



## **DECISION STATEMENT**

### **NEIGHBOURHOOD PLAN PROCEEDING TO REFERENDUM**

#### **1. Brailes Neighbourhood Development Plan**

- 1.1 I confirm that the Brailes Neighbourhood Development Plan (BNDP), 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 could be held mid-September 2019.
- 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 Brailes Parish Council is the "Qualifying Body" for their area.
- 2.2 On 1 November 2013, Brailes Parish Council requested that, in accordance with section 5(1) of the Neighbourhood Planning (General) Regulations 2012 ("The Regulations"), the Parish of Brailes 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 6 February and 21 March 2014. 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 Brailes Neighbourhood Area by way of approval of The Cabinet on 16 June 2014.
- 2.5 In accordance with Regulation 7 of The Regulations, the decision to designate the Brailes 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 2016 and 17 January 2017 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 2 November 2018 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 22 November 2018 and 17 January 2019 in accordance with Regulation 16 of The Regulations.
- 2.9 Barbara Maksymiw was appointed by the District Council to independently examine the Plan, and the Examination took place between March and May 2019, with the final Examiner's report being issued on 9 May 2019.
- 2.10 The Examiner concluded he was satisfied that the Brailes 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.

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

Examiner's Recommendation (incl. page and para number in her report)	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
<b>Habitat Regulations Screening Assessment (P.13, Paragraphs 49-50)</b>			
Add the Habitat Regulations Screening Assessment to the NDP website. Add a short section to both the Consultation Statement and the Basic Conditions Statement to explain when and why the HRA Screening Assessment was carried out and its conclusions.	N/A Proposed modifications are to NDP Website, Consultation Statement and Basic Conditions Statement	<i>Modification Agreed</i>  The Habitat Regulations Screening Assessment was carried out in October 2017 to determine whether a Habitats Regulation Assessment would be required. It is an important part of the NDP process and officers agree that it should be made available on the NDP website (as it is on the Council's website) with reference being made in the Consultation Statement and Basis Conditions Statement.	No change to the NDP. The Habitat Regulations Screening Assessment to be made available on the NDP website and reference to be added to the Consultation Statement and the Basic Conditions Statement to explain when and why the HRA Screening Assessment was carried out and its conclusions.
<b>Section 1.3: The Neighbourhood Development Plan (P.15, Paragraph 61)</b>			
Add at the end of paragraph 1.3.3 "The NDP was prepared and examined in the context of the 2012 version of the NPPF."	Page 5	<i>Modification Agreed</i>  Officers agree that this modification would add clarity to the NDP, explaining that it has been prepared and	Add the following sentence to the end of paragraph 1.3.3: <u>"The NDP was prepared and examined in the context of the 2012 version of the NPPF."</u>

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		examined in the context of the 2012 version of the NPPF, and not the updated versions that were published in 2018 and 2019.	
<b>Section 4: Objectives and Policies for Brailes Tomorrow (P.15, Paragraph 64)</b>			
Add a consistent paragraph numbering system to Section 4 of the NDP.	Pages 20-49	<i>Modification Agreed</i>  Officers agree that adding a consistent numbering system to Section 4 would make the document easier to follow for users.	Add a consistent paragraph numbering system to Section 4 of the NDP.
<b>Policy E1: Better Managing Flood Risk (P.15-16, Paragraph 66-67)</b>			
Remove a),b),c),d),e) and f) headings from Policy E1. Reword first paragraph to read: Development proposals should demonstrate that flood risk will not be increased within the development site, nor within the related locality where there is a known risk of flooding events, in line with guidance in the NPPF and Core Strategy Policy CS.4."	Page 23-24	<i>Modification Agreed</i>  Officers agree that the rewording of Policy E1 would make it less prescriptive and more consistent with the rest of the NDP. The removal of reference to specific paragraphs of the NPPF (2012) which have now become out of date also aids compliance of	Remove a),b),c),d),e) and f) headings from Policy E1.  Reword the first paragraph of the policy to read:  <del>"a)Where necessary and in compliance with NPPF paragraphs 155 to 165, and by meeting the detailed requirements of Core Strategy Policy CS.4, d</del> Development proposals <u>must should</u> demonstrate that flood risk will not be increased within the development site, nor within the related

