

DECISION STATEMENT

NEIGHBOURHOOD DEVELOPMENT PLAN PROCEEDING TO REFERENDUM

1 Outwoods Neighbourhood Development Plan

1 I confirm that the Outwoods Neighbourhood Plan, as revised according to the modifications set out below, complies with the legal requirements and basic conditions set out in the Localism Act 2011, and with the provision made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. The Plan can therefore proceed to referendum. The referendum will be held on 23rd July 2015.

1.2. I also declare that I have no personal or prejudicial interest in respect of this decision.

Signed



Sal Khan
Head of Service

2. Background

2.1 On 25th June 2012, Outwoods Parish Council requested that, in accordance with Regulation 5(1) of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations"), their parish area be designated as a neighbourhood area, for which a Neighbourhood Development Plan will be prepared.

2.2 The Council confirms that for the purposes of section 5 (1) of the Regulations the Parish Council is the "relevant body" for their area.

2.3 In accordance with Regulation 6 of the Regulations, East Staffordshire Borough Council placed on their website these applications, including parish boundary maps, details of where representations could be sent, and by what date, for a six week period (10th October to 21st November 2012). In addition, it publicised the application by issuing a press release, although maps and individual letters did not appear with this. Similarly, the

relevant application, together with details of where representations could be sent, and by what date, were advertised within the appropriate parish via the Parish Council.

2.4 The Borough Council designated the Parish Council by way of Executive Decision of the appropriate Deputy Leader on 29th November 2012.

2.5 In accordance with Regulation 7, the decision to designate the Parish Council was advertised on the Council website together with the name, area covered and map of the area.

2.6 The Parish Council consulted on a pre-submission version of their draft Neighbourhood Development Plan between 21st June and 2nd August 2014, fulfilling all the obligations set out in Regulation 14.

2.7 The Parish Council submitted their Neighbourhood Development Plan to East Staffordshire Borough Council in January 2015 in accordance with Regulation 15.

2.8 The Borough Council publicised the submitted Neighbourhood Development Plan and its supporting documents for 6 weeks between 17th January and 18th February 2015 in accordance with Regulation 16.

2.9 Mr John Mattocks was appointed to examine the Neighbourhood Development Plan, and the Examination took place February – April 2015.

2.10 The Examiner concluded he was satisfied that the Neighbourhood Development Plan was capable of meeting the legal requirements set out in the Localism Act 2011, including meeting the Basic Conditions, subject to the modifications set out in his report (see table below).

2.11 Schedule 4B s.12 to the Town and Country Planning Act 1990 requires that a local authority must consider each of the recommendations made in the Examiner's report and decide what action to take in response to each recommendation. If the authority is satisfied that, subject to the modifications made, the draft Neighbourhood Development Plan meets the legal requirements and Basic Conditions as set out in legislation, a referendum must be held on the making of the Neighbourhood Development Plan by the Borough Council. (If the local authority is not satisfied that the Neighbourhood Development Plan meets the Basic Conditions and legal requirements then it must refuse the proposal.) A referendum must take place and a majority of residents must vote in favour of the Neighbourhood Development Plan before it can be 'made'.

2.12 The Basic Conditions are:

1. Has regard to national policy and guidance from the Secretary of State
2. Contributes to sustainable development

3. Is in general conformity with the strategic policy of the development plan for the area or any part of that area
4. Does not breach or is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC
5. The making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species regulations 2010(d) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats &c) regulations 2007 9(e) (either alone or in combination with other plans or projects).

