

Warrington Borough Council Appleton Thorn Ward Neighbourhood Plan Decision Statement

Summary

Following an independent examination, Warrington Borough Council now confirms that the Appleton Thorn Ward Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum

Background

On 26th May 2015 Warrington Borough Council's Executive Board designated Appleton Thorn Ward 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.

Following the submission of the Appleton Thorn Ward Neighbourhood Plan to the Council, the plan was publicised and representations were invited. The publicity period ended on 1st August 2016.

Warrington Borough Council appointed an independent examiner, Robert Bryan to examine whether the Plan meets the necessary basic conditions and legal requirements and should proceed to referendum.

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.

Having considered each of the recommendations made by the examiner's report, and the reasons for them, the Council and Appleton Parish Council has decided to accept the modifications to the draft plan set out in Appendix A to ensure that the draft plan meets the basic conditions set out in legislation.

Decision and Reasons

The Council and Appleton Parish Council has accepted the modifications, proposed by the examiner, to ensure that the draft plan meets the basic conditions, and for the purpose of correcting errors in the text to enhance the clarity of the plan as set out in Appendix A.

The Council has considered whether to extend the area in which the referendum is to take place and agrees with the examiner that there is no reason to extend the Neighbourhood Plan Area for the purpose of holding the referendum.

The examiner has concluded that with the minor modifications made the Plan meets the basic conditions and other relevant legal requirements. The Council concurs with this view. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question '***Do you want Warrington Borough Council to use the Neighbourhood Plan for Appleton Thorn Ward to help it decide planning applications in the neighbourhood area?***' will be held in Appleton Thorn at the Appleton Thorn Village Hall.

The date on which the referendum will take place is agreed as Thursday 2nd March 2017

APPENDIX A: EXAMINER RECOMMENDED MODIFICATIONS
GENERAL COMMENTS and RECOMMENDATIONS ON THE PLAN IN RELATION
TO BASIC CONDITIONS

Policy/Para/ Page Number	Modification	Reason
Page 6	First paragraph delete “recently”, as it is no longer recent.	Correction
Page 8	After Map 1 insert “on page 41”, to aid use of the plan	Clarification
Page 15	At the end of the first paragraph insert: <i>”The Landscape Character Assessment states”.</i>	Clarifies the origin of the quote.
Page 20	Penultimate paragraph delete the second reference to “size’, insert <i>”population”.</i>	Clarification
Page 21	In the section referring to the “Drop-in-Event (October 2015) there is reference to the map of options in Appendix D. The map needs a key explaining the green and buff coloured notations for the sites, which are highlighted.	Clarification
Paragraph 6.1.3	Add: <i>“Warrington Borough Council has updated and published its “Strategic Housing Land Availability Assessment” (SHLAA), 2015 to identify the land available for housing over the next 15 years and undertaken with neighbouring planning authorities the “Mid Mersey Strategic Housing Market Assessment” (SHMA), 2016, to establish the ‘Objectively Assessed Need’ for housing in Warrington.”</i>	To provide more detail
Paragraph 6.1.4	Delete existing paragraph 6.1.4 and add the following: <i>“Through undertaking this work, the Council is not currently able to identify sufficient land to meet its likely housing need in accordance with the requirements of the National Planning Policy Framework (NPPF). This means that the Council will need to undertake a more fundamental review of the Plan than currently</i>	Clarification and consistency with the framework

	<i>envisaged in the LDS with further work required to enable the Council to assess the options for and Implications of meeting its housing need in full”</i>	
Paragraph 6.1.10	<p><i>Delete existing para 6.1.10 and add new paragraphs as follows:</i></p> <p><i>Sites required to provide a minimum of 20% affordable housing on-site. In accordance with Policy SN2 this target increases to 30% on sites of 15 or more dwellings where they are greenfield sites or located outside of inner Warrington.</i></p> <p><i>Planning obligations relating to affordable housing will be sought for residential developments of 11 or more units. 50% of the affordable housing should be for rented and 50% intermediate provision.</i></p> <p><i>Starter Homes will be considered as intermediate provision. The level, tenure and mix of affordable housing will be considered on a site by site basis subject to viability, other policy and planning obligation requirements, any vacant building credit and forthcoming regulations under the Housing and Planning Act 2016.</i></p> <p><i>In accordance with Local Plan Core Strategy Policy SN2, affordable housing should normally be provided on-site. Only where exceptional circumstances exist and where the Council is satisfied that it would deliver a better outcome, will off-site provision be accepted.</i></p> <p><i>Where exceptionally, housing cannot be provided on or off-site, a commuted sum will be required in lieu of provision to secure delivery of affordable housing on sites elsewhere in the borough.”</i></p>	To provide more detail and clarification
Policy AT-H1	<p><i>Delete “In order to retain the rural character of the designated area”.</i></p> <p><i>Alter criterion (a) as follows:</i> <i>“Does not involve the loss or reduce the</i></p>	To provide more detail and clarification and ensure conformity with Warrington’s Local Plan Core Strategy

