



GRETTON NEIGHBOURHOOD PLAN: POST EXAMINATION DECISION NOTICE

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 Council's response to each of the recommendations in the Gretton Neighbourhood Plan Independent Examiners Report prepared by John Parmiter, which was submitted to the Council on the 16th October 2020.

This decision statement, the independent Examiner's Report, the submission version of the Gretton Neighbourhood Plan and supporting documents can be viewed on the Council's website: www.corby.gov.uk/home/planning-and-building-control/planning-policy/neighbourhood-planning

Subject to Covid-19 opening restrictions paper copies of this decision statement and the independent Examiner's Report can be viewed during normal opening times at the following locations:

- **Corby Library, The Cube, George St, Corby, NN17 1QG**

Background

The Town and Country Planning Act 1990 (as amended) places a statutory duty on Corby Borough Council to assist communities in the preparation of neighbourhood plans and to take the plans through a process of examination and referendum. The Localism Act 2011 sets out the Local Planning Authority's responsibilities under neighbourhood planning.

The Gretton Neighbourhood Plan relates to the Gretton Neighbourhood Area which was designated on the 2nd November 2016. The Gretton Neighbourhood Area is the Gretton Parish Area.

Gretton Parish Council undertook the Pre-submission consultation on the Neighbourhood Plan from 1st October to 12th November 2019.

The Neighbourhood Plan was submitted to Corby Borough Council on 24th June 2020. In accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended) the Neighbourhood Plan was made available for comment. This consultation took place from Friday 17th July to Friday 11th September 2020.

Independent Examination

An independent examiner was appointed to carry out the examination of the Neighbourhood Plan. The Examiner examined the Neighbourhood Plan by written representations, and undertook an unaccompanied site visit of the Neighbourhood Plan Area.

The Examiner's Report was issued on the 16th October 2020. The Examiner's conclusion is that, subject to the modifications recommended in the report, the Gretton Neighbourhood Plan meets the basic conditions and other statutory requirements outlined in the report. The Examiner's

recommendation is that, subject to the modifications proposed in the report, the Gretton Neighbourhood Plan can proceed to referendum.

Once the Council receive the Examiner’s report they must consider each of the recommendations and the reasons for them and decide what action to take. The Council must also consider whether the area to which the referendum is to take place should be extended.

Decision and Reasons

The Council has considered each of the recommendations made in the Examiner’s report and the reasons for them. The Council, with the agreement of Gretton Parish Council, has decided to accept all of the recommended modifications to the draft Plan. The modifications are set out in table 1 below.

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

Table 2 sets out further minor modifications which reflect modifications made by the Examiner and improve the clarity of the plan. As these are minor modifications, which are not a different view to the Examiner’s, it is not necessary for the Council to re-consult on these minor modifications.

The Council will make the required modifications to the Gretton Neighbourhood Plan for it to proceed to referendum.

The examiner concluded that there is no need for the referendum boundary to extend beyond the designated neighbourhood area. The Council has considered this recommendation and the reasons for it and decided to accept it. The referendum area for the Gretton Neighbourhood Plan will therefore be the Gretton Neighbourhood Area.

This decision was made on 2nd December 2020 at a meeting of the Council’s Local Plan Committee.

Table 1		
Ref No	Examiners Recommended Modification	Council’s Decision
Housing and Built Environment Policy H3: Design policies		
1	The following text be deleted from the second limb of the policy: “...the Gretton Design Guide and are encouraged to have regard to ..”.	The Borough Council and Neighbourhood Forum have agreed a number of modifications to Design Policy H3, supporting text and Gretton Housing Design Reference Document to address the modifications recommended by the Inspector.
2	All references to the Gretton Housing Design Guide should be consistent.	Agree with need for consistency.
Housing and Built Environment Policy H4: Affordable Housing Provision		
3	Delete Policy H4.	Accept modification for the reasons set out in the Examiner’s report, whilst