3. Examiner's Recommendations and Local Authority's Response (Regulation 18(1))

Examiner's Recommendation	Section in Neighbourhood Development Plan Examination Document	Decision and reason	New text if applicable
<p>Recommendation 1: Modify the plan by the deletion of paragraph 1.2 and the rewording of paragraph 1.5 to state the Outwoods Neighbourhood Development Plan (ONDP), once made by ESBC as local planning authority, will become part of the statutory development plan and will be used in the determination of planning applications within the parish.</p>	<p>Paras 1.2 and 1.5, page 3.</p>	<p>Agreed, to correct errors</p>	<p>Delete para 1.2. Delete para. 1.5 and replace with: "Once 'made' by East Staffordshire Borough Council as local planning authority the Outwoods Neighbourhood Development Plan (ONDP) will become part of the Borough's statutory Development Plan and will be used in the determination of planning applications within the parish."</p>
<p>Update paragraph 1.3</p>	<p>Para 1.3 page 3</p>	<p>Agreed, to correct errors</p>	<p>Amend fourth sentence to read: "The Parish Council wanted to ensure that the ONDP represented the wishes of the whole community..." Amend fifth sentence: "This Steering Group was made up of local residents and stakeholders..."</p>
<p>Recommendation 2 : Reword paragraph 1.6 to state that the ONDP must be in general conformity with the statutory local plan. Also amend 'nineteen' to 'seventeen' in the last line. In paragraph 1.12, fourth line, replace the words 'for the next 12 years' with 'for the whole Plan period'.</p>	<p>Para 1.6 page 4</p>	<p>Agreed, to correct errors</p>	<p>Amend first sentence of para 1.6: "The ONDP must be in general conformity with..." Delete "nineteen" in para 1.6 2nd sentence; replace with "seventeen". Para1.12, fourth line, replace the words 'for the next 12 years' with 'for the whole Plan period'.</p>
<p>Recommendation 3. In paragraph 2.5, third line, correct the grammar to read 'whilst the percentage of dwellings with fewer rooms is below ...'. Delete the penultimate sentence.</p>	<p>Para 2.5 page 6</p>	<p>Agreed, to correct errors</p>	<p>Para 2.5, third line, delete "whilst ...below" and replace with "whilst the percentage of dwellings with fewer rooms is below ..." Delete the penultimate sentence.</p>
<p>Recommendation 4. Update the plan on page 10 and the Proposals Map on page</p>	<p>Plan on page 10; Proposals</p>	<p>Agreed, to correct</p>	<p>On plan on page 10 and on Proposals map, page 56, on the text for Land at Harehedge Lane/Tutbury Road, delete "P/2013/01406 decision Pending</p>

<p>56 by the deletion of the details of the outline application for land at Harehedge Lane/Tutbury Road to state only 'site proposed for 500 houses' and include a key on the plan to the different coloured boundaries.</p>	<p>Map on page 56</p>	<p>errors and to update</p>	<p>Outline" and insert instead "site proposed for". Insert key on plan on page 10.</p>
<p>Recommendation 5. In the first line of paragraph 5.1. replace 'allocated sites or committed development' by '<u>proposed allocations</u> and <u>committed sites</u>' both underlined terms defined in the Glossary (Appendix 1) as below:- Delete the definition of 'Allocated sites' in the Glossary and replace it by 'Proposed allocations: Sites which are proposed to be allocated for development in the draft East Staffordshire Local Plan'. Replace all references to 'allocated sites' in the plan by 'proposed allocations'. Insert a new definition in the Glossary for 'committed sites' as 'sites with planning permission for development'. (The definition of 'development' remains)</p>	<p>Para 5.1 Page 15 Appendix 1 Page 53</p>	<p>Agreed to add clarity</p>	<p>In the first line of paragraph 5.1. replace 'allocated sites or committed development' by '<u>proposed allocations</u> and <u>committed sites</u>' Delete the definition of 'Allocated sites' in the Glossary (Appendix 1) and replace it by 'Proposed allocations: Sites which are proposed to be allocated for development in the draft East Staffordshire Local Plan'. Add new definition in Glossary: 'Committed sites – Sites with planning permission for development.' Replace all references to 'allocated sites' in the plan by 'proposed allocations'.</p>
<p>Recommendation 6. Delete the first two sentences of paragraph 5.3 to commence: 'There is a strong focus ...'</p>	<p>Para 5.3 Page 15</p>	<p>Agreed, to match later changes to text on parking standards</p>	<p>Delete first sentence of para 5.3 and second sentence as far as "but". Start sentence "There is a strong focus..."</p>
<p>Recommendation 7. Modify policy TA1 by the deletion of the second sentence to be replaced by the words 'The Design and Access Statement submitted with the planning application should demonstrate how the design solution(s):' Delete the penultimate sentence in paragraph 5.8.</p>	<p>Policy TA1 Page 16, para 5.8 Page 17</p>	<p>Agreed, to bring Plan into conform -ity with NPPF</p>	<p>Policy TA1 – Delete second sentence, and replace 'The Design and Access Statement submitted with the planning application should demonstrate how the design solution(s):' Delete the penultimate sentence in paragraph 5.8. ("The Parish Council will...public realm improvements.")</p>
<p>Recommendation 8. Insert the word 'with' in the second line of policy TA2 between 'comply' and 'any'.</p>	<p>Policy TA2 Page 18</p>	<p>Agreed, corrects omission</p>	<p>Insert the word 'with' in the second line of policy TA2 between 'comply' and 'any'.</p>

