



WOKINGHAM BOROUGH COUNCIL

Twyford Neighbourhood Plan Decision Statement

This statement has been prepared to meet Section 38A(9) of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulation 19(a) of the Neighbourhood Planning (General) Regulations 2012 (as amended)

Wokingham Borough Council

Twyford Neighbourhood Plan 2018-2038

DECISION STATEMENT BRINGING THE TWYFORD NEIGHBOURHOOD PLAN INTO LEGAL FORCE

This document is the Decision Statement required to be prepared under Section 38A(9) of the Planning and Compulsory Purchase Act 2004 (as amended) (“the 2004 Act”) and Regulation 19(a) of the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the Regulations”)¹. It sets out Wokingham Borough Council’s (“the Council”) considerations and formal decision to make the Twyford Neighbourhood Plan (“the Plan”) following a successful local referendum held on 6 July 2023.

1 Summary

- 1.1 In accordance with the above regulations, and following a successful local referendum held on 6 July 2023, the Twyford Neighbourhood Plan came into legal force as part of the statutory development plan for Wokingham Borough with immediate effect.
- 1.2 On 20 July 2023, the Council decided to formally ‘make’ (adopt) the Plan under Section 38A(4) of the 2004 Act. The Twyford Neighbourhood Plan therefore forms part of the statutory development plan for Wokingham Borough.

2 Decision

- 2.1 Following an independent Examination and a successful referendum result where more than 50% of those who voted, voted in favour of the Plan, Wokingham Borough Council decided at the Council meeting on 20 July 2023 to:
 1. Make (adopt) the Twyford Neighbourhood Plan so that it forms part of the statutory development plan, pursuant to Section 38A(4) of the 2004 Act.
 2. Publish a Decision Statement pursuant to Regulation 19 of the Regulations.
 3. Delegate to the Director of Place & Growth, in consultation with the Executive Member for Planning and Local Plan, and in agreement with the Qualifying Body, to make any spelling, grammatical, typographical or factual corrections to the plan and supporting documents.

3 Background

- 3.1 On 6 August 2018, the Council designated the Twyford Neighbourhood Area for the purpose of preparing a Neighbourhood Plan. The plan area covers the parish of Twyford and lies solely within Wokingham Borough. Twyford Parish Council (the qualifying body) submitted the draft Neighbourhood Plan and supporting documents to the Council in August 2022.

¹ <http://www.legislation.gov.uk/uksi/2012/637/regulation/19/made>
July 2023

- 3.2 Following submission of the Twyford Neighbourhood Plan to the Council, the Plan and supporting documents were publicised and representations invited from the public and stakeholders. The consultation ran for six weeks from 12 October to 23 November 2022. The Council, with the consent of the qualifying body, appointed an independent examiner, Mr Andrew Ashcroft, to review whether the Plan met the basic conditions required by legislation and whether it should proceed to referendum.
- 3.3 The Examination Report was received on 21 March 2023 and concluded that, subject to the modifications proposed, the Plan meets the basic conditions. The examiner also recommended that the referendum area was based on the neighbourhood area that was designated by the Council on 6 August 2018.
- 3.4 The Council determined on 20 April 2023 that the Plan, as modified by the Examiner's recommended modifications, should proceed to referendum.
- 3.5 A referendum on the Twyford Neighbourhood Plan was held on Thursday 6 July 2023, where 88.5% of those who voted were in favour of the Plan being used to help to decide planning applications in the neighbourhood area. The Plan came into legal force as part of the statutory development plan with immediate effect.
- 3.6 On 20 July 2023, the Council resolved that the Twyford Neighbourhood Plan (incorporating modifications), be formally 'made' (adopted) so that it forms part of the statutory Development Plan for Wokingham Borough. It will sit alongside the other adopted local plans that together form the development plan.

4 Reasons for the Decision

- 4.1 Section 38A(4)(a) of the 2004 Act requires the Council to 'make' (adopt) the Twyford Neighbourhood Plan if more than half of those voting in the referendum voted in favour of the Plan being used to help to decide planning applications in the neighbourhood area.
- 4.2 Section 38A(6) of the 2004 Act states that the local planning authority is not subject to the duty if it considers that the making of the Plan would breach, or would otherwise be incompatible with, any EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998 (as amended)).
- 4.3 The Council determined on 20 April 2023 that the Plan, as modified by the Examiner's recommendations, meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with EU obligations and the Convention rights and complies with relevant provisions made by or under Section 38A and B of the 2004 Act.
- 4.4 The Council is satisfied that the preparation of the Plan had regard to the fundamental rights and freedoms guaranteed under the European ECHR and that it complies with the Human Rights Act. The Council is satisfied that there has been full and adequate opportunity for all

interested parties to take part in the preparation of the Plan and to make their comments known. The Examiner also concluded in his report that the Plan is compatible with the Convention rights (within the meaning of the Human Rights Act 1998 (as amended) and EU obligations.

- 4.5 The Council issued a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Determination Statement in August 2022, which confirmed that an SEA and an Appropriate Assessment were not required on the Plan. The Determination Statement has been subject to consultation with the relevant environmental bodies, who confirmed the decision. The Council's Decision Statement issued in May 2023 under Regulation 18(2) confirmed that the modifications accepted by the Council, both separately and combined, produce no likely significant environmental effects and are unlikely to have any significant effects on European Designated Sites.
- 4.6 The Council is therefore satisfied that the making of the Twyford Neighbourhood Plan, incorporating the modifications recommended by the examiner and accepted by the Council, would not breach, or would otherwise be incompatible with, any EU obligations or any of the Convention rights.
- 4.7 As the plan was successful at the referendum and the Council is satisfied that it would not breach and be otherwise incompatible with EU obligations or Human Rights legislation, the Council is required to make the Twyford Neighbourhood Plan so that it forms part of the Council's development plan.
- 4.8 As such, the Council decided at the meeting on 20 July 2023 to accept the following recommendations in the report:
- 1) *Make (adopt) the Twyford Neighbourhood Plan so that it forms part of the statutory Development Plan pursuant to Section 38A(4) of The Planning and Compulsory Purchase Act 2004; and*
 - 2) *Publishes a Decision Statement pursuant to Regulation 19 of The Neighbourhood Planning (General) Regulations 2012 (as amended) ("the Regulations") in order to give effect to the above recommendation.*
 - 3) *Delegates to the Director of Place & Growth, in consultation with the Executive Member for Planning and Local Plan, and in agreement with the Qualifying Body, to make any spelling, grammatical, typographical or factual corrections to the plan and supporting documents.*

5 Other Information

5.1 In accordance with Regulation 20 of the Regulations, this decision statement will be made available to view and access on the Council website at:

www.wokingham.gov.uk/neighbourhoodplanning

5.2 In accordance with Regulation 20 of the Regulations, hard copies of the Twyford Neighbourhood Plan and supporting documents are available for inspection at:

- Wokingham Borough Council Civic Offices, Shute End, Wokingham, RG40 1WP between 9:00 AM and 5:00 PM (Monday to Friday).
- Twyford Library, Polehampton Close, Twyford, RG10 9RP (during normal opening hours)
- the Council's website: <https://www.wokingham.gov.uk/planning-policy/planning-policy-information/neighbourhood-planning/>.

3.2 Further information can be obtained from the Growth and Delivery Team by email to:

PolicyandPlans@wokingham.gov.uk

Giorgio Framalicco – Director of Place & Growth

20 July 2023