



# **Bedford Borough Council Carlton and Chellington Neighbourhood Plan POST- EXAMINATION DECISION STATEMENT**

## **Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended)**

This document is the decision statement required to be prepared under Regulation 18(2) of the Neighbourhood Planning Regulations 2012 (as amended). It sets out the response of Bedford Borough Council (“the Council”) to each of the recommendations contained within the independent examination report of the Carlton and Chellington Neighbourhood Plan (“the Plan”) by independent examiner Mr R J Yuille MSc DipTP MRTPI, which was received by the Council on 15<sup>th</sup> October 2019.

This decision statement, the independent examiner’s report and the submission version of the Carlton and Chellington Neighbourhood Plan and supporting documents can be viewed on the [neighbourhood planning pages](#) of the Council’s website.

Paper copies of this decision statement and the independent examiner’s report can be viewed at the following locations during normal opening hours:

- Customer Service Centre, Horne Lane, Bedford

- Bedford Central Library, Harpur St, Bedford

## BACKGROUND

Under the Town and Country Planning Act 1990 (as amended), the Council has a statutory duty to assist communities in the preparation of neighbourhood plans and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6, Chapter 3) sets out the Local Planning Authority's neighbourhood planning responsibilities.

This statement confirms that the modifications proposed in the examiner's report have been considered and accepted and that subject to making the recommended modifications (and other minor modifications) the Carlton and Chellington Neighbourhood Plan may now be submitted to referendum.

The Carlton and Chellington Neighbourhood Plan relates to the area that was designated by the Council as a Neighbourhood Area on 17<sup>th</sup> March 2016. This area is coterminous with the boundary of the parish of Carlton and Chellington and is entirely within the Local Planning Authority's area.

Between 25<sup>th</sup> May 2018 and 6 July 2018 Carlton and Chellington Parish Council undertook consultation on the draft Plan in accordance with Regulation 14.

Following the submission of the Carlton and Chellington Neighbourhood Plan to the Council in April 2019, the Council publicised the draft Plan for a six-week period and representations were invited in accordance with Regulation 16. This consultation took place between 12<sup>th</sup> June 2019 and 25<sup>th</sup> July 2019.

## INDEPENDENT EXAMINATION

The Council appointed Mr R J Yuille MSc DipTP MRTPI, with the agreement of Carlton and Chellington Parish Council, to undertake the independent examination of the Carlton and Chellington Neighbourhood Plan and to prepare a report of the independent examination.

The examiner examined the Plan by way of written representations supported by an unaccompanied site visit of the Neighbourhood Plan Area on 27<sup>th</sup> September 2019.

The examiner's report was formally received by the Council on 15<sup>th</sup> October 2019. The report concludes that subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to referendum. The examiner also recommends that the referendum area should be the same as the designated Neighbourhood Area, which is the same as the administrative boundary for Carlton and Chellington parish.

Following receipt of the examiner's report, legislation requires that the Council considers each of the modifications recommended, the reasons for them, and decides what action to take. The Council is also required to consider whether to extend the area to be covered by the referendum.

## DECISION AND REASONS

Having considered each of the recommendations made in the examiner's report and the reasons for them, the Council has decided to accept all of the examiner's recommended modifications to the draft Plan. These are set out in Table 1 below.

The Council considers that, subject to the modifications being made to the Plan as set out in Table 1 below, the Carlton and Chellington Neighbourhood Plan meets the basic conditions explained in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended), is compatible with the Human Rights Convention and that the requirements of paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) have been met.

The examiner recommended that the Plan should proceed to a referendum based on the designated Neighbourhood Area. The Council has considered this recommendation and the reasons for it, and has decided to accept it. The referendum area for the final Carlton and Chellington Neighbourhood Plan will therefore be based on the designated Carlton and Chellington Parish Neighbourhood Area.

These decisions were made by the Mayor on behalf of the Council's Executive on the 7<sup>th</sup> November 2019.

As a consequence of the required modifications, the Council will alter the Carlton and Chellington Neighbourhood Plan in order that it can proceed to referendum.

The Neighbourhood Plan document will be re-titled **Referendum Version**. The date for the referendum and further details will be publicised shortly once a date is set by the Council.

**Table 1: Decisions on the Examiner’s Recommended Modifications to the Carlton and Chellington Neighbourhood Plan**

| <b>Proposed Modification Number</b> | <b>Carlton and Chellington Neighbourhood Plan Reference</b> | <b>Examiner’s Report Reference</b> | <b>Recommended Modification and Reason</b>   | <b>Bedford Borough Council Decision/reasoning</b>                             |
|-------------------------------------|---|------------------------------------|--|---|
| PM1                                 | Title of contents page.<br><br>Contents page                | Paragraph 3.3                      | Amend as follows:<br><br><b>Carlton &amp; Chellington Neighbourhood Development Plan <u>2018 -2030</u>.</b><br><br><b>Vision Key Themes and Core Objectives 2018 – 2035<u>30</u>.</b><br><br>To provide clarification regarding the time period to be covered by the Plan. | Agree with the modifications for the reasons set out in the examiner’s report |
| PM2                                 | Policy CC1 f)<br>Para 3.1.2                                 | Paragraph 4.14                     | Amend as follows:<br><br><b>and as identified on the <del>Proposals Map</del> <u>Bedford Borough Council’s Policies Map</u> are not adversely affected.</b><br><br>For clarity and to correct the reference to Bedford Borough Council’s published Policies Map.           | Agree with the modification for the reasons set out in the examiner’s report  |
| PM3                                 | Policy CC3<br>Para 3.1.4<br>1 <sup>st</sup> paragraph.      | Paragraph 4.18                     | Amend as follows:<br><br><b>provided that proposals preserve or enhance the character <u>or appearance</u> of the Conservation Area.</b><br><br>To reflect statutory wording in Section 69 of the  | Agree with the modification for the reasons set out in the examiner’s report  |

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|     |   |                   | Planning (Listed Building and Conservation Areas) Act 1990.   |   |
| PM4 | Appendix 3<br>Proposals Map                           | Paragraph<br>4.21 | Modify the Proposals Map to show the extended Settlement Policy Area Boundary.<br><br>To show the new Settlement Policy Area boundary arising as a result of the Plan's allocations.  | Agree with the modifications for the reasons set out in the examiner's report |
| PM5 | Policy CC4<br>2 <sup>nd</sup> paragraph<br>Para 3.1.5 | Paragraph<br>4.22 | Amend as follows:<br><br><b><u>Development in excess of this figure will generally only be permitted where the proposal relates to a site within the SPA in accordance with Policy CC1. Exceptionally permission will be granted on sites immediately adjacent to the SPA for schemes providing 100% affordable housing to meet identified local needs in accordance with Core Strategy Policy CP17.</u></b><br><br>To reflect policies in the current development plan (Core Strategy and Rural Issues Plan Policy CP17) and in emerging policy (Local Plan 2030 Policy 6S). | Agree with the modifications for the reasons set out in the examiner's report |
| PM6 | Policy CC9<br>Paragraph 2a<br>Para 3.1.10             | Paragraph<br>4.24 | Amend as follows:<br><br><b><u>a) the proposals includes alternative provision, where possible on a site within the SPA, of equivalent or enhanced facilities.</u></b><br><br>To reflect the fact that the alternative provision of community facilities referred to may take place on sites outside the settlement policy area   | Agree with the modification for the reasons set out in the examiner's report  |