<p>Recommendation 9. Delete policy TA3. Replace it by a new policy as follows:- Adequate and suitable off-street parking space should be provided on all new developments in order to minimise obstruction of the highway in the interests of the safety of all road users, including cyclists and pedestrians. Parking areas should be designed to minimise the visual impact of the private car on the street scene and on the amenity of residents. Development proposals will be expected to accord with the following principles:-</p> <ul style="list-style-type: none"> • Where parking is proposed for residential development it should be provided on-plot or in courts. The extent of any hardstanding set aside for parking on-plot should be minimised by the use of alternative surfaces such a grasscrete; • Where parking is provided in the form of garaging, carports or any other type of enclosed area it should be capable of accommodating a range of modern vehicles; • Visitor parking may be provided on-street reasonably related to the associated residential development; • All new parking provision is to include an appropriate amount of disabled and bicycle parking located in close proximity to the buildings that these users will access; • New residential development should ensure that it does not negatively impact on parking provision for existing residents. <p>Re-write the supporting text in paragraphs 5.14 to 5.19 to reflect the modified policy.</p>	<p>Policy TA3 Pages 22-23</p>	<p>Policy rewording agreed, to conform with Ministerial statement on parking standards 25/3/15</p> <p>Explanatory paragraphs amended by ESBC in cooperation with Outwoods PC and numerical parking space standards included as an 'appropriate target' for parking provision in new developments.</p>	<p>Delete Policy TA3. Replace with new Policy TA3: "Adequate and suitable off-street parking space should be provided on all new developments in order to minimise obstruction of the highway in the interests of the safety of all road users, including cyclists and pedestrians. Parking areas should be designed to minimise the visual impact of the private car on the street scene and on the amenity of residents. Development proposals will be expected to accord with the following principles:-</p> <ul style="list-style-type: none"> • Where parking is proposed for residential development it should be provided on-plot or in courts. The extent of any hardstanding set aside for parking on-plot should be minimised by the use of alternative surfaces such a grasscrete; • Where parking is provided in the form of garaging, carports or any other type of enclosed area it should be capable of accommodating a range of modern vehicles; • Visitor parking may be provided on-street reasonably related to the associated residential development; • New residential development should ensure that it does not negatively impact on parking provision for existing residents; • All new parking provision is to include an appropriate amount of disabled and bicycle parking located in close proximity to the buildings that these users will access." <p>Para 5.14: No change Para 5.15: Delete last sentence Para 5.16: Delete and replace with: An appropriate level of parking in new developments is considered to be:</p> <ul style="list-style-type: none"> • For dwellings of 3 bedrooms or fewer – a minimum of 2 spaces • For dwellings of 4 bedrooms or more – a minimum of 3 spaces <p>The issue of new developments having insufficient new parking provision causing problems on surrounding streets was highlighted by the community through consultation. A different level of parking provision may be acceptable depending on the individual circumstances in each development. Para 5.17: Delete Para 5.18: Delete</p>
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			Para 5.19: Delete
<p>Recommendation 10.</p> <p>In the first line of policy TA5, delete the words ‘proposing 5 or more dwellings, those including’ and substitute ‘on <u>proposed allocations and committed sites</u>, the provision of’.</p> <p>In the third line of policy TA5, delete the words ‘300 m. of’ and substitute ‘reasonable walking distance’</p>	<p>Policy TA5 Page 24</p>	<p>Agreed, to avoid over-prescriptive numerical standards, contrary to NPPF.</p>	<p>Policy TA5, first line, delete: “...proposing 5 or more dwellings, those including...” and replace with “...on <u>proposed allocations and committed sites</u>, the provision of...”</p> <p>Third line: delete “300 m. of” and replace with “reasonable walking distance”</p>
<p>Recommendation 11.</p> <p>Delete the last sentence in the first paragraph of policy CF1: ‘Outside of allocated sites new schools will be resisted.’</p> <p>In the first line of text at the top of page 27 (paragraph 6.4) insert the words ‘by the parish council’ after ‘strongly resisted’.</p>	<p>Policy CF1 Page 26, Para 6.4 Page 27</p>	<p>Agreed, to be compliant with NPPF</p>	<p>Policy CF1 Delete last sentence of first para of Policy.</p> <p>Para 6.4: first line on page 27 add “by the Parish Council” after “strongly resisted”.</p>
<p>Recommendation 12.</p> <p>In the third paragraph of policy CF2, delete the words ‘must be provided within the allocated sites and’, replace ‘must by ‘should’ before ‘be located’ and add the words ‘unless it can be demonstrated alternative sustainable provision can be provided.’ at the end. Delete the final sentence on parking standards.</p>	<p>Policy CF2 Page 28</p>	<p>Agreed, to be compliant with NPPF</p>	<p>Policy CF2, third para, delete “must be provided within the allocated sites and”; replace “must” by “should” before “be located” and add the words “unless it can be demonstrated alternative sustainable provision can be provided.” at the end. Delete the final sentence on parking standards.</p>
<p>Recommendation 13.</p> <p>In the second paragraph of policy CF3 delete the words ‘they will be required to negotiate with East Staffordshire Borough Council and Outwoods Parish Council’. After the words ‘the type and scale of facilities’ insert the words ‘should be agreed by the East Staffordshire Borough Council in consultation with the Outwoods Parish Council’</p> <p>Delete the fourth paragraph of policy CF3 and replace by the following:-</p> <p>Where community buildings/pitches are to be delivered in a development an agreement or obligation will be required to secure the long-term management and maintenance of the</p>	<p>Policy CF3 page 29</p>	<p>Agreed, to be compliant with NPPF</p>	<p>Policy CF2 second paragraph, delete ‘they will be required to negotiate with East Staffordshire Borough Council and Outwoods Parish Council’.</p> <p>After the words ‘the type and scale of facilities’ insert the words ‘should be agreed by the East Staffordshire Borough Council in consultation with the Outwoods Parish Council’</p> <p>Delete the fourth paragraph of policy CF3 and replace by the following:-</p> <p>Where community buildings/pitches are to be delivered in a development an agreement or obligation will be required to secure the long-term management and maintenance of the sites and facilities.</p>