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<p>Reword second paragraph to read: "Planning applications, where appropriate, should be accompanied by a site-specific flood risk assessment, which takes account of locally available evidence, including all published flood maps. Where appropriate, consultation with the Parish Council and the community's Flood Action Group should be undertaken by developers as part of gathering local evidence to inform emerging development proposals."</p> <p>In sixth line of third paragraph, delete 'must' and substitute 'should'.</p> <p>In fourth and fifth paragraphs, change all references of 'must' to 'should'.</p> <p>Reword first sentence of first paragraph below Policy E1 on page 24 to read "Flooding is a major concern, as it has had a significant recurring impact on</p>		<p>the Plan with the basic conditions.</p>	<p>locality where there is a known risk of flooding events, <u>in line with guidance in the NPPF and Core Strategy Policy CS.4.</u>"</p> <p>Reword the second paragraph of the policy to read:</p> <p><del>"b) In accordance with a) above and particularly conforming with Paragraph 163 and Footnote 50 of the NPPF, p</del>Planning applications, <u>where appropriate, must should</u> be accompanied by a site-specific flood risk assessment, which <del>must</del> takes account of locally available evidence, including all published flood maps. <u>Where appropriate, consultation</u> with the Parish Council and the community's Flood Action Group <del>must</del> <u>should</u> be undertaken by developers as part of gathering local evidence to inform emerging development proposals."</p> <p>Reword the sixth line of the third paragraph to read:</p> <p>"Information accompanying the application must demonstrate that mitigation measures will be satisfactorily integrated into the design and functionality of the development, which measures <del>must</del> <u>should</u>:"</p> <p>Reword the fourth paragraph to read:</p>

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<p>parts of the village.”</p> <p>Delete last sentence of paragraph at the foot of page 24 which states “The policy has been assessed...”</p>			<p>“<del>It</del> Engineered drainage solutions <del>must</del> <u>should</u> adopt best practice Sustainable Drainage Systems (SuDS) methods, which <del>must</del> <u>should</u> include environmental and ecological enhancement. The SuDS design <del>must</del> <u>should</u> conform to the technical requirements of the Lead Local Flood Authority in line with the recommendations in the Warwickshire Surface Water Management Plan, the Warwickshire Sustainable Urban Drainage Manual, and the District Council’s Strategic Flood Risk Assessment, and such local guidance as may be added or updated.”</p> <p>Reword the fifth paragraph to read:</p> <p>“Hard engineered surface water drainage systems are not considered sustainable and will not be supported. All required flood attenuation areas <del>must</del> <u>should</u> be located outside designated flood zones to ensure the overall flood attenuation and surface water management capacity is not compromised; and”</p> <p>Reword first sentence of first paragraph below Policy E1 on page 24 to read:  “Flooding is a major concern, as it has had a <u>significant</u> recurring impact <del>in a significant part of the Parish</del> on parts of the village.”</p> <p>Delete last sentence of paragraph at the foot of page 24 which states:</p>

