

TELFORD & WREKIN COUNCIL

Edgmond Neighbourhood Development Plan Decision Statement

1. Summary

- 1.1. Following an independent Examination, Telford & Wrekin Council now confirms that the Edgmond Neighbourhood Development Plan will proceed to a Neighbourhood Planning Referendum.
- 1.2. This Decision Statement can be inspected at: Telford & Wrekin Council's web site at www.telford.gov.uk/edgmondndp.
- 1.3. It can also be viewed at the following locations:
 - 1.3.1. Telford & Wrekin Council Addenbrooke House Reception, Ironmasters Way, Telford, TF3 4NT during weekdays 8.45am to 5pm,
 - 1.3.2. Telford & Wrekin Council Business & Planning First Point, Telford & Wrekin Council, Wellington Civic Offices, Larkin Way, Telford. TF1 1LX during weekdays 8:30am to 5pm, and;
 - 1.3.3. Darby House Reception, Lawn Central, Telford, TF3 4JA during weekdays 8.45am to 5pm and
 - 1.3.4. Edmond Village Shop, 27 High Street, Edgmond, TF10 8JW during Monday to Saturday 7am to 8pm and Sunday 8am to 2pm

2. Background

- 2.1. In September 2016, Telford & Wrekin Council designated the area comprising the Parish of Edgmond as a Neighbourhood Area for the purpose of preparing a Neighbourhood Plan in accordance with Part 2 of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.
- 2.2. Following the submission of the Edgmond Neighbourhood Development Plan (Regulation 15) to the Borough Council in August 2017, the plan was publicised and representations were invited. The publicity period began on 14 September 2017 and ended on 27 October 2017.
- 2.3. Telford & Wrekin Council appointed an Independent Examiner, Mr John Parmiter, to review whether the Plan met the Basic Conditions and satisfied certain other criteria as required under the legislation and whether it should proceed to Referendum.

- 2.4. The Independent Examiner's report concludes that, subject to his recommended modifications being made, the Plan meets the Basic Conditions set out in the legislation, has been prepared in accordance with all other legal requirements and should proceed to a Neighbourhood Planning Referendum.
- 2.5. Having considered each of the recommendations made in the Independent Examiner's report, and the reasons for them, the Borough Council has decided to make the recommended modifications to the draft Plan to secure that it meets the Basic Conditions set out in legislation.

3. Decision and Reasons

- 3.1. At its meeting on 15th February 2018, the Borough Council agreed that the Independent Examiner's recommended modifications should be accepted and that the amended Plan should proceed to a Referendum. Appendix 1 sets out the Borough Council's Cabinet resolution in respect of this Plan.
- 3.2. The Borough Council has made the modifications recommended by the Independent Examiner to secure that the Plan meets the Basic Conditions and has made a number of other modifications for the purpose of correcting errors. Appendix 2 sets out these modifications and the reasons for making them.
- 3.3. The Borough Council agrees with the Independent Examiner's recommendation that there is no reason to extend the Neighbourhood Plan Area for the purposes of holding the Referendum.
- 3.4. The Independent Examiner has recommended that, with the specified modifications, the Plan meets the Basic Conditions and other legal requirements. The Borough Council agrees with this view. Therefore, to meet the requirements of the legislation, a Referendum which poses the question "Do you want Borough of Telford and Wrekin to use the Edgmond neighbourhood plan to help it decide planning applications in the neighbourhood area?" will be held in the Edgmond Parish Council area. The date on which the referendum will take place is agreed as 19 April 2018.

APPENDIX 1

Cabinet Resolution in respect of the Edgmond Neighbourhood Plan 15th

February 2018

RESOLVED that –

- (a) subject to the modifications recommended by the Examiner being made, the Edgmond Parish Neighbourhood Plan meets the 'basic conditions' and all other legal requirements as set out in the report and appendices;
- (b) the required modifications be made to the Edgmond Parish Neighbourhood Plan, and that the Edgmond Parish Neighbourhood Plan Referendum Version (February 2018) should then proceed to Referendum;
- (c) the Referendum Area should not be extended beyond the designated area to which the Edgmond Neighbourhood Plan relates;
- (d) authority be delegated to the Managing Director to exercise all the relevant powers and duties and undertake all necessary arrangements for the Edgmond Parish Neighbourhood Plan (Referendum Version) to now proceed to Referendum and for the Referendum to take place asking the question whether the voter wants Telford & Wrekin Council to use this neighbourhood plan for the Edgmond Parish Neighbourhood Plan area to help it decide planning applications in this neighbourhood area.

Appendix 2

Schedule of Modification Recommended in the Independent Examiner's Report for Edgmond Neighbourhood Plan 20 December 2017.