sites and facilities.			
<p>Recommendation 14. In the first line of policy CF4 delete the words ‘On all residential sites cumulatively proposing’ and replace by ‘On all sites for’. Delete the third bullet point in the first part of the policy. In the second paragraph, delete the words ‘which do not’ and substitute ‘will need to show that they’ and delete the words ‘will not be supported’.</p>	Policy CF4 page 31	Agreed, to be compliant with NPPF and meet Basic Conditions	<p>Policy CF4 - In the first line of policy CF4 delete the words ‘On all residential sites cumulatively proposing’ and replace by ‘On all [<u>proposed allocations and committed</u>] sites for’. Delete the third bullet point in the first part of the policy. In the second paragraph, delete the words ‘which do not’ and substitute ‘will need to show that they’ and delete the words ‘will not be supported’.</p>
<p>Recommendation 15. In the first line of policy CF5 after the word ‘provide’ insert ‘,subject to viability considerations,’. In the third line, after ‘residential development’ insert the words ‘and associated commercial/retail uses’ and delete the words ‘be required to’. Delete all of the second sentence after the words ‘attractive forecourt spaces.’ Insert a new sentence at the end of the first paragraph to read ‘Arrangements for the long-term maintenance of the spaces shall be secured by agreement or obligation.’ In the last line of the policy, delete all after <u>public realm</u>.</p>	Policy CF5 page 33	Agreed, to improve compliance with NPPF	<p>Policy CF5, first line: after the word ‘provide’ insert ‘,subject to viability considerations,’. In the third line, after ‘residential development’ insert the words ‘and associated commercial/retail uses’ and delete the words ‘be required to’. Delete all of the second sentence after the words ‘attractive forecourt spaces.’ Insert a new sentence at the end of the first paragraph to read ‘Arrangements for the long-term maintenance of the spaces shall be secured by agreement or obligation.’ In the last line of the policy, delete all after <u>public realm</u>. In para 6.17, change “50” to “100”.</p>
<p>Recommendation 16 Add to the first sentence in policy RD2 the words ‘to meet the functional domestic needs of the occupants’. Delete the second and third sentences and replace by ‘Whenever possible and compatible with the principles of good design, dwellings suitable for family occupation should have access to private garden space of at least 70 sq. m. and those with 3 or more bedrooms should have in excess of 100 sq.m. of private garden space.’Delete the whole of paragraph 7.10 and the last sentence in paragraph 7.11.</p>	Policy RD2 page 38	Agreed, to be compliant with NPPF	<p>Policy RD2 - add to end of the first sentence, first para., ‘to meet the functional domestic needs of the occupants’. Delete the second and third sentences and replace by ‘Whenever possible and compatible with the principles of good design, dwellings suitable for family occupation should have access to private garden space of at least 70 sq. m. and those with 3 or more bedrooms should have in excess of 100 sq.m. of private garden space.’ Delete the whole of paragraph 7.10 and the last sentence in paragraph 7.11.</p>

