

**Decision Statement: Meriden Parish Neighbourhood Development Plan**

Examiner’s Recommendations and Local Authority’s Response (Regulation 18 of the Neighbourhood Planning (General) Regulations 2012)

This document provides a detailed assessment of the Examiner’s recommended modifications to the Meriden Parish Neighbourhood Development Plan. The table below sets out the Examiner’s recommended modifications and his reasons for these modifications. In accordance with Regulation 18 of The Neighbourhood Planning (General) Regulations 2012, the Local Planning Authority must decide what action to take in response to each of the Examiner’s recommendations. The table also sets out the Council’s decision and the reasons for its decision, along with the changes that are required to the Meriden Parish Neighbourhood Development Plan.

<b>Meriden Parish Submission Plan Ref: (Section/Page No/Policy/para)</b>	<b>Examiner’s Recommended Modification</b>	<b>Examiner’s Reason(s)</b>	<b>Council’s Decision and Reason(s)</b>	<b>Change to the Meriden Parish Neighbourhood Plan<sup>1</sup></b>
Page 24 Policy H1 Housing Growth	<p><b>Recommended modification 1: In Policy H1</b></p> <ul style="list-style-type: none"> <li>• <b>in part 1 delete “in principle”</b></li> <li>• <b>replace parts 2 and 3 with “Outside the Village Boundary housing development will only be supported where: it is within a Development Plan strategic housing allocation; or</b></li> <li>• <b>is in accordance with Policy H2; or is otherwise consistent with national policy.”</b></li> </ul> <p><b>Amend the Village Boundary defined on Figure 5 to follow the Green Belt inset area boundary. Amend the text of paragraph 5.1 of the Neighbourhood Plan to delete reference to the “Draft Local Plan commitment” to a strategic allocation as a reason the Neighbourhood Plan does not allocate housing land.</b></p>	To meet the Basic Conditions.	Examiner’s comments noted and recommended modification agreed.	Plan to be modified as recommended by the Examiner.

<sup>1</sup> These changes will be incorporated in the Referendum Version of the Plan.

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	Amend the legend to Figure 5, and the title and legend of Figure 7, to clarify the <i>"Proposed Housing Allocation 10, West of Meriden, Meriden"</i> relates to the emerging Draft Local Plan and not the Neighbourhood Plan.			
Page 31 Policy H2 Local Needs Housing	<p><b>Recommended modification 2:</b>  <b>In Policy H2</b></p> <ul style="list-style-type: none"> <li>• replace "village boundary of Meriden" with "Village Boundary outlined on Figure 5"</li> <li>• replace part 1a) with "The latest Housing Needs Survey identifies a proven, and as yet unmet, local need that can be viably and feasibly met;"</li> <li>• in part 1b) after Meriden insert "and the proven need cannot be met through affordable housing provision on an allocated housing site"</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modification agreed.	Plan to be modified as recommended by the Examiner.
Page 35 Policy H3 Housing Design	<p><b>Recommended modification 3:</b>  <b>In Policy H3</b></p> <ul style="list-style-type: none"> <li>• after "Design Statement" insert "as updated, and insofar as it has not been superseded by later national and strategic policy"</li> <li>• delete design principles a) and c)</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modification agreed.	Plan to be modified as recommended by the Examiner.

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	<ul style="list-style-type: none"> <li>• in d) delete "(Policy P15 Securing Design Quality in Solihull's Draft Local Plan)"</li> <li>• replace part f) with "It is demonstrated the proposal will not necessitate regular on-road parking."</li> <li>• replace "where necessary will be expected to" with "must"</li> </ul> <p>Adjust Appendix 2 to display the Parish Design Statement as updated including text from paragraph 5.7.2 of the Neighbourhood Plan</p>			
Page 43 Policy NE1 Valued Landscapes	<p><b>Recommended modification 4: In Policy NE1</b></p> <ul style="list-style-type: none"> <li>• delete parts 1 and 3</li> <li>• in part 2 replace "encouraged" with "supported"</li> <li>• replace the Policy title with "Landscape"</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modification agreed.	Plan to be modified as recommended by the Examiner.
Page 52 Policy NE2 Biodiversity	<p><b>Recommended modification 5: In Policy NE2</b></p> <ul style="list-style-type: none"> <li>• replace b) with "create new ecological habitats and networks;"</li> <li>• delete the final sentence</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modification agreed.	Plan to be modified as recommended by the Examiner.

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Page 59 Policy NE3 Green Infrastructure	<p><b>Recommended modification 6:</b> <b>In Policy NE3</b></p> <ul style="list-style-type: none"> <li>• replace “will be expected to” with “must”</li> <li>• after “following ways” insert “wherever possible”</li> <li>• in b) c) and h) replace “encouraged” with “supported”</li> <li>• in f) replace “encourage” with “include”</li> <li>• replace g) with “When constructing boundaries, built walls and fences should only be used if it is demonstrated use of native hedge species is not possible”</li> <li>• replace h) with “Species-rich hedgerows must be retained unless removal is necessary, for example to form a site access. Establishment of new native hedges is supported.”</li> <li>• delete part i)</li> <li>• in j) replace “demonstration” with “demonstrate” and delete “located in the Neighbourhood Area”</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.
Pages 62 Policy NE4	<p><b>Recommended modification 7:</b> <b>In Policy NE4</b></p>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.