Part of document	Modification recommended	Justification	TWC response
P17/ Policy RES1	Delete words "of 1-3 dwellings only"	Policy RES1 is concerned with residential development in Edgmond village. It supports new housing development on suitable infill sites. While no definition is given of "infill" there is no evidence to support this particular limitation.	
P17/RES2	<p>Delete the sentence "In accordance with policies RES5 and E3, exceptions may be made for suitable appropriate affordable housing schemes and, within the development boundary of Harper Adams University, appropriately designed and located new development."</p> <p>i. The opening words "preserve the current" be replaced with "safeguard the"</p> <p>ii. Delete the remainder of the sentence after "open countryside" (ie. ...around Edgmond village ...).</p>	<p>RES2 is concerned with housing development beyond the village of Edgmond. Reference to exception sites would sit logically within RES5; and, as Harper Adams University is not a settlement and is covered by a specific policy in the neighbourhood plan, it has no place in this policy.</p> <p>The remainder of the policy lacks clarity in relation to the status of Edgmond Marsh and HAU (which is not a settlement) and do not fall within RES1 or the objective of the policy itself, which is to restrain housing development in the rural areas, other than the named settlement in RES1, in line with strategic policy. Recommendations also helps to express policy</p>	

Part of document	Modification recommended	Justification	TWC response
		in less blanket-restrictive terms to meet the Basic conditions	
P18/RES3	Change all bullet points to letters or numerals.	To aid referencing in application	
P18	Make reference to guidance found at paragraphs 9.9 to 9.12 of the Landscape Character Assessment to read <u>“The guidance found at paras 9.9 – 9.12 of the Edgmond Neighbourhood Plan Landscape Character Assessment is a useful reference for advice on how to meet the criteria in this policy.”</u>	To help clarify policy	
P19/RES4	Replace the word “protect” with “preserve”	To ensure consistency with relevant legislation	
P21/RES5	Rephrase the first line as - "Homes for smaller households, suited to the younger and older generations, will be supported."	The changes are to ensure clarity of policy and so that the policy meets the Basic Conditions.	
	Delete "and likely price" from the next sentence as this is not a relevant planning consideration for the policy	The changes are to ensure clarity of policy and so that the policy meets the Basic Conditions	
	Include the reference removed from RES2, above to read <u>“Proposals for suitable, appropriate affordable housing schemes on exceptions sites that comply with Local Plan policy HO11 will be supported.”</u>	The changes are to ensure clarity of policy and so that the policy meets the Basic Conditions	

Part of document	Modification recommended	Justification	TWC response
P23/Fig 4	Modify Fig 4 to remove buildings from the designations on both School Lands and Village Hall Field sites	To remove the village hall and school structures as green space.	
P24/G2	In the first line the word "high" be replaced with "significant"	The changes are to ensure clarity of policy and so that the policy meets the Basic Conditions.	
	The second sentence be relocated to G3 which is more logical	The changes are to ensure clarity of policy and so that the policy meets the Basic Conditions.	
P24/G3	And new sentence from Policy G2 as above	The changes are to ensure clarity of policy and so that the policy meets the Basic Conditions.	
P25/E1	Delete the word "employment"	To help clarify policy and avoid internal contradiction within policy.	
Fig 5	Delete Fig 5	Policy E3 relates to Harper Adams University with Fig 5 showing the development boundary for HAU. The boundary is drawn very widely around the developed areas and there is no supporting evidence that the plan does "establish" a boundary through some form of appraisal process; nor is there a site assessment to help judge the suitability of the boundary.	
EC3	Recommend policy EC3 to be modified to read: <i><u>All new University development will take place in and immediately around the existing developed areas of the HAU campus; in particular buildings of more than two storeys (or</u></i>	As drafted Policy E3 is Policy E3 is ineffective in controlling the degree of inappropriate expansion that could come forward. The expression "appropriately designed and located" is too vague to be effective on such a	

