



East Staffordshire Borough Council

Abbots Bromley Neighbourhood Development Plan

Decision Statement published pursuant to the Localism Act 2011 Schedule 38A and Regulation 18 and 19 of the Neighbourhood Planning (General) Regulations 2012

I confirm, that the Abbots Bromley Neighbourhood Development Plan, 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 can therefore proceed to referendum. The referendum will be held on Thursday the 4th of May 2023

I also declare that I have no personal or prejudicial interest in respect of this decision.

Signed

A handwritten signature in black ink, appearing to read 'Sal Khan'.

Sal Khan - Head of Service

Following consideration of the Examiners recommendations, East Staffordshire Borough Council have decided to make the revised Abbots Bromley Neighbourhood Development Plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended) subject to a formal 'Referendum'. The Referendum will take place on Thursday the 4th of May 2023. The revised Abbots Bromley Neighbourhood Development Plan will form part of the Development Plan for East Staffordshire.

Decision and reasons

The decision of the Council on 27th February 2023 and its reasons for its decision are as follows:

To make the revised Abbots Bromley Neighbourhood Development Plan, subject to a formal 'Referendum', (Regulation 18, Neighbourhood Plan (General) Regulations

2012), with the consequence that it can become part of the Development Plan for East Staffordshire subject to the outcome of the referendum vote.

Reasons for decision:

The Council is satisfied that the Revised Neighbourhood Plan meets the Basic Conditions. East Staffordshire Borough Council is required to allow the plan to proceed to a formal referendum within five (5) weeks following receipt of the Examiner's Report¹.

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

[Abbots Bromley Neighbourhood Plan | ESBC \(eaststaffsbc.gov.uk\)](https://www.eaststaffsbc.gov.uk/abbots-bromley-neighbourhood-plan)

An appointment to view a printed copy of the revised Neighbourhood Plan can be made on request by emailing us at planningpolicy@eaststaffs.gov.uk or by phone on 01283 508 000

The Examiner's recommendations and the council's comments are set out below:

Abbots Bromley Neighbourhood Development Plan (2023)

Schedule of modifications (further to the recommendations set out in the examiner's report dated January 2023).

Examiner's recommendation:	ESBC notes:
In the final paragraph of Policy DAH1, for "high environmental protection performance", substitute "measures making use of highly sustainable techniques for construction and performance". In the Interpretation and Guidance following Policy DAH1, add a paragraph stating that: "Highly sustainable techniques for construction and performance could include Passivhaus standards of thermal insulation and airtight fabric with a mechanical ventilation system incorporating heat recovery; rainwater harvesting for toilet flushing; and ensuring that all runoff from paved areas is directed to soakaways."	Modification made.
In the opening paragraph of Policy DAH3, substitute "shall" for "should". For "in the main street", substitute "in that part of the Conservation Area adjacent to the B5014".	Modification made. Modification made.

¹ Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990.

Examiner's recommendation:	ESBC notes:
<p>In the Interpretation and Guidance following Policy DEC1, add a paragraph saying:</p> <p>“Local need is as identified in AECOM’s Housing Needs Assessment for Abbots Bromley including any successor document that updates that assessment.”</p> <p>Provide a link to the AECOM assessment.</p> <p>For the second sentence of Paragraph 1a) of the policy, substitute the following:</p> <p>“Priority shall be given to the following and include a suitable mix in residential developments of 10 units or more:”.</p> <p>In Paragraph 1b), substitute the following for “these types of housing”: “the types of housing identified above with a minimum of 25% of the units comprising First Homes.”</p> <p>In the Interpretation and Guidance following the policy, add a paragraph saying:</p> <p>“Historically important garden spaces can be identified from the “Character Appraisal Abbots Bromley Conservation Area, ESBC, March 2009.”</p> <p>Add a link to the Conservation Area Appraisal.</p> <p>Substitute the following for Paragraph 1g) of the policy:</p> <p>“Layouts that are flexible enough to meet changing needs, including home-working, are encouraged.”</p>	<p>Modifications made.</p>
<p>In Paragraph 1b) of Policy DEC3, delete “the retention or replacement of community use facilities within the site, as well as”; also, the word “independent”.</p> <p>In Paragraph 1c), after “other buildings of townscape merit” insert “(Appendix 1)”.</p>	<p>Modification made.</p>
<p>In Policy NGE1, substitute “shall provide biodiversity net gain” for “should provide biodiversity net gain”.</p>	<p>Modification made.</p>
<p>At the beginning of the first paragraph of policy NGE2, insert “Where planning permission is required,”. Change “water permeable” to “constructed using permeable materials”.</p>	<p>Modification made.</p>

Examiner's recommendation:	ESBC notes:
<p>In the first paragraph of the Interpretation and Guidance, substitute "as required by Part H of the Building Regulations" for all the words after "drainage hierarchy".</p>	
<p>Open the second paragraph of Policy TIN1 with the following: "Proportionate to the scale and nature of the scheme,".</p>	<p>Modification made.</p>
<p>Replace Paragraph 1 of Policy TIN4 with the following wording: "As appropriate, new premises, including residential units, shall be designed and constructed so as to facilitate the provision of high-speed broadband."</p>	<p>Modification made.</p>