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			"The policy has been assessed and endorsed by the Environment Agency as a statutory consultee for the Strategic Environmental assessment of the pre-submission draft plan."
<b>Policy E2: A defined Built-Up Area Boundary (BUAB) (P.16-18, Paragraphs 68-73)</b>			
Reword first paragraph on page 25 to read: "To moderate outward expansion into open countryside and not erode or harm the valued 'green fingers' and landscape features which run into and through the village. To define a built-up area boundary, to reflect a local preference to use land more efficiently and intensively within the existing settlement and make the most of opportunities to best utilise or re-use sites as opposed to further outward sprawl."	Page 25	<i>Modification Agreed</i>  Officers agree that the rewording of Objective E2 will improve consistency with the rest of the Plan and improve clarity.	Reword Objective 2 to read: " <del>The Policy responds to a strongly expressed community desire to</del> moderate outward expansion into open countryside and not erode <del>ing</del> or harming the valued green fingers <u>and</u> landscape features <u>which</u> running into and through the village <del>(see Natural Environment Map Page 27). To define a built-up area boundary, to reflect A BUAB (see Policy Maps 1 &amp; 2 Page 42 and 43) also indicates a local preference for</del> to use land more efficiently and intensively <del>using land</del> within the existing settlement, <u>and</u> <del>making</del> the most of opportunities to best utilise or re-use sites as opposed to further outward sprawl."
Reword first sentence of second paragraph under Explanation E2 on page 25 to read "Brailes is currently identified as a Category 2 Local Service Village (LSV) which can accommodate	Page 25	<i>Modification Agreed</i>  Officers agree that a fuller explanation of the fact that Brailes is currently identified as a Category 2 Local Service	Reword first sentence of second paragraph under Explanation E2 to read: " <del>The village Brailes is currently identified within the Core Strategy as a Category 2 Local Service Village (LSV), Policies CS.15D and CS.16 apply which can accommodate some small-scale</del>

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<p>some small-scale development growth to help meet the needs of the community, to provide some scope for new households to move into them, and to help support the services they provide (CS Policies CS. 15D and CS.16)."</p> <p>Change 'settlement boundary' to 'built-up area boundary' in third sentence.</p>		<p>Village would ensure that the NDP complies with the basic conditions. Agree that for consistency the reference to 'settlement boundary' should be changed to 'built-up area boundary.'</p>	<p><u>development growth to help meet the needs of the community, to provide some scope for new households to move into them, and to help support the services they provide (CS Policies CS. 15D and CS.16)."</u></p> <p>Reword third sentence of second paragraph under Explanation E2 to read:  "Meeting those development requirements is aided by the definition of a <u>settlement built-up area boundary</u>, mindful of protecting some very important local environmental and heritage assets."</p>
<p>Reword first sentence of Policy E2 to read "The built-up area boundary of the village is defined on the Policies Maps 1 and 2."</p> <p>In last sentence of policy delete "Paragraph 122".</p>	Page 25	<p><i>Modification Agreed</i></p> <p>Officers agree that the references to the NPPF would benefit from being generic and that clarity to the policy would be improved by amending the map references to Maps 1 and 2.</p>	<p>Reword first sentence of Policy E2 to read:  "<del>A boundary at the edge of t</del>The built-up area <u>boundary</u> of the village is <del>identified and shown defined</del> on the Policies Maps <u>1 and 2</u>. <del>at pages 42 and 43.</del>"</p> <p>Reword the last sentence of Policy E2 to read:  "Development in accordance with this policy will meet te expectations of NPPF <del>paragraph 122</del> concerning the efficient use of land."</p>
<p><b>Policy E3: Conserving locally valued green spaces within the village (P.18-19, Paragraphs 74-77)</b></p>			
<p>Add larger scale maps of LGS1-4 as Appendices to the NDP.</p>	N/A Modification is for the insertion	<p><i>Modification Agreed</i></p> <p>Officers consider that larger</p>	<p>Add larger scales maps of LGS1-LGS4 as Appendices to the NDP.</p>



