



BEDFORD
BOROUGH COUNCIL

Bedford Borough Council Thurleigh 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 Thurleigh Neighbourhood Plan (“the Plan”) by independent examiner Wendy Burden, which was received by the Council on 7 August 2020.

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

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 Thurleigh Neighbourhood Plan may now be submitted to referendum.

The Thurleigh Neighbourhood Plan relates to the area that was designated by the Council as a Neighbourhood Area on 18 August 2014. This area is coterminous with the boundary of the parish of Thurleigh and is entirely within the Local Planning Authority's area.

Between, 8 June and 20 July 2019 Thurleigh Parish Council undertook consultation on the draft Plan in accordance with Regulation 14.

Following the submission of the Thurleigh Neighbourhood Plan to the Council on 26 March 2020, 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 1 May and 15 June 2020.

INDEPENDENT EXAMINATION

The Council appointed Wendy Burden, with the agreement of Thurleigh Parish Council, to undertake the independent examination of the Thurleigh 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 8 July 2020.

The examiner's report was formally received by the Council on 7 August 2020. 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 Thurleigh 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 Thurleigh 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 Thurleigh Neighbourhood Plan will therefore be based on the designated Thurleigh Parish Neighbourhood Area.

These decisions were made by the Mayor on behalf of the Council's Executive on 27 August 2020.

As a consequence of the required modifications, the Council will alter the Thurleigh 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 once a date is set by the Council (the referendum will not take place until May 2021 in line with the Local Government and Police and Crime Commissioner (Coronavirus) Postponement of Elections and Referendums) (England and Wales) Regulations 2020).

Table 1: Decisions on the Examiner's Recommended Modifications to the Thurleigh Neighbourhood Plan

Proposed Modification Number	Thurleigh Neighbourhood Plan Reference	Examiner's Report Reference	Recommended Modification and Reason	Bedford Borough Council Decision/reasoning
PM1a	Front cover	page 9	Insert under Heading "2030".	Agree with the modification for the

				reasons set out in the examiner's report
PM1b	Page 7 paragraph 4.3 third line	page 11	Delete "and came into effect in March 2012." and insert ", the most recent version published in February 2019."	Agree with the modification for the reasons set out in the examiner's report
PM2	Page 41 Appendix A	page 13	Delete Policies Map and replace with Policies Map shown in TPC's letter dated 9 July, in response to question 14.	Agree with the modification for the reasons set out in the examiner's report
PM3	Page 17 Policy HS1c) and d)	Page 15	Delete HS1c) and insert "The height of new buildings shall respect the character and appearance of adjacent properties and the setting of the site." Delete HS1d) and insert "The density of new development shall reflect that of existing housing within the village and its rural location."	Agree with the modification for the reasons set out in the examiner's report
PM4	Page 20 Policy HS2	Page 15	Line 1: insert "approximately" before "10". HS2c): delete. HS2d): delete second sentence. HS2h): delete "Provision to be made of three" and insert "Where the development includes 10 or more dwellings, 30% of the new homes shall be provided as".	Agree with the modification for the reasons set out in the examiner's report

PM5	Page 21 Policy HS3	Page 16	<p>First line: insert “approximately” before “20 dwellings”.</p> <p>HS3c): delete.</p> <p>HS3d): delete second sentence.</p> <p>HS3i): delete from “needs to be provided” to end of sentence and insert “is required to provide for the definition of the new SPA boundary to the north and east of the site. This must include significant new planting of appropriate trees and shrubs together with the retention of existing trees and environmental features in order to reflect the location of the site at the edge of the village adjacent the open countryside.”</p> <p>HS3j) delete “Provision to be made of six houses, with” and insert “Where the development includes 10 or more dwellings, 30% of the new homes shall be provided with”.</p>	Agree with the modification for the reasons set out in the examiner’s report
PM6	Page 22 Policy HS4	Page 16	<p>First sentence: after “including extensions to existing dwellings” insert “where appropriate”.</p> <p>HS4a) sixth criteria: delete “remains” and insert “reflects”.</p> <p>HS4b) delete the second sentence and insert “Proposals for new development within the village conservation area or which would affect its setting must have regard to the desirability of making a positive contribution to local character and distinctiveness.”</p>	Agree with the modification for the reasons set out in the examiner’s report

PM7	Page 23 Policy HS5	Page 16	Delete Policy HS5.	Agree with the modification for the reasons set out in the examiner's report
PM8	Page 24 Policy IF2	Page 17	IF2a) delete "should" and insert "shall". IF2b) delete "should" and insert "shall". IF2c) delete "will need to" and insert "shall".	Agree with the modification for the reasons set out in the examiner's report
PM9	Page 26 Policy GS1	Page 17	Delete Policy GS1.	Agree with the modification for the reasons set out in the examiner's report
PM10	Page 27 Policy GS2	Page 17	Delete "acceptable" and insert "supported".	Agree with the modification for the reasons set out in the examiner's report
PM11	Page 29 Policy RSY1(b)	Page 18	Delete first sentence. Insert: "Any unnecessary loss of the following village assets will be resisted:".	Agree with the modification for the reasons set out in the examiner's report
PM12	Page 32 Policy LPA3	Page 18	Add new sentence: "New housing development will also be expected to demonstrate appropriate connectivity to provide for safe walking and cycling of children to the school."	Agree with the modification for the reasons set out in the examiner's report