change	Action taken
1	On the front cover show the Plan period as 2019 – 2031; delete “Draft” .	For clarity.	Agreed and modified.
2	Review the “Contents” pages once the text has been amended to accommodate the recommendations from this Report.	For clarity and correction.	Agreed and modified.
3	<p>3.1 Delete pages 3 & 4 including the heading “Main Contents”.</p> <p>3.2 Retitle the map on page 5 as ‘Map 1: The Neighbourhood Area’; if possible remove the boundaries for adjacent Parishes which are not part of the Plan.</p> <p>3.3 Delete pages 6 to 19 except for the heading “Community and Stakeholder Engagement” and the two paragraphs immediately below.</p> <p>3.4 Within the first retained paragraph replace “is summarised in the community engagement table, as shown on pages 10-13 of this document” with ‘is detailed within the Consultation Statement that accompanies this Plan’.</p>	For clarity and correction.	Agreed and modified.
4	4.1 On page 22 delete the unreferenced “Environment” illustration and paragraph 4 (which starts with “There is a fear of significant”).	For clarity and correction.	Agreed and modified.

**4.2 On page 24 remove the “we” references in paragraph 6 since the Plan is on the verge of becoming part of the Development Plan; therefore the amended two sentences will read:
‘As part of the evidence base for the Neighbourhood Plan the core local services within Barlaston have been identified and mapped. In addition there is a mobile library service that visits fortnightly at the Plume of Feathers and the Village Hall.’**

4.3 On page 25 remove the Settlement Boundary from the map and the key since it is not any part of the content referenced on page 24; add ‘Map 3’ to the map title and add a source.

4.4 On page 27 correct the reference to “Tittensor Road” in the third line and delete the last two sentences from the sub-section headed “Narrow Pavements and Pedestrian Hazards”.

4.5 On page 28 under the heading “Sport and Recreation” reduce the last three sentences of the second paragraph to: ‘There is a proposal to build a play area on Meadow Road, Barlaston at the site of a former children’s park’; delete Appendix D.

5	<p>Under the sub-heading “Policy Context”:</p> <p>5.1 Under the sub-heading “Context” delete the first paragraph and update the last paragraph to: ‘This Plan is accompanied by a Basic Conditions Statement which shows how the Basic Conditions have been addressed’.</p> <p>5.2 Under the sub-heading “National Policy”:</p> <p>5.2.1 In the second sentence replace “to determine decisions on planning applications” with ‘to inform the determination of planning applications’.</p>	For clarity and correction.	Agreed and modified.
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5.2.2 In the second paragraph replace “all kinds of business and enterprise in” with ‘businesses and enterprise appropriate to’.

5.3 Under the sub-heading “Sustainable Development” correct “NPF” to ‘NPPF’.

6	<p>6.1 Under the heading “Policies for Barlaston”:</p> <p>6.1.1 In the second paragraph replace “scheduled within the Appendix of the plan” with ‘included as an Appendix to the Plan’.</p> <p>6.1.2 Delete paragraph 3 since it cross-refers to pages now deleted and the opening paragraph provides sufficient detail.</p> <p>6.2 Under the sub-heading “Developer Contributions” correct the wording as follows: ‘The adopted Plan for Stafford Borough includes Policy I1 which sets out the requirements for infrastructure provision and contributions to that from new development. Parish Councils which have a Neighbourhood Plan in place are entitled to 25% of Community Infrastructure Levy (CIL) contributions when that mechanism is in place; currently the Borough Council is progressing the introduction of CIL. Contributions via planning consents subject to Section 106 planning obligations have to meet the relevant tests defined in national policy.’</p>	For clarity and correction.	Agreed and modified.
7	<p>7.1 Under the heading “Rural Settlement” “Context and rationale”:</p> <p>7.1.1 In the last sentence of paragraph 1 replace “through the Settlement Boundaries” with ‘within the Settlement Boundaries’; throughout the Plan use capital letters for ‘Settlement Boundary’ where the Local Plan defined Boundary is being referenced.</p>	For clarity and correction and to meet Basic Conditions 1 & 3.	Agreed and modified.

7.1.2 Move paragraph 2 (beginning “Within..” and ending “...page 51”) to after paragraph 4.

7.1.3 Correct paragraph 3 to show capital letters for ‘Local Plan’ and ‘Borough’ and to replace “has” with ‘had’ in the second sentence; replace “Borough Council’s Housing Monitoring and 5 year Housing Land Supply Statement” with ‘Stafford Borough Authority Monitoring Report’ and provide a source reference for this both here and in the “Evidence” Appendix.