Part of document	Modification recommended	Justification	TWC response
	<p><i><u>equivalent) will be located north of the B5062. New development will be expected to deal with adverse impacts through design, landscaping and lighting mitigation measures. Traffic impacts will be mitigated through a sustainable travel plan appropriate for the University's location.</u></i></p>	<p>large site and does not meet the Basic Conditions. Nor does the attempt to deal with potentially significant traffic impacts through how they will be "managed" – rather than mitigated, for example. The changes are to ensure clarity of policy and so that the policy meets the Basic Conditions.</p>	
	<p>Supporting text to be modified as follows:</p> <p><i><u>“The Local Plan promotes the importance of the university in policy EC3 and the Neighbourhood Plan policy seeks to accommodate this whilst seeking to protect the character of the Parish by limiting expansion into the open countryside thereby recognising both its local importance and potential impacts.</u></i></p> <p><i><u>The Parish Council supports the joint development of further detailed guidance by the Parish Council, HAU and Telford & Wrekin Council for development at HAU. This will build on the findings at para 9.12 of the Edgmond Neighbourhood Plan Landscape Character Assessment and will consider for example; clear criteria for location, development boundary, design, landscape impact, lighting impact and traffic impact mitigation criteria.”</u></i></p>	<p>To ensure clarity of policy and so that the policy meets the Basic Conditions. To make reference to the Landscape Character Assessment as it provides useful guidance for the university site.</p>	
C1	<p>Insert facilities listed on page 43 in the policy to read:</p>	<p>Policy C1 is concerned with protecting local community facilities. To meet the Basic Conditions, it would be clearer if the facilities</p>	

Part of document	Modification recommended	Justification	TWC response
	<p>“There will be a presumption in favour of the protection of existing community facilities listed in the Parish Profile (Appendix 3):</p> <ul style="list-style-type: none"> • <u>A shop</u> • <u>A post office</u> • <u>Garage and vehicle repair</u> • <u>Two pubs - The Lion and The Lamb</u> • <u>St Peter’s Church</u> • <u>Playing Field – cricket & football</u> • <u>Bowling green</u> • <u>Children’s play area</u> • <u>Village Hall</u> 	<p>were listed in the policy, rather than within an appendix.</p>	
<p>C2</p>	<p>Delete policy C2</p>	<p>Policy C2 is concerned with developer contributions. A number of representations objected to this. Not only is it expressed in very vague terms but, given the scale of development anticipated in the plan it is not justified and does not meet the Basic Conditions.</p>	
<p>P31/ Policies map</p>	<p>Remove Harper Adams University Development boundary</p>	<p>To reflect modifications in Policy E3</p>	
	<p>Amend the Local Green Spaces</p>	<p>To reflect modifications in Fig 4</p>	

Schedule of minor modifications made by Edgmond Parish Council

To enhance the clarity of the neighbourhood plan, the Parish Council has also made the following modifications for the purpose of correcting errors in the text and updating text to current position.

Part of Document	Minor modification made
Front page	Regulation 15 Consultation 29 June 2017 Referendum version January 2018
Foreword (second para)	The Edgmond Neighbourhood Plan has been developed to establish
Foreword (second para)	... influence the well-being <u>wellbeing</u> , sustainability and long-term future of our community.
Foreword (last paragraph)	... where we feel confident that the Draft Neighbourhood Plan accurately reflects the views of the community.
Introduction (First Paragraph)	<p>The Neighbourhood Plan has been formulated on the basis of public response to <u>all</u> the Parish Council's consultations to date and in particular the consultation on the Draft Plan held earlier this year (Regulation 14 Consultation) as well as <u>recommendations suggested by an Independent Examiner</u>. All responses from the public and consultees received by the Neighbourhood Plan Steering Group at this stage were <u>used to prepare a Draft Plan (known as the Regulation 14 Consultation)</u> which was presented for consultation in January 2017. Further comments received were <u>again</u> considered by the Parish Council and used to inform a revised version of the Plan. The revised version of the Plan is now ready for submission known as 'Regulation 15', which was submitted to Telford and Wrekin Council (Regulation 15). This is a statutory consultation exercise <u>was</u> undertaken by the Local Planning Authority, Telford & Wrekin, as the Local Planning Authority, will carry out a final check to ensure that the Plan and all accompanying documents comply with legal requirements. If satisfied, The Plan was then placed on the Local Planning Authority will place it on their website for a final further final six-week consultation.</p> <p>Comments and representations received during this period of consultation will be <u>were</u> collated by Telford & Wrekin Council and forwarded, along with the Plan and supporting documents, to an Independent Examiner who will issue. In December 2017 the Independent Examiner issued a report on whether or not the stating that, subject to recommended modifications, the Neighbourhood Plan should meet the Basic Conditions and could proceed to a final referendum.</p>