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	of maps within the Appendices	scale maps of LSG1-LSG4 would make the NDP more user friendly.	
<b>Policy E4: Ensuring developments respect the landscape setting and local character of the village (P.19-20, Paragraphs 78 - 81)</b>			
<p>Reword first paragraph at top of page 29 to read "To ensure that development respects and enhances the landscape setting, heritage assets and the characteristics of built-up area that give the Neighbourhood Development Plan area its local distinctiveness."</p> <p>Add "To ensure" before "Excellent design" and add "To ensure" before "Due consideration".</p>	Page 29	<p><i>Modification Agreed</i></p> <p>Officers consider that Objective E4 would benefit from the proposed modification in order to read more as an objective and to be more consistent with the rest of the Plan.</p>	<p>Reword Objective E4 to read:  "<u>Ensuring To ensure</u> that development respects and enhances the landscape setting, heritage assets and <del>built-up area</del> <u>the</u> characteristics <u>of built-up area</u> that give the Neighbourhood Area its local distinctiveness. <u>To ensure</u> <del>Excellent</del> design and thoughtful materials specification are required to seamlessly blend new buildings with the adjoining open countryside and the green fingers that punctuate the settlement. <u>To ensure</u> <del>Due</del> consideration must be given to not diminishing the value ad significance of the many listed historic buildings and the scheduled monument."</p>
Delete E42b) and renumber subsequent clauses accordingly.	Page 29	<p><i>Modification Agreed</i></p> <p>Officers agree that the removal of this clause will help avoid confusion with the Local Green Spaces, and will ensure compliance with the basic</p>	<p>Delete E42b) as follows and renumber subsequent clauses accordingly:</p> <p><del>b) existing open green spaces within the settlement should be retained where they make an important contribution to the character and local distinctiveness of the area.</del></p>

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		conditions.	
Delete E42(g) and renumber subsequent clauses accordingly.	Page 30	<i>Modification Agreed</i>  Agree that this clause of the policy overlaps with the standalone policy E6 and therefore should be deleted.	Delete E42(g) as follows and renumber subsequent clauses accordingly:  <del>g) have regard to the impact on tranquillity, including dark skies; and</del>
Delete "and charm" from the first heading in Policy E4.  In E42d), change "a" to "the" and delete "Paragraph 192".  Add "as shown in the Historic Environment Map on page 18 of the plan" after "scheduled monument".  In E42f) change "sustain" to "retain" and add "consistent with CS.11 and the Cotswold AONB Management Plan" at the end of the clause.  In E42h) change "preceded" to "accompanied".  In E43c) change "proposed" to "planned".	Pages 29-30	<i>Modification Agreed</i>  Officers agree with the proposed amendment as it will ensure consistency with strategic policies and therefore ensure that the policy complies with the basic conditions.	Reword the first heading in Policy E4 to read: "1 Design <del>and charm</del> "  Reword E42d) to read: "d) preserve or enhance heritage assets including listed buildings and <u>a the scheduled monument as shown in the Historic Environment Map on page 18 of the plan</u> in line with NPPF Paragraph <del>192</del> expectations:"  Reword E42f) to read: "f) <del>sustain</del> <u>retain</u> views to and from the surrounding higher slopes and hilltops and ensure views across the wider landscape can continue to be enjoyed <u>consistent with CS.11 and the Cotswold AONB Management Plan:</u> "  In E42h) change "preceded" to "accompanied".  In E43c) change "proposed" to "planned".  In E43d) change "must" to "should" before "include consideration of means"

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In E43d) change "must" to "should" before "include consideration of means"			
<b>Commitments Map, Maps 1 and 2 and Historic Environment Map (P.20, Paragraph 20)</b>			
Change purple shading used to denote Brailes Conservation Area on the Commitments Map, Maps 1 and 2 and the Historic Environment Map to a single purple line. Add map of Winderton Conservation Area as an additional Policies Map to the NDP – Map 3.	Pages 18 and 37	<i>Modification Agreed</i>  Officers consider that the proposed amendment to the Commitments Map will aid clarity as will the addition of the Winderton Conservation Area map.	Change purple shading used to denote Brailes Conservation Area on the Commitments Map, Maps 1 and 2 and the Historic Environment Map to a single purple line. Add map of Winderton Conservation Area as an additional Policies Map to the NDP – Map 3.
<b>Policy E5: Renewable and Low Carbon Energy (P.20, Paragraph 83)</b>			
Add "Small scale, community-led" before "Developments generating" in second sentence of Policy E5 and add "its" before "character".	Page 31	<i>Modification Agreed</i>  This amendment will ensure that the Policy complies with the strategic guidance within the Core Strategy.	Reword the second sentence of Policy E5 to read: " <u>Small scale, community-led</u> <del>D</del> developments generating renewable and low carbon energy will be supported, providing in terms of scale and impact they can be satisfactorily integrated within the Parish, without harming <u>its</u> character and appearance."
<b>Section 4.2: Meeting Housing Requirements 2011-2031 (P.21-22, Paragraphs 85-88)</b>			