7.1.4 Correct paragraph 4 to replace “has a set settlement boundary” with ‘defined a Settlement Boundary’ and to remove the stray comma after “which” in the final sentence.

7.1.5 Amend the paragraph which was previously paragraph 2 but now relocated to after paragraph 4 to:

7.1.5.1 Replace “four” with ‘three’ and replace “shown on the attached plans on pages 52 and 59” with ‘shown on the adjacent Map 3’.

7.1.5.2 Delete “Land at Rock House Drive” from the list of sites.

7.1.5.3 Delete the stray “the” before “housing” in the last-but-one sentence.

7.1.5.4 Replace the last sentence with ‘The robust site selection process and the criteria used for selection are set out in Appendix C to this Plan’ – see also the later recommendation re this Appendix.

7.1.6 Add a new map titled: ‘Map 3: Housing Land Allocations’ solely defining the three housing sites at a scale that ensures site boundaries are unambiguous (Land at Rock House Drive being excluded as construction has already commenced); include the accurate Settlement Boundary and Green Belt (with Local Plan source acknowledged).

7.1.7 Amend paragraph 5 as: ‘In identifying three priority sites for new housing and recognising that Barlaston may also have some infill development, it is anticipated that the Settlement Boundary may accommodate some 70 new dwellings over the Plan period.’

7.1.8 Replace paragraph 6 (top of page 35) with the content of pages 53 & 54 amended as follows:

7.1.8.1 Replace references to Policy “SA1” with ‘H1’ renumbering subsequent Housing policies accordingly.

7.1.8.2 In the second paragraph on page 53 delete “of the four” from the first sentence.

7.1.8.3 Delete paragraphs 3, 4 & 5 on page 53.

7.1.8.4 Reword Policy SA1, renumbered as Policy H1, as follows: ‘The following sites as identified on the adjacent Map 3 are allocated for housing:

- 1. The site of The Limes, part of the former Wedgwood Memorial College, 2.47ha with an approximate Developable Area of 1ha;**
- 2. The site of Estoril House, part of the former Wedgwood Memorial College, 1.49ha with an approximate Developable Area of 0.9ha;**

3. The site of Leese's Garage, Station Road, 0.28ha.

Development proposals must address the following:

- (i) All applicable Policies in this Neighbourhood Plan;**
- (ii) For the The Limes and Estoril House, the 'Development and Design Guide for the Former Wedgwood Memorial College' published by Stafford Borough Council in August 2013 (revised July 2014) (see here:**

www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Regeneration/Former-Wedgwood-Memorial-College,-Barlaston.pdf);

- (iii) For the site of Leese's Garage the following Key Development Principles:**

[here take in the Key Development Principles as set out on page 57 but excluding item 1 and delete page 59 with individual site maps].

Other infill development may be supported subject to compliance with Policy SP7 of the Plan for Stafford Borough 2011 – 2031.'

7.1.8.5 Under the sub-heading "Application of Policy" delete the second and third paragraphs.

7.1.9 Retain the first sentence of paragraph 7 (on page 35, commencing "Barlaston Neighbourhood Plan...") but delete the second sentence as well as paragraph 8.

7.2 Renumber Policy H1 as 'H2' and reword the Policy as follows: 'Development proposals within the Settlement Boundary should demonstrate regard for current evidence on local housing needs, including the needs of an ageing population, with an appropriate mix of housing types, sizes and tenures.'

7.3 Under the sub-heading “Application of Policy” after the renumbered Policy H2, replace the present wording with: ‘Policy H2 will operate in conjunction with Plan for Stafford Borough Policies C1, C2 & C3.’

7.4 Delete the map on page 36 (its purpose having been replaced by the new Map 3 recommended above).

7.5 Delete pages 49, 50, 55 & 56 content on ‘Planning for Growth in Barlaston’ and ‘Development Briefs’.

8 8.1 Under the heading “Design”, at the foot of page 37, add the omitted source reference for the “Building for Life” document and remove the reference to the Design Council (since this is not solely a Design Council document).

For clarity and correction.

Agreed and modified.

8.2 Within Policy D1:

8.2.1 In element 5 replace “or” with ‘and’.

8.2.2 For consistency, use semi-colons rather than full stops at the end of elements 7 & 8.

8.2.3 In element 9 replace “frontage” with ‘frontages’.

9 9.1 Under the “Business and Employment Policies” “Purpose” sub-heading, in the third bullet point replace “To provide” with “To enable”.