	<p><i>character or value of a local green space, designated within this Neighbourhood Plan as indicated on Map 6.”</i></p> <p>Alter Map 6 to a different scale to show the site in a wider context. Produce a key to identify the notations on the plan. Delete criterion (b) Alter criterion(e) as follows:</p> <p><i>“Provides appropriate residential amenity for future occupiers. In particular, development should have adequate space about the dwelling, private amenity areas and not suffer from noise pollution.”</i></p>	
Policy AT-H2	<p>Add a new second sentence to paragraph 6.1.17</p> <p><i>“The land is not within the Green Belt and offers scope for a natural extension of the built form of the surrounding suburban development. It offers good scope for connection to the local highway network. Development of the site for housing will help meet the housing targets the Borough Council is endeavouring to meet.”</i></p> <p>Add the following new paragraphs after 6.1.17</p> <p><i>“A particular issue concerns the scale and size of the proposed dwellings. The site abuts the Green Belt and the suburban area of Warrington. The predominant scale of dwelling is two-storeys. In accordance with the core principles and paragraph 88 of the NPPF, it is important that the green belt is protected from harm and as the dwellings will be readily visible in the green belt landscape, they need to respect the rural character. It is also necessary to bear in mind the proximity of the site to the urban area and that a range of dwelling types can be provided to meet the identified demand for housing. There is therefore a need to</i></p>	To provide more detail and clarification and ensure conformity with Warrington’s Local Plan Core Strategy

restrict the scale and height of dwellings to a reasonable degree in order that it respects the prevailing character in the area, particularly the green belt from where it is most visible. The 2011 Census data, shown in Appendix C illustrates that the plan area has significantly less 1 and 2 bedroomed accommodation than the local and national average and a higher proportion of 4 and 5 bedroomed dwellings. The lack of smaller and affordable housing is identified as a response in the public consultation and also in the Mid Mersey Strategic Housing Market Assessment (SHMA) 2016.

The policy needs to seek to provide for housing needs identified in appropriate assessments and needs surveys, for open market and affordable units.”

Alter paragraph 6.1.18 as follows:
Delete ~~“to ensure that this policy is in accordance with their proposals for the site”~~

insert “to seek to develop a shared view for the development of the site.”

Delete criterion (g).

In criterion (k) alter the wording as follows:

“Dwellings will be no more than 2.5 storeys (i.e. dwellings of two storeys with rooms in the roof served by dormers or roof lights) in keeping with the surrounding developments.”

Alter criterion (l) as follows:

“A mix of housing tenures, types and sizes shall be provided. The housing mix shall be based on the needs identified in the latest relevant data on housing needs. In particular, one and two bedroomed dwellings shall be

	<p><i>provided to address identified needs.”</i></p> <p><i>In criterion (n) after low cost market homes, add “including starter homes”.</i></p> <p><i>Add an extra criterion:</i></p> <p><i>(q) A site shall be reserved within the site to provide a local centre which shall include a health centre. Such site shall be reserved as a local centre unless there is evidence that such provision is not necessary or viable.</i></p>	
<p>Policy AT-H3 Paragraph 6.1.19</p>	<p><i>Insert the following paragraph after 6.1.19</i></p> <p><i>“There is an identified shortage of 1 and 2 bedroomed dwellings as referred to above in relation to policy ATH-2. Public consultation identified a preference for smaller family housing. The policy needs to respond to this evidence on housing mix”</i></p> <p><i>Delete criterion (a) and maps 4a and 4b, renumber other criteria as appropriate</i></p> <p><i>Alter criterion(f) as follows:</i></p> <p><i>“Open green space, which is accessible to the public, will be incorporated along the frontage of Stretton Road to retain the open character of the central village core and help achieve the objectives of criterion (e), above.”</i></p> <p><i>Alter criterion (k) as follows:</i></p> <p><i>“The setting of existing dwellings and the amenities of their residents will be respected in the layout of any development proposals.”</i></p> <p><i>Delete criterion (l)</i></p> <p><i>In criterion (m) after “reflect’ insert “architectural”.</i></p>	<p>To provide more detail and clarification and ensure conformity with Warrington’s Local Plan Core Strategy</p>

