

WOLVERHAMPTON CITY COUNCIL

DECISION STATEMENT - HEATHFIELD PARK NEIGHBOURHOOD PLAN

Summary

Following an independent Examination, Wolverhampton City Council now confirms that the Heathfield Park Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.

This decision statement and copies of the Heathfield Park Neighbourhood Plan and its supporting documentation are available to view