<p>Recommendation 17. Modify the first paragraph of policy RD3 to read:- Planning permission will be granted for residential development which delivers an appropriate mix to meet locally assessed needs for open market dwellings in addition to warden controlled sheltered housing. Modify the second paragraph to read:- Proposals for new residential development should not include a significant element of flatted accommodation except for elderly person's accommodation and warden-controlled sheltered housing with encouragement given to 'living over the shop'. In the third paragraph, delete the words 'providing 4 or more dwellings,' and delete the last sentence.</p>	<p>Policy RD3 page 40</p>	<p>Agreed, to be compliant with NPPF The word 'elderly' deleted and replaced with 'older' ESBC added an extra sentence added to the end of para 7.13 to highlight results of consultation</p>	<p>Policy RD3 Modify the first paragraph to read:- "Planning permission will be granted for residential development which delivers an appropriate mix to meet locally assessed needs for open market dwellings in addition to warden controlled sheltered housing". Modify the second paragraph to read:- "Proposals for new residential development should not include a significant element of flatted accommodation except for older person's accommodation and warden-controlled sheltered housing with encouragement being given to 'living over the shop'." In the third paragraph, delete the words 'providing 4 or more dwellings,' and delete the last sentence. Add the following to the end of paragraph 7.13, to highlight consultation results: However, it was evident from the community that there is a significant demand for housing for older people. With a greater proportion of the population due to be in this category in the future, it is a demand which can only grow further. In addition to sheltered and residential care accommodation, the 'appropriate mix' in both open market and affordable housing development will need to provide a range of homes suitable for older people, including bungalows.'</p>
<p>Recommendation 18. Delete the last bullet point in policy RD4.</p>	<p>Policy RD4 page 42</p>	<p>Agreed, to delete non - planning matter</p>	<p>Policy RD4 –delete last bullet point</p>
<p>Recommendation 19. Modify the last sentence in the first paragraph of policy LR1 to read:- Where land for use as sports pitches within the parish is not suitable to provide the range and quality of facilities required to meet local needs consideration may be given to an element of that need being met elsewhere in accordance with policies in the local plan. Modify the first sentence in the second paragraph to read 'Existing sports pitches and facilities will be safeguarded.' In</p>	<p>Policy LR1 page 44</p>	<p>Agreed, to better align NP policies with ESBC Evidence Base and NPPF.</p>	<p>Policy LR1 - Modify the last sentence in the first paragraph to read:- "Where land for use as sports pitches within the parish is not suitable to provide the range and quality of facilities required to meet local needs, consideration may be given to an element of that need being met elsewhere in accordance with policies in the Local Plan." Modify the first sentence in the second paragraph to read "Existing sports pitches and facilities will be safeguarded." In the second sentence, second line, delete 'supported' and replace it by 'permitted'.</p>