	<p><i>Alter criterion (o) as follows :</i></p> <p><i>“Dwellings will be no more than 2.5 storeys (i.e. dwellings of two storeys with rooms in the roof served by dormers or roof lights) in keeping with the surrounding developments”</i></p> <p><i>Add to criterion (p):</i></p> <p><i>“in accordance with the needs identified in the latest Census, Strategic Housing Market Assessment or relevant housing needs survey. In particular one and two bedroomed dwellings shall be provided to address identified needs.”</i></p> <p><i>Delete criterion(q)</i></p> <p><i>In criterion(s) after “low cost market homes” add “including starter homes”.</i></p>	
Policy AT-D1	<p>In the first sentence of paragraph 6.2.1 after “Core” add “Strategy</p> <p>In paragraph 6.2.5 in the first sentence add “consultation” before “workshops”.</p> <p>In criterion (e) insert brackets after “backland development’ and insert (see Glossary for the definition)</p> <p><i>Delete criterion(h) and add as a last sentence to paragraph 6.2.5 “The Parish Council encourages originality, innovation and initiative.”</i></p>	
Policy AT-D2	<p><i>Delete criterion (d), map 5 and the accompanying photographs.</i></p> <p><i>Insert the following as a replacement criteria “ Preserve the settings of open landscapes or buildings of architectural or historic character by avoiding whenever possible the siting of development in highly visible and intrusive positions or where it is unrelated to existing built development or landscape features”</i></p> <p>Delete criterion (e).</p> <p>In criterion (f) reword as follows:</p>	To provide more detail and clarification and ensure conformity with Warrington’s Local Plan Core Strategy

	<p><i>Conserve traditional farm buildings through continued and appropriate new uses in accordance with the Borough Council's Core Strategy policy QE 8 and adopted Supplementary Planning Document "Design and Construction, October 2010 or any subsequent relevant policies or guidance. Repairs and alterations should wherever possible use materials and techniques which have been used in the construction of the traditional farm buildings in the local area "</i></p>	
<p>Policy AT-D2 Para 6.2.8</p>	<p>Insert an extra paragraph immediately after 6.2.8:</p> <p><i>Whilst the plan area is not recognized as being vulnerable to flood risk, in accordance with the NPPF there is a need to take account of climate change and create sustainable development, which seeks to prevent flooding elsewhere.</i></p> <p><i>Delete criterion (a)</i></p>	<p>To ensure consistency with NPPF</p>
<p>Policy AT-TH1</p>	<p>Delete all of the policy wording up to the end of criterion (f).</p> <p>Insert as a new paragraphs after paragraph 6.3.4:</p> <p><i>The Parish Council is keen to work with the highway authorities to achieve the Following:</i></p> <p><i>(a) Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the village centre;</i></p> <p><i>(b) Continuous pavements on Stretton Road to Stretton (appropriate to rural location); Lumb Brook Road to Wrights Green and Grappenhall Lane to junction with Barleycastle Lane.</i></p> <p><i>(c) Appropriately located pedestrian crossings;</i></p> <p><i>(d) Highway improvements, including investigation of potential for a roundabout at Arley Road crossroads.</i></p> <p><i>(e) Public transport improvements.</i></p>	<p>For clarity and consistency with NPPF</p>

	<p><i>(f) Measures to alleviate adverse parking issues in three areas of the village i.e. the school, the playing fields, and the prison.</i></p> <p><i>In accordance with paragraph 204 of the NPPF planning obligations may be placed on developments to achieve off-site highway works and sustainable transport improvements provided they are</i></p> <ul style="list-style-type: none"> <i>• necessary to make the development acceptable in planning terms;</i> <i>• directly related to the development;</i> <i>and</i> <i>• fairly and reasonably related in scale and kind to the development</i> <p><i>In the glossary in the planning obligations definition add "and Community Infrastructure Levy (CIL)"</i></p>	
Policy AT-E1	<p>Insert a new paragraph after 6.4.2:</p> <p><i>The NPPF is concerned to promote a prosperous rural economy. In the Plan area the NPPF and the Local Plan Core Strategy effectively direct new employment provision to within the settlement boundary. In the NPPF paragraphs 89 and 90, development in the Green Belt is essentially restricted to existing employment sites, farm diversification and appropriate conversion of buildings.</i></p> <p>Reword the first sentence of the policy as follows:</p> <p><i>Proposals for the development of employment opportunities, including homeworking will be permitted provided they conform to national and local policies and the following criteria</i></p> <p>Reword criterion (a) as follows: <i>Give priority to the conversion of an existing building where this option exists</i></p> <p>Reword criterion (e) as follows; <i>Have a good connection to the highway network and are acceptable in terms of</i></p>	For clarity and consistency with NPPF

	<i>highway safety and parking provision.</i>	
Policy AT-CF2	<p><i>In the policy, alter the second sentence as follows:</i></p> <p><i>The proposed re-use of local community facilities will only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children's day nurseries).</i></p> <p>In the second part of the policy reword the sentence immediately before criterion (c) as follows:</p> <p><i>New community facilities should be located within the settlement boundary or if in the Green Belt in conformity with the advice in the NPPF paragraphs 89 and 90 which allows some change of use of buildings/land or limited infilling.</i></p> <p>All proposals shall conform to the following criteria:</p> <p><i>Delete criterion (d)</i></p>	For clarity and consistency with NPPF
Policy AT-CF3	<p>Delete first sentence of the policy and replace with the following:</p> <p><i>Development should support proposals for improved community facilities and infrastructure in the parish where justified in accordance with the advice on planning obligations in the NPPF, paragraph 204 and the NPPG paragraph 001.</i></p> <p>Delete "(where appropriate)" from the second sentence.</p>	For clarity and consistency with NPPF