

# Decision Statement: Parson Drove Neighbourhood Plan

19 December 2019

## Purpose

This Decision Statement has been prepared and published in accordance with Regulation 18(2) of the Neighbourhood Planning Regulations 2012 (as amended). This statement sets out the Council's decision and proposed actions following receipt of the Examiner's Report into the Parson Drove Neighbourhood Plan.

This decision has been taken by the Corporate Director, in accordance with the Council's constitution.

The Parson Drove Neighbourhood Plan, the Decision Statement and Examiner's Report will be published on the Council's website. Paper copies may be inspected at *Fenland Hall, County Road, March, Cambs, PE15 8NQ*, during normal opening times. Please refer to the Council's website for details.

## Background

The Parson Drove Neighbourhood Area was designated by Fenland District Council (FDC) in January 2015.

The Parson Drove Neighbourhood Plan (the Plan) and supporting evidence documents were submitted to FDC by Parson Drove Parish Council on 03 September 2019.

FDC published the Plan for a period of six weeks from 05 September to 17 October 2019. Following the publication period, FDC submitted the Plan for independent examination.

The main purpose of the independent examination is to assess whether or not the Plan satisfies certain "basic conditions" and other legal requirements which must be met before the plan can proceed to a local referendum.

The independent examination was held in October and November 2019. The Plan was examined by Mr David Kaiserman BA DipTP MRTPI of Trevor Roberts Associates. The examination was carried out through written representations. No public hearing session was required.

## Council's Decision

The examiner concluded that, subject to applying his recommended modifications, the Parson Drove Neighbourhood Plan makes appropriate provision for sustainable development, has appropriate regard to national policy, and is in general conformity with the strategic policies in the development plan.

In addition, the examiner concluded that there is no evidence to suggest the Plan is not compatible with EU obligations, including human rights requirements.

Provided the Plan is modified in accordance with his recommendations, the examiner considers that the Plan meets the basic conditions and recommends it proceed to referendum.

The regulations require the Council to take a decision as to what action to take in response to the recommendations of the examiner, including what modifications to make to the draft plan. The Council has agreed with Parson Drove Parish Council, the Qualifying Body, that the Parson Drove Neighbourhood Plan will be modified as per the examiner's recommendations. The examiner's recommendations and modified policies are set out in Appendix 1 of this statement.

Based on the examiner's findings and recommendations, the Council is satisfied that the Parson Drove Neighbourhood Plan, as modified in accordance with the examiner's recommendations, meets the basic conditions and is otherwise legally compliant.

This Decision Statement is published alongside the 'Referendum Version' of the Parson Drove Neighbourhood Plan and is available to view and download from the 'Parson Drove Neighbourhood Plan' webpage on FDC's website<sup>1</sup>. A paper copy is available for inspection at *Fenland Hall, County Road, March, Cambs, PE15 8NQ*.

### **Referendum arrangements**

Following this decision, FDC will proceed to hold a referendum. The purpose of the referendum is to enable local people to vote on whether FDC should use the Parson Drove Neighbourhood Plan when taking planning decisions. Where the Parson Drove Neighbourhood Plan is supported by the majority of voters, the plan will be 'made' by FDC and will form a part of the Development Plan for Fenland.

The examiner gave consideration to whether the referendum area should extend beyond the boundary of the Parson Drove Neighbourhood Area (which is coterminous with the current Parson Drove Civil Parish boundary). The examiner concluded that the referendum area should not be extended. The Council will therefore apply the Parson Drove Neighbourhood Area as the referendum area. A map of the Parson Drove Neighbourhood Area is provided in Appendix 2.

The referendum is expected to be held on 27 February 2020. However, this is a provisional date; formal details will be confirmed on publication of the Information Statement.

### **Summary**

Fenland District Council is satisfied that the Parson Drove Neighbourhood Plan (Referendum Version) meets the basic conditions and other legal requirements and will proceed to hold a referendum.