Part of Document	Minor modification made
Second paragraph	<p>The Neighbourhood Plan that you have before you offers a vision for the future of <u>Edgmond Parish</u> and sets out a clear set of policies based on comments received so far. These policies have also been subjected to scrutiny by the statutory agencies (Environment Agency, Natural England, <u>and</u> Historic England) through a screening exercise related to environmental assessments (see Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening statements). If passed at examination, and <u>If supported by a referendum, the policies enshrined within Edgmond Neighbourhood Plan will then have become part of the Development Plan, thus giving much greater weight to be taken into account by applicants the views of the Parish in the decision-making process. for development and also by the Local Planning Authority, thus giving much greater weight to the views of the Parish in the decision-making process.</u></p>
Third paragraph	<p>How to comment</p> <p>The notice for the Plan, the Plan, a map identifying the area, a consultation statement, basic conditions statement and other supporting documents can be downloaded via the Telford & Wrekin Council website www.telford.gov.uk/edgmondndp</p> <p><u>All relevant documents can be downloaded via the Telford & Wrekin Council website www.telford.gov.uk/edgmondndp</u></p>
P6	<p>Representations on the Edgmond Neighbourhood Plan may be made to the Council no later than</p> <p>5pm on 27th October 2017. If you require any assistance please contact the Environment & Planning Policy Team on 01952 384241. Representations can be made in writing by post to Environment & Planning Policy, Development Management Telford & Wrekin Council, PO Box 457, Telford, TF2 2FH, or by e-mailing developmentplans@telford.gov.uk</p> <p><u>Any representations may include a request to be notified of Telford & Wrekin Council's decision under Regulation 19 in relation to the Edgmond Neighbourhood Plan (Requesters should provide their, name, address and contact details in their representation).</u></p> <p><u>You should note that all representations received will be publicly available and published on the Council's website.</u></p>

Part of Document	Minor modification made
P7 (first paragraph)	Edgmond, Edgmond Marsh and Harper Adams University are three <u>3</u> independent settled areas, separated by Grade 2/ <u>and</u> 3 agricultural land which is currently farmed. The Parish population at the 2011 Census was 2,062
P7 (second paragraph)	The village has two pubs (The Lion and The Lamb), although one is currently closed and is advertised as for sale, an Anglican Church, a Village Hall, a primary school and a shop with a co-located post office.
P7 (third paragraph)	The Parish is set in a predominantly rural landscape that extends into the heart of the village and other settlements leading to a distinctly rural appearance.
P7 (fourth paragraph)	...an old sandstone quarry from which the rock <u>stone</u> used to build the local church was most likely taken.
P7 (sixth paragraph)	Previous Rectors of Edgmond included <u>include</u> Sir Lovelace Stamer ...
P10 (first para)	Neighbourhood Plans have to <u>must</u> be prepared following a procedure set by government (Figure 2).
P10 (second para)	Following this consultation, the Neighbourhood Plan has been <u>was</u> revised to take account of comments received and issues raised. A further six-week consultation by Telford & Wrekin Council will take <u>took</u> place when the Plan is <u>was</u> submitted under Regulation 15. The Plan, its evidence base and consultation responses, will <u>were</u> then be presented by Telford & Wrekin Council for Independent Examination. and <u>The</u> process will culminate in a local referendum....
P10 (second para)	However, Telford & Wrekin Council's Local Plan document has recently undergone <u>Independent Examination</u> , which is likely to result in changes recommended by the Inspector. Until recently <u>been adopted</u> . The preparation of the <u>Edgmond</u> Neighbourhood Plan had been progressing <u>has progressed</u> alongside the Local Plan, however unforeseen delays in the Local Plan timetable mean that the Neighbourhood Plan will proceed to Regulation 15 before the Inspector's Report is received by Telford and Wrekin Council. It is considered unlikely that the Inspector's Report will raise significant issues for the Neighbourhood Plan but any implications can be considered by the Examiner and the Neighbourhood Plan amended to comply with any relevant modifications to Telford & Wrekin Council's Local Plan process.

Part of Document	Minor modification made
P11 (third para)	Telford & Wrekin Council's strategic planning policy is contained in the emerging adopted Telford & Wrekin Local Plan. The Local Plan was submitted on 30 th June 2016 and an examination in public was conducted during January and February 2017 by an independent Planning Inspector. Telford & Wrekin Council anticipate received the Inspector's Report will be available by September in November 2017.
P11 (fourth para)	The previous Wrekin Local Plan (1995-2006) is now time expired and the existing Core Strategy policies are being <u>have been superseded by reviewed through the emerging adopted</u> Telford & Wrekin Local Plan covering the period from 2011-2031. An appropriate and sensible approach therefore was to proceed with the <u>Edgmond Neighbourhood Plan based on the basis of the emerging strategy and policies of the Telford & Wrekin Local Plan</u> and to work closely with the Telford & Wrekin Council during the preparation of the two documents. The Parish Council recognises <u>recognised</u> that implications arising from the Inspector's Report of on the Local Plan examination will would need to be considered and that they may need to pause the Neighbourhood Plan process to take these into account <u>No further action was required.</u>
P11 (fifth para)	The emerging Telford & Wrekin Local Plan (policy HO10) already states that a ...
P11 (seventh para)	The Spatial Strategy for the Borough is set out in Chapter 3 and policies SP1, 2 and 3 summarised in Table 9 of the emerging Local Plan. Telford is the dominant settlement, and the importance of its continuing growth dictates that the vast majority of <u>most</u> development takes place here...
P12 (second para)	The majority of <u>Most</u> housing in the rural area is hoped expected to be delivered on two large brownfield sites at Allscott and Crudgington. Allowing for other existing supply, the remainder will be located through limited infill development in 5 <u>five</u> settlements,
P12 (third para)	It is believed that there is sufficient remaining provision for development in 5 <u>the five</u> rural settlements to meet the requirements of the NPPF to support a prosperous rural economy (paragraph 28),
P12 (third para)	... housing, allowing for small scale <u>affordable</u> rural exceptions to come forward under policy HO11.
P13 (fourth para)	After September, these eight themes were further condensed into ...