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Priority Habitats	<ul style="list-style-type: none"> <li>• delete "Where appropriate" and "within the Neighbourhood Area"</li> <li>• after "must" insert "demonstrate opportunities have been taken to"</li> </ul>			
Pages 67 Policy NE5 Flooding and Drainage	<p><b>Recommended modification 8:</b> <b>In Policy NE5</b></p> <ul style="list-style-type: none"> <li>• delete part 1</li> <li>• after "set back" delete "development" and before "watercourses" delete "the"</li> <li>• after "floodplain" continue "unless it is demonstrated a narrower buffer zone is sufficient"</li> <li>• insert "flood" before "mitigation"</li> <li>• replace "encouraged, where appropriate" with "supported"</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed for the purposes of clarity and accuracy.	Plan to be modified as recommended by the Examiner.
Page 70 Policy NE6 Renewable and Low Carbon Energy	<p><b>Recommended modification 9:</b> <b>In Policy NE6</b></p> <ul style="list-style-type: none"> <li>• delete "in principle" and "normally"</li> <li>• delete part 3</li> <li>• replace part 4 with "Proposals for new dwellings that incorporate facilities to enable the charging of electric vehicles in safe,</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.

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	accessible and convenient locations will be supported.”			
Pages 72 Policy BE1 Responding to Local Character	<b>Recommended modification 10: In Policy BE1 delete parts b) e) and i)</b>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.
Page 76 Policy BE2 Use of Brownfield Land	<b>Recommended modification 11: In Policy BE2 delete part f)</b>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.
Page 77 Policy BE3 Designated Heritage Assets	<b>Recommended modification 12: Delete Policy BE3</b>	To meet the Basic Conditions and have regard for national policy.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.
Page 87 Policy BE4 Promoting Walking and Cycling	<b>Recommended modification 13: In Policy BE4 replace “prioritised” with “facilitated”</b>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.
Page 88 Policy BE5 Advertisements	<b>Recommended modification 14: In Policy BE5</b> <ul style="list-style-type: none"> <li>• replace “40” with “45” on both occasions</li> <li>• replace “encourage” with “support”</li> <li>• delete principle 2c)</li> <li>• delete part 4</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.

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Page 91 Policy LC1 Designated Community Assets	<p><b>Recommended modification 15:</b>  <b>In Policy LC1</b>  <b>In part 1</b></p> <ul style="list-style-type: none"> <li>• delete item 8 from the list of assets</li> <li>• insert "(the part that is in the Neighbourhood Area)" after the listing of items 2, 5 and 6</li> <li>• replace the text before the list with "Development proposals that will result in the loss, or significant diminution, of a community asset listed below will not be supported unless it can be demonstrated: <ul style="list-style-type: none"> <li>- the asset is no longer viable; or</li> <li>- the asset is no longer in active use and there is no prospect of it being brought back into active use; or</li> <li>- the asset is to be replaced by an equivalent asset in no less convenient location for users."</li> </ul> </li> </ul> <p><b>In part 2</b></p> <ul style="list-style-type: none"> <li>• replace "encouraged" with "supported"</li> <li>• replace a) with "the proposal will not result in regular on-road parking;"</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by Examiner.

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	<ul style="list-style-type: none"> <li>• delete "or any other policy in this Plan"</li> </ul> Delete the word "Designated" from the Policy title			
Page 94 Policy LC3 Protecting and Enhancing Education and Library Facilities	<b>Recommended modification 16:</b> <b>In Policy LC3 replace part 1 with "Development proposals for the expansion of facilities at the existing primary school or at Meriden library will be supported."</b>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.
Page 95 Policy LC4 Designated Local Green Space	<b>Recommended modification 17:</b> <b>In Policy LC4</b> <ul style="list-style-type: none"> <li>• delete parts 2 and 3</li> <li>• replace "34-37" with "39-42"</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.
Page 105 Policy LE2 Protecting and Enhancing the Village Centre	<b>Recommended modification 18:</b> <b>In Policy LE2</b> <ul style="list-style-type: none"> <li>• replace "40" with "45"</li> <li>• delete "where there is no conflict with other policies in the development plan"</li> <li>• replace "be resisted" with "not be supported"</li> <li>• delete "in principle"</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.
Pages 107 Policy LE3	<b>Recommended modification 19:</b> <b>In Policy LE3 delete "in principle"</b>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.

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Promoting High Speed Broadband and Mobile Telecommunications				
Page 109 Policy LE4 Agricultural Land and Farm Diversification	<p><b>Recommended modification 20:</b> <b>In Policy LE4</b></p> <ul style="list-style-type: none"> <li>• replace "Agricultural Classification" with "Agricultural Land Classification"</li> <li>• replace "agricultural land is necessary, and no other land of poorer agricultural quality is available" with "that agricultural land is necessary"</li> <li>• replace "considered compatible with this policy" with "supported"</li> <li>• delete part 3 of the policy</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.
Pages 111 Policy LE5 Homeworking and Live-Work Units	<p><b>Recommended modification 21:</b> <b>In Policy LE5</b></p> <ul style="list-style-type: none"> <li>• replace "All new dwellings are encouraged to" with "Development proposals for new dwellings that"</li> <li>• after "broadband" insert "will be supported"</li> <li>• replace part 2b) with "It is demonstrated neither use will necessitate regular on-road parking;"</li> </ul>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.

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Pages 112 Policy LE6 Leisure and Tourism	<b>Recommended modification 22: In Policy LE6 delete "or other policies in this Plan"</b>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.
Page 115 Policy T1 Managing the Impact of Traffic	<b>Recommended modification 23: In Policy T1 delete parts 1 and 2</b>	To meet the Basic Conditions.	Examiner's comments noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.
Throughout the Neighbourhood Plan	<b>Recommended modification 24: Modify explanation sections, general text, figures and images to achieve consistency with the modified policies, and to correct identified errors</b>	Minor Corrections.	Examiner's minor corrections noted and recommended modifications agreed.	Plan to be modified as recommended by the Examiner.