For clarity and correction and to meet Basic Conditions 1 & 3.

Agreed and modified.

9.2 On page 41 delete paragraph 3 along with the sub-heading “Application of Policy” that follows and the sentence that is immediately below this beginning “Where business use....”.

9.3 Amend Policy BE1 to read: ‘New residential and commercial development should incorporate open access ducting to industry standards to enable all homes and premises to be served directly by fibre optic broadband technology.’

9.4 Immediately after the Policy, under the sub-heading “Application of Policy” delete the first two sentences and add to the third ‘and to ensure that these do not impact negatively on the existing network’.

10 10.1 Under the heading “Community Facilities and Assets Policies” replace all references to “Community Valued Assets” with ‘community facilities and assets’ and “CAF1” with ‘CFA1’.

For clarity and correction and to meet Basic Conditions 1 & 3.

Agreed and modified.

10.2 Under the sub-heading “Context and rationale”:

10.2.1 In the second paragraph replace the first sentence with: ‘Barlaston has a range of vital community facilities and assets that are listed within Policy CFA1 and their locations are indicated on Map 2 within the “About Barlaston” section.’

10.2.2 In the fifth paragraph replace “in the map on page 25” with ‘on Map 2’.

10.2.3 Delete the last sentence of the fifth paragraph and the whole of the sixth paragraph.

10.2.4 In the ninth paragraph add the references for the NPPF quotations: paras 28 and 70 respectively.

10.3 Merge Policies CAF1 and CAF2 as a single Policy as follows: ‘Policy CFA1: Community Facilities and Assets

Development proposals for new or improved community facilities of value to the community will be supported; in particular the community has identified the need for:

- an improved Scout Hut;
- an improved Village Hall;
- new medical facilities;
- children’s play facilities.

Development proposals that will affect the community facilities and assets identified below must not result in their loss or reduce their community value unless an equivalent replacement is provided or it has been adequately demonstrated that the facility or asset is no longer required or viable; the relevant facilities and assets are:’

[provide here a list of the site-based community facilities and assets i.e. exclude mobile services]

10.4 Retain a single sub-section headed “Application of Policy” which should comprise the two paragraphs presently under Policy CAF2 and the first paragraph presently under Policy CAF1; amend the second paragraph to replace “including” with ‘which may arise from’.

11	11.1 Delete Policy LNE1 and renumber the subsequent LNE Policy accordingly; delete the related “Application of Policy”.	For clarity and correction and to meet Basic Conditions 1 & 3.	Agreed and modified.
	11.2 Reword Policy LNE2 as follows: ‘Policy LNE1: Natural Environment Development will be supported, subject to other planning policies and material considerations, where its impact on the natural environment is assessed and addressed; particular attention should be afforded to providing additional hedgerows and trees		

wherever possible and those already established should be retained but where necessarily removed they must be replaced within the site; all new planting should be of an equivalent to the species and type in the locality unless otherwise agreed.' .

<p>12 Under the heading “Transport and Movement” delete the reference to Policy TM1, the Policy text box and the content of “Application of Policy” and relocate the remaining text to the new Appendix F – see recommendations below.</p>	<p>For clarity and correction and to meet Basic Condition 1..</p>	<p>Agreed and modified.</p>
<p>13 13.1 Move the section headed “Non-planning Issues” to be a new Appendix (see the recommendations for the Appendices for final numbering).</p> <p>13.2 Delete the map on page 58.</p>	<p>For clarity and correction and to meet Basic Conditions 1.</p>	<p>Agreed and modified.</p>
<p>14 Revise the Appendices as follows, renumbering as required; recheck the Plan text for correct references:</p> <p>Appendix A: Business and Employment within Barlaston – unaltered</p> <p>Appendix B: Sport and Recreation – unaltered</p> <p>Appendix C: delete the existing content since it has been directly referenced within the Policy; replace this with content headed ‘Housing Site Selection’ as follows:</p> <ul style="list-style-type: none"> • content from page 51 • content from page 52 • content from page 68 (as an example of the application of the criteria) 	<p>For clarity and correction and to meet Basic Condition 1.</p>	<p>Agreed and modified.</p>

Appendix D: delete the content and replace with “Glossary of Terms”

Appendix E: delete the content and replace with “List of Evidence and Sources” with the sources (preferably with a hyperlink) included; ensure that the List includes all the references used within the Plan document and the Parish Council webpages with the original source material from which the Statement of Community Consultation has been compiled

Appendix F: replace the content moved to Appendix C with the content headed “Non-planning Issues” taken from the bottom of page 57.