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<p>Delete final sentence of 4.2.1.3 and move whole paragraph and renumber as 4.2.1.1. Move entire Section 4.2.3 Site Selection to follow after new paragraph 4.2.1.1 and renumber all paragraphs accordingly.</p> <p>Add a table number and title "Brailes NDP Housing Requirements 2011-2031" to the Table on page 36.</p>	<p>Page 33-36</p>	<p><i>Modification Agreed</i></p> <p>Officers agree that the restructuring of this section will assist in making it clear how the NDP meets the housing requirements set out in the Core Strategy.</p>	<p>Delete the final sentence of 4.2.1.3 as follows: <del>"The site allocations as described in 4.2.1.2 can, should a future District wide housing land requirement be identified, make a modest contribution."</del></p> <p>Move whole paragraph and renumber as 4.2.1.1. Move entire Section 4.2.3 Site Selection to follow after new paragraph 4.2.1.1 and renumber all paragraphs accordingly.</p> <p>Add a table number and title "Brailes NDP Housing Requirements 2011-2031" to the Table on page 36.</p>
<p>Add a new third bullet point on the list above the table on page 36 to read "In category 2 LSVs approximately 700 homes should be provided in total, of which no more than 12% should be provided in any one settlement".</p> <p>Reword paragraph 4.2.4.2 (to be renumbered) to read "Table x above shows the contribution that the Brailes NDP makes to meeting Core Strategy housing numbers – a total of 79 dwellings over the period 2011-31 which is in line with the</p>	<p>Page 36</p>	<p><i>Modification Agreed</i></p> <p>Officers consider that this modification will ensure that there is an explanation of how the housing requirements from the Core Strategy translates through to an individual settlement or local service village. The modifications will also clarify the position with regards to affordable contributions.</p>	<p>Add a new third bullet point on the list above the table on page 36 to read: <u>"In category 2 LSVs approximately 700 homes should be provided in total, of which no more than 12% should be provided in any one settlement"</u>.</p> <p>Reword paragraph 4.2.4.2 (to be renumbered) to read: <del>"The contribution to the Core Strategy housing numbers is shown in the cart above. Those sites with planning permission are shown on the Commitment Map on page 37 Table x above shows the contribution that the Brailes NDP makes to meeting Core Strategy housing numbers – a total</del></p>

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<p>maximum target of 84 dwellings for Category 2 Local Service Villages."</p> <p>Add new paragraph to read "Sites with planning permission are shown on the Commitments map. Future affordable housing requirements will be determined by a housing Need Survey to be carried out at a minimum of every five years."</p> <p>Add a reference number to the Commitments Map on page 37.</p> <p>In last column of table change heading to "Affordable Homes Contribution" and change "12" to "35%" on fourth and fifth rows.</p>			<p><u>of 79 dwellings over the period 2011-31 which is in line with the maximum target of 84 dwellings for Category 2 Local Service Villages."</u></p> <p>Add new paragraph to read: <u>"Sites with planning permission are shown on the Commitments map. Future affordable housing requirements will be determined by a housing Need Survey to be carried out at a minimum of every five years."</u></p> <p>Add a reference number to the Commitments Map on page 37.</p> <p>In last column of table on page 36 change heading to "Affordable Homes Contribution" and change "12" to "35%" on fourth and fifth rows.</p>
<p>In the text box at the top of page 34 delete "Higher level policies (refer to numbered paragraphs)" and substitute "summary of Higher Level NPPF Guidance and Core Strategy Policies."</p> <p>Change paragraph numbers in the left-hand box of the table to</p>	Page 34	<p><i>Modification Agreed</i></p> <p>Officers consider that these modifications will ensure that there is no misinterpretation of the Core Strategy policies and that the correct version of the NPPD is referenced.</p>	<p>Reword the text box at the top of page 34 to read: <u>"Higher level policies (refer to numbered paragraphs) Summary of Higher Level NPPF Guidance and Core Strategy Policies."</u></p> <p>Change paragraph numbers in the left-hand box of the table to refer to the relevant paragraph numbers in the 2012 version of the NPPF.</p>