<p>the second sentence, second line, delete 'supported' and replace it by 'permitted'.</p>			
<p>Recommendation 20. Modify the first paragraph of policy LR3 and the introductory section of the second paragraph to read as follows:- All new development proposals should show, by way of design and access statements, what account has been taken of the network of green and blue infrastructure shown in Appendix 3, including the areas to protect and enhance, and how their landscape proposals will contribute to this Green Space Strategy. Proposals will be expected to demonstrate, in proportion to the size of the development and subject to viability considerations, how they are:-</p>	<p>Policy LR3 page 47</p>	<p>Agreed, to be compliant with NPPF and meet Basic Conditions</p>	<p>Policy LR3, Modify the first paragraph and the introductory section of the second paragraph to read as follows:- "All new development proposals should show, by way of design and access statements, what account has been taken of the network of green and blue infrastructure shown in Appendix 3, including the areas to protect and enhance, and how their landscape proposals will contribute to this Green Space Strategy.</p> <p>Proposals will be expected to demonstrate, in proportion to the size of the development, and subject to viability considerations, how they are:-..."</p> <p>Add new sentence to end of paragraph 8.13: It is particularly important that schemes respond to the Parishes location within the National Forest, and the importance of maintaining the semi-rural urban fringe environment in this sensitive location.</p>
<p>Recommendation 21. Modify the first paragraph of policy LR4 to read:- All proposals for development in excess of 100 dwellings should include a landscaping scheme which, as part of the overall layout and design, should ensure a satisfactory relationship between new and existing development. Any landscape buffer zones should provide the dual function of foiling views and providing a wildlife corridor in support of the strategy set out in policy LR3 and should include opportunities to improve biodiversity and introduce native planting.</p>	<p>Policy LR4 page 49</p>	<p>Agreed, to be compliant with NPPF</p>	<p>Policy LR4 - Delete first paragraph. Replace with: "All proposals for development in excess of 100 dwellings should include a landscaping scheme which, as part of the overall layout and design, should ensure a satisfactory relationship between new and existing development. Any landscape buffer zones should provide the dual functions of foiling views and providing a wildlife corridor in support of the strategy set out in policy LR3 and should include opportunities to improve biodiversity and introduce native planting."</p> <p>Add a new paragraph at 8.18: In designing these 'buffers' it is considered that these features should normally be around 20m in depth. However, this distance is flexible and will depend on the exact features of the site, topography and the relationship between new development and either the wider landscape or existing properties. In some cases a scalloped edge, with a varying width will be more appropriate to offer opportunities for biodiversity. It is</p>

			considered that some of this buffer may be provided as part of the requirement for woodland planting associated with the National Forest as set out in local planning policies.
<p>Recommendation 22. Delete the first part of policy LR5 relating to Local Green Spaces. Replace it by the following:- An area of land to the north of Fred Brewer Way and Dingle Drive, including the wooded stream course on the east is designated in the plan as a Local Green Space within development will be managed consistently with national green belt policy. Modify the Proposals Map on page 56 and the Green Space Strategy Plan on page 58 of the plan by the deletion of all areas shown as Local Green Space except the above named area. Re-write paragraph 8.20 of the plan text to reflect the above modification to policy LR5.</p>	Policy LR5 page 51	Agreed , to be compliant with NPPF	<p>Policy LR5 - Delete the first part relating to Local Green Spaces (from "Development on following spaces at the urban edge..." to "...should be consistent with policy for Green belts") Replace with the following:- "An area of land to the north of Fred Brewer Way and Dingle Drive, including the wooded stream course on the east is designated in the plan as a Local Green Space." ESBC did not include second part of the sentence starting '...within...' as it considers it self explanatory and it is further detailed in para 8.20. Modify the Proposals Map on page 56 and the Green Space Strategy Plan on page 58 of the plan by the deletion of all areas shown as Local Green Space except the above named area. Delete para 8.20 and replace with: "In line with paras 77 and 78 of the 'Framework', an area of land to the north of Fred Brewer Way and Dingle Drive, including the wooded stream course on the east, has been identified as meeting all the criteria for designation as a Local Green Space. There are number of new green spaces, parks and other community spaces that will come forward as part of planning applications approved within the Parish specifically as contained within planning permissions at Redhouse Farm, Upper Outwoods Farm and as part of emerging proposals for land at Harehedge Lane. At present these cannot be given the same degree of protection as they do not yet physically exist. The Parish Council will work closely with developers and the Local Planning Authority to explore an early review of this policy to include protection for any new spaces that are delivered as part of these planning applications.</p>

3.2 The Council concurs with the view of the Examiner that:

- subject to the modifications above, the Neighbourhood Development Plan meets the Basic Conditions set out in para. 2.12 above; and that
- the referendum area should be coterminous with the neighbourhood area.

4. Availability of Decision Statement and Examiner's Report (Regulation 18(2))

This Decision Statement and the Examiners Report can be inspected online at:

<http://www.eaststaffsbc.gov.uk/planning/planning-policy/neighbourhood-plans/outwoods>

and in paper form at:

Customer Service Centres, Burton and Uttoxeter, during normal opening hours –see link below:

<http://www.eaststaffsbc.gov.uk/Services/Pages/CustomerServiceCentres.aspx>

Or by application to the Parish Clerk, Mrs Kay Lear, PO Box 6884, Burton upon Trent, DE13 0WZ.