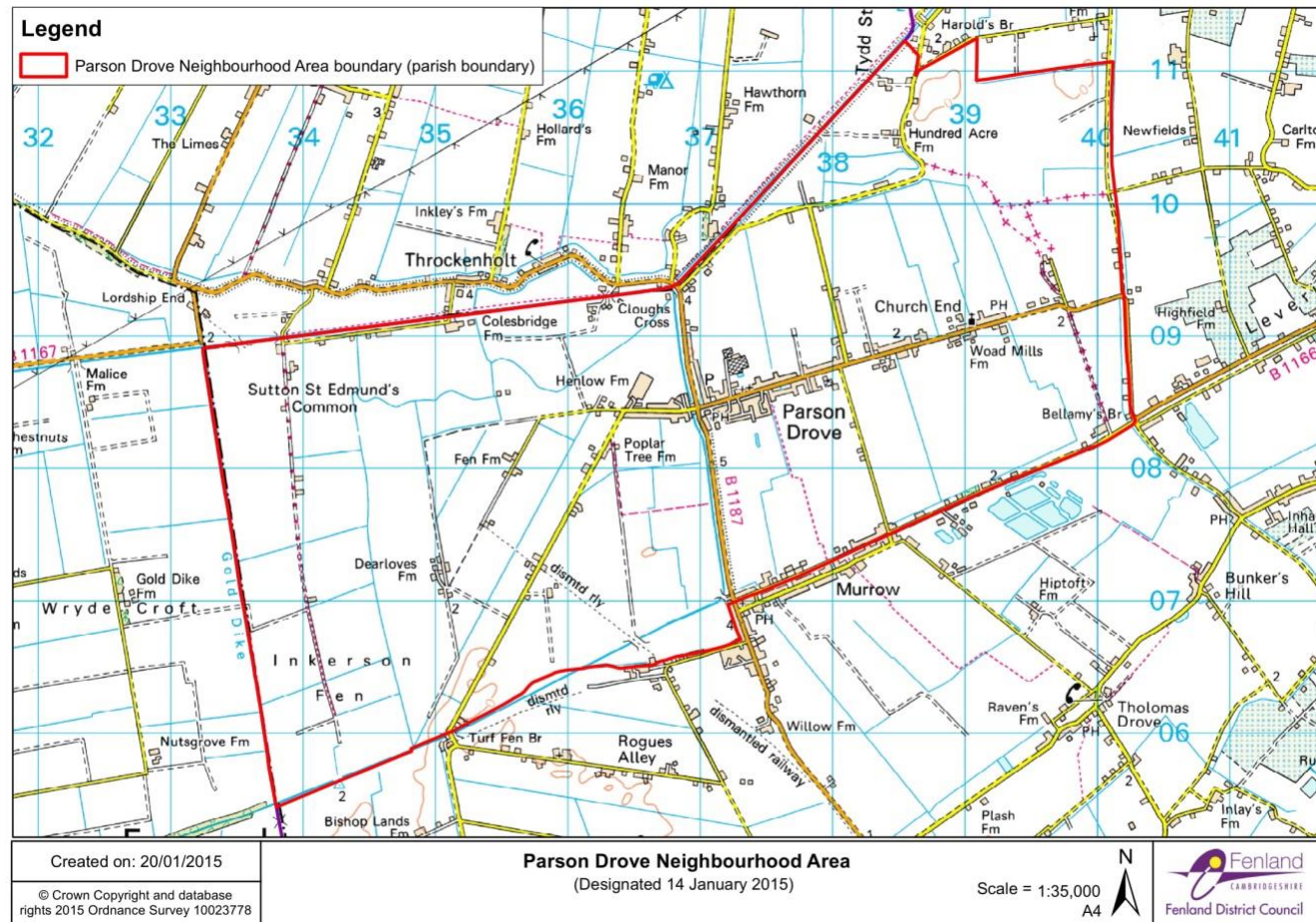
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<sup>1</sup> <https://fenland.gov.uk/article/14411/Parson-Drove-Neighbourhood-Plan>

## Appendix 1: Modifications to Parson Drove Neighbourhood Plan

Examiner's report paragraph	NP Reference	Recommendation	Policy as modified
41	Policy 3	<ul style="list-style-type: none"> <li>adopt wording closer to that used in Local Plan Policy LP12</li> <li>refer to "future occupants" instead of "applicants"</li> </ul>	<p>Policy 3: Affordable Housing</p> <p>Permission may be granted for development of exception sites <b>located in or adjacent to the existing developed footprint of Parson Drove or infill sites within Church End</b>, where the sole purpose of that development is to provide affordable homes.</p> <p>All affordable dwellings proposed on a rural exception site shall be allocated in accordance with a cascade which prioritises <del>applicants</del> <b>future occupants</b> with a local connection</p>
43 45	Policy 4	<ul style="list-style-type: none"> <li>make reference to the map and bring this into the main part of the Plan</li> <li>make clear that the "exception" terms of Policy 3 do not apply</li> </ul>	<p><b><i>Reproduce map showing area of separation (Appendix B of submission plan) in main body of plan, and add titles to all maps to enable policy to make clear reference to the map.</i></b></p> <p>Policy 4: Maintaining Separation between Parson Drove and Church End</p> <p>No new dwellings or non-residential buildings other than permitted development will be approved <b>in the Area of Separation (as illustrated by Map 3)</b> between Parson Drove village and Church End from the east side of Sealeys Lane and Silvers Lane up to the existing dwellings at the west end of Church End in order to preserve the separation between the two settlements and to retain views over the countryside.</p> <p><b>The "exception" terms of Policy 3 do not apply to any land within the Area of Separation.</b></p>

## Appendix 2: Map of Neighbourhood Area



Map for illustrative purposes, do not scale. Original version of map available at: [https://www.fenland.gov.uk/media/11091/Map-of-Parson-Drive-Neighbourhood-Area/pdf/Map\\_of\\_Parson\\_Drive\\_Neighbourhood\\_Area\\_A4.pdf](https://www.fenland.gov.uk/media/11091/Map-of-Parson-Drive-Neighbourhood-Area/pdf/Map_of_Parson_Drive_Neighbourhood_Area_A4.pdf)