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refer to the relevant paragraph numbers in the 2012 version of the NPPF.			
<b>Policy H1: Ensuring a supply of affordable homes is sustained (P.22-23, Paragraph 89-93)</b>			
<p>Delete second paragraph of policy H1 and replace with "The affordable housing will comprise 35% of the homes, unless credible site-specific evidence of viability indicates otherwise."</p> <p>In fourth sentence of Explanation for Policy H1, delete "which will yield 12" and replace with "35% of which will be".</p> <p>Delete second sentence of paragraph at top of page 39 and replace with "Guidance in the NPPF says that in designated rural areas, sites of six or more dwellings should contribute to meeting affordable housing needs and the CS sets out further guidance on how this affordable housing should be provided."</p>	Pages 38-39	<p><i>Modification Agreed</i></p> <p>Officers agree that this modification is necessary to ensure that the Policy fully accords with Policy CS.18 (Affordable Housing) of the Core Strategy.</p>	<p>Reword the second paragraph of policy H1 to read: <del>"A development threshold (2) for windfall of three dwellings will apply, above that threshold the affordable housing component will be provided in accordance with Core Strategy Policy CS.18 requirements other than those relating to a threshold. The affordable housing will comprise 35% of the homes, unless credible site-specific evidence of viability indicates otherwise."</del></p> <p>Reword the fourth sentence of the Explanation for Policy H1 to read: This plan allocates by Policy H2 three sites each with a capacity of 12 dwellings, total of 36 dwellings, <u>which will yield 12 35% of which will be affordable homes as required by Core Strategy Policy CS.18.</u></p> <p>Reword the second sentence of the first paragraph on page 39 to read: <del>"In line with paragraph 63 of the NPPF a low threshold of 3 dwellings is introduced, as is permitted in designated rural areas, in this instance an AONB. Guidance in the NPPF says that</del></p>

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			<p><u>in designated rural areas, sites of six or more dwellings should contribute to meeting affordable housing needs and the CS sets out further guidance on how this affordable housing should be provided.</u></p>
<p>Change "or windfall sites" to "and windfall sites" in last sentence of first paragraph of Policy H1 and delete "as described in policy H3".</p> <p>Move Explanation text for Policy H3 on page 41 to end of Explanation text to policy H1.</p> <p>Delete the last sentence which reads "The Development size threshold in Policy H1 will assist the supply of affordable homes to meet local needs."</p> <p>Add a new sentence at the end of the new supporting text to H1 to read "Further affordable housing may be provided on rural exception sites, as indicated in Policy CS.18."</p>	<p>Pages 38-41</p>	<p><i>Modification Agreed</i></p> <p>Officers consider that bringing the two policies H1 and H3 together would be beneficial as it will avoid duplication and the potential for any inconsistency.</p>	<p>Reword the last sentence of the first paragraph Policy H1 to read:  "Such development will occur either on the three sites allocated by Policy H2 <del>or</del> <u>and</u> on windfall sites <del>as described in Policy H3.</del>"</p> <p>Move Explanation text for Policy H3 on page 41 to end of Explanation text to policy H1.</p> <p>Delete the last sentence of the Explanatory text for Policy H3 on page 41 as follows:  "<del>The development size threshold in Policy H1 will assist the supply of affordable homes to meet local needs.</del>"</p> <p>Add a new sentence at the end of the new supporting text to H1 to read:  <u>"Further affordable housing may be provided on rural exception sites, as indicated in Policy CS.18."</u></p>
<p>Delete last sentence of the Explanation to H1 on page 38.</p>	<p>Page 38</p>	<p><i>Modification Agreed</i></p> <p>Officers agree that this modification is necessary as</p>	<p>Delete last sentence of the Explanation to H1 on page 38 as follows:  "<del>It should also be noted that the definition of affordable housing in Annex 2: Glossary of the July</del></p>