Part of Document	Minor modification made
P13 (fifth para)	The aim is was for the Neighbourhood Plan to be focused <u>focused</u> and concise and to concentrate on those issues that can <u>could</u> be influenced by town and country planning legislation. Other broader issues or those that aren't <u>are not</u> controlled through planning legislation will be part of a broader 'Action Plan' linked with to the existing Parish Plan.
P14 (first para)	Around 500 <u>600</u> questionnaires were circulated...
P14 (Second para)	Following the pre-submission (Regulation 14) consultation earlier this year , 41 representations in total were received including those from Telford & Wrekin Council, the Environment Agency, Natural England, Historic England, Gladman Developments; and as well as individuals, households, and organisations in Edgmond Parish.
P14 (fifth para)	...information that was compiled during the preparation of the emerging Local Plan...
P14 (Seventh para)	It is not possible to categorically rule out the need for an a SEA, without first carrying out a screening process to establish whether or not the Edgmond Neighbourhood Plan is likely to have significant environmental effects. A draft Screening Report was prepared and published for consultation alongside the draft Neighbourhood Plan at Regulation 14.
P15	At this point the three statutory agencies: The Environment Agency, Natural England and Historic England were consulted as required by the regulations and their views used to determine whether a further formal SEA is <u>was</u> necessary. All three agencies agreed with the findings of the draft Screening Report that there was no requirement for the Edgmond Neighbourhood Plan to undertake <u>a</u> Strategic Environmental Assessment. The Parish Council consider <u>considers</u> that the amendments made to the Neighbourhood Plan...
P17 Second paragraph	– in this case the emerging <u>adopted</u> Telford & Wrekin Local Plan 2011-2031
P17 (third para)	The majority of <u>Most</u> consultation responses...
G1	The Cricket Ground (playing field) , <u>Playing Field</u> , the land around the school, Children's Play Area, Church Field, Village Hall
Table 1	1.) Cricket Ground / The Playing Field

Part of Document	Minor modification made
	3.) Open green space at entrance to <u>within the</u> village. Situated adjacent <u>near</u> to the bowling green and cricket ground / playing field. Close to the MUGA and car park.
P29	A particular concern to the community highlighted by consultation responses (both to the Neighbourhood Plan and to the emerging Local Plan) is <u>was</u> the need to...
P32 Sixth paragraph	In 2022 and 2027, there will be thorough five <u>5</u> -year reviews... Each five <u>5</u> -year review will be assessed...
Appendix 1 fourth paragraph	For that reason the University has established, in discussion with the Local Authority, a boundary around its central campus within which approved developments will take place. This is shown in Figure 5.
Appendix 2	The Neighbourhood Plan interprets the planning context set by National planning policy and the District wide local plan policies, (adopted and emerging), into the specific context of Edgmond Parish.
P43	<ul style="list-style-type: none"> • Two pubs - The Lion and The Lamb (currently closed) • St Peter's Church • Cricket pitch (• Playing field)

Richard Partington Managing Director Telford & Wrekin Council
This statement is dated 8th March 2018



Edgmond Neighbourhood Plan

Statement of Compliance

Borough of Telford & Wrekin is satisfied that, subject to the modifications recommended by the independent examiner being made (and now incorporated in the Referendum Version of the Edgmond Neighbourhood Plan), the Edgmond Neighbourhood Plan:

- meets the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990; and
- is not considered to breach or otherwise be incompatible with any EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998); and;
- complies with the provisions concerning neighbourhood development plans made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004 .

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8.3.18

Richard Partington

Managing Director, Borough of Telford & Wrekin