		retaining some supporting text.
Housing and Built Environment Policy H5: Accessible Housing		
4	Delete Policy H5.	Accept modification for the reasons set out in the Examiner's report, whilst retaining some supporting text.
Natural and Historic Environment Policy ENV1: Protection of Local Green Space		
5	The words "very special" replace the word "exceptional" in the policy.	Accept modification for the reasons set out in the Examiner's report.
Natural and Historic Environment Policy ENV2: Protection of sites of Natural and Historical Significance		
6	The final sentence be deleted and be replaced by the following text: "Development proposals that would result in their loss, or have a significant adverse effect, will not be supported, unless the overall benefits of the development outweigh the harm".	Accept modification for the reasons set out in the Examiner's report.
Natural and Historic Environment Policy ENV3: Important Open Space		
7	Removal of the Parish Council as the party to be satisfied, by deletion of the words "... to the Parish Council..."; and the removal of St James Churchyard and Paddock Park from the list, as these are already covered by ENV1.	Accept modification for the reasons set out in the Examiner's report.
8	Each of the (remaining) sites be listed - by number - and that those numbers be used to annotate Fig 7.	Accept modification for the reasons set out in the Examiner's report.
Natural and Historic Environment Policy ENV7: Protection of Important Views		
9	Recommend the following modifications to the policy: <ul style="list-style-type: none"> • In the title of the policy and on Fig 13 to refer to Local Views; • The text of the policy to read: <i>Development proposals must have regard to their impact on those local views which are considered significant – as listed below – and should be considered as part of relevant Design & Access Statements.</i> 	Accept modification for the reasons set out in the Examiner's report.
Community Sustainability Policy CF1: Retention of Community Facilities, Amenities and Assets		
10	The policy be modified in the following respects: <ul style="list-style-type: none"> • That the first sentence be replaced with: "Developments that support and enhance community facilities will be supported"; • The final limb – "The community facilities ...etc" be deleted. 	Accept modification for the reasons set out in the Examiner's report.
Transport and Road Safety Policy T2: Electric Vehicles		
11	The drafting contains an odd sentence, in brackets, which I sense is an error and so recommend it is deleted.	Accept modification for the reasons set out in the Examiner's report.

Further minor modifications arising from the Examiner's modifications and other matters.

Table 2		
Reference	Recommended Modification	Reason
Gretton Housing Design Guide	Remove paragraph on <i>Vehicular access and parking</i> on page 2.	Lack of evidence to justify standards proposed.
Gretton Housing Design Guide	Remove first sentence under Height & Scale <i>Dwellings heights should be one or two stories, with the exception of a third floor being extended into a roofline with the use of dormer windows</i> on page 4.	Lack of evidence to justify standards proposed.
Gretton Housing Design Guide	Remove requirement for design and access statement to be approved by Parish Council under Design Code One on page 1.	Not capable of being enforced.
Chapter and Paragraph numbering	Each chapter is numbered and that the paragraphs within each chapter follows a clear and consistent order.	To ensure the plan functions as an easily referenceable development plan document, to meet the Basic Conditions.
Chapter and Paragraph numbering	The plan be structured around the policy areas.	To ensure the plan functions as an easily referenceable development plan document, to meet the Basic Conditions.
Community Actions	<p>The status of the Community Actions be clarified in the following ways:</p> <ul style="list-style-type: none"> • That the phrase “to support the Neighbourhood Plan policies” in the Foreword be deleted; • A new sub-section is included in the introductory chapter – say after that on “The plan and what we want it to achieve”, on page 9 – with the sub-heading <i>Community Actions</i> and with text to explain they are community aspirations; that they are not policies; they involve non-land use policy matters that do not form part of the plan; but are included for information; and • All Community Actions adopt a distinct form of numbering and graphic presentation, say in a different coloured box. 	To avoid misinterpretation of Community Action aspirations.
Figure 3 – Limits to Development	Update out-of-date map.	To ensure the boundaries in the Gretton Neighbourhood Plan are consistent with the Part 2 Local Plan for Corby with the exception of the Neighbourhood Plan housing allocation.

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