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		the NDP is being examined against the 2012 NPPF and not the 2018 version.	<del>2018 updated NPPF has widened the scope of what qualifies as affordable housing."</del>
<b>Policy H2: Allocating sites to meet identified local housing needs and contribute to meeting potential future District-wide housing needs (P.23-26, Paragraph 94-103)</b>			
Delete Policy title for H2 and replace with "Housing allocations"	Page 39	<i>Modification Agreed</i>  Consider that the proposed modification to the policy title makes it more succinct and more consistent with other policies within the Plan.	Replace the Policy Title for H2 as follows: <del>"Allocating sites to meet identified local housing needs and contribute to meeting potential future district wide housing needs</del> <u>Housing Allocations</u> "
Add the material provided by the Parish Council in response to the Inspector's question regarding the Site Assessment Tool dated 19 March 2019 to Appendix 14.	N/A Modification is for the insertion of additional information within Appendix 14	<i>Modification Agreed</i>  Consider that the inclusion of this additional material within Appendix 14 will make the NDP more user friendly.	Add the material provided by the Parish Council in response to the Inspector's question regarding the Site Assessment Tool dated 19 March 2019 to Appendix 14.
In first sentence of Policy H2, delete "the Policies Maps at pages 42 & 43" and substitute "Maps 1 and 2".	Page 39	<i>Modification Agreed</i>  Consider that this modification aids clarity to the map referencing within the NDP.	Reword the first sentence of Policy H2 as follows: "Three edge-of-settlement sites within the built-up area boundary as defined by Policy E2 of this Plan an as shown on <del>the Policies Maps at pages 42 &amp; 43</del> <u>Maps 1 and 2</u> are allocated for development over the Plan period."
Delete "(of which four will be	Page 39	<i>Modification Agreed</i>	Reword the second sentence of Policy H2 as



Examiner's Recommendation (incl. page and para number in her report)	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
affordable housing)" from second sentence of Policy H2."		Officers consider that this modification will ensure that the Policy complies with the guidance in the Core Strategy, and also so that it is in compliance with Policy H1 of the NDP.	follows: "Each site has a capacity of 12 dwellings (of which four will be affordable housing) at an assumed density of around 30 dwellings per hectare."
Delete last sentence of the supporting text to Policy H2	Page 40	<i>Modification Agreed</i>  This modification is supported as it will remove any potential for misunderstanding of what the role of the Site Allocations Plan is.	Delete last sentence of the supporting text to Policy H2 as follows: " <del>Policy H4 in this plan will, from the submission stage of the emerging NDP, introduce a locally determined inset (3) to the Site Allocations Development Plan.</del> "
<b>Policy H3: Development of Windfall Sites (P.26, Paragraph 104)</b>			
Delete Policy H3	Page 40	<i>Modification Agreed</i>  Officers consider that bringing the two policies H1 and H3 together would be beneficial as it will avoid duplication and the potential for any inconsistency.	Delete Policy H3 as follows: " <del>Proposals to develop housing on windfall sites within the built-up area boundary as defined by Policy E2 will be supported subject to their meeting other policy requirements in this plan.</del> "
<b>Policy SE1: Encouraging sustainable economic development (P.26, Paragraphs 106-107)</b>			
Add "providing the requirements	Page 45-46	<i>Modification Agreed</i>	Reword the first sentence of Policy SE1 to read:

Examiner's Recommendation (incl. page and para number in her report)	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
<p>set out in CS.22 and CS.10 are met" after "will be supported" at end of first sentence of Policy SE1. In SE1e) change "in the village centre" to "within the Built Up Area Boundary".</p>		<p>Officers consider that this modification is appropriate as it will ensure consistency with the strategic guidance in the Core Strategy and to provide clarity.</p>	<p>"In the interests of developing a sustainable community, proposals for expanding or improving existing employment sites or creating new employment sites which support the growth of local employment will be supported <u>providing the requirements set out CS.22 and CS.10 are met.</u>"</p> <p>Reword SE1e) to read: "The site is located <del>in the village centre</del> <u>within the Built Up Area Boundary</u> and the proposed use will contribute to the vitality and viability of the centre or forms part of a regeneration project."</p>
<p><b>Policy SE2: Re-use of redundant agricultural buildings (P.26-27, Paragraph 108)</b></p>			
<p>Delete last paragraph on page 47 which reads "This policy...supersede them".</p>	<p>Page 47</p>	<p><i>Modification Agreed</i></p> <p>This modification will remove superfluous text from the NDP.</p>	<p>Delete the last sentence on page 47 as follows: "<del>This policy acknowledges the existence of 'permitted development rights' and as such does not seek to supersede them.</del>"</p>
<p><b>Policy SE4: More opportunities for home working (P.27, Paragraphs 110-112)</b></p>			
<p>Add after "similar facilities" in first line of policy SE4 "within the NDP area".</p>	<p>Pages 48-49</p>	<p><i>Modification Agreed</i></p> <p>This modification is supported as it will ensure compliance</p>	<p>Reword the first sentence of Policy SE4 to read: "The design of new residential development, incorporating home offices, studios and similar facilities <u>within the NDP area</u> will be supported."</p>

Examiner's Recommendation (incl. page and para number in her report)	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
<p>Delete SE4(d). Renumber subsequent clauses accordingly.</p> <p>Add new clause SE4(g) to read "the proposal complies with CS Policies 10,11,12,13,15,20 and 22 and AS10 and guidance in the NPPF regarding development in the AONB. The provision of workspace in a proposed dwelling will not make that dwelling acceptable if its location is contrary to other policies in the Core Strategy and the NDP".</p>		<p>with the basic conditions in relation to the NPPF and the strategic policies in the Core Strategy.</p>	<p>Delete SE4d) as follows:  <del>d) They are in locations where housing development would be acceptable."</del></p> <p>Add new clause SE4(g) to read:  <u>"The proposal complies with CS Policies 10,11,12,13,15,20 and 22 and AS10 and guidance in the NPPF regarding development in the AONB. The provision of workspace in a proposed dwelling will not make that dwelling acceptable if its location is contrary to other policies in the Core Strategy and the NDP."</u></p>
<p>Add "is no exception" after "70% of businesses" at end of last paragraph on page 49.</p>	<p>Page 49</p>	<p><i>Modification Agreed</i></p> <p>This modification is supported as it incorporates text that was inadvertently missed from the original text.</p>	<p>Reword the last sentence on page 49 to read:  "More people are working from home in a wide variety of jobs and professions and the evidence shows Brailes, with over 70% of businesses, <u>is no exception.</u>"</p>

**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):**

<b>Sustainable Development Role (NPPF)</b>	<b>Neighbourhood Development Plan's Contribution</b>
Economic	<p>The Neighbourhood Plan seeks to support the local economy through the expansion or improvement of existing employment sites and the promotion of new employment sites/opportunities within the neighbourhood area.</p> <p>If implemented these policies (and associated projects) 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 protection and enhancement of local community facilities.</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 to preserve and enhance the historic 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 Brailes Neighbourhood Development 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 Examiner's Report can be inspected online at:

<https://www.stratford.gov.uk/planning-regeneration/brailes-neighbourhood-plan.cfm>

And can be viewed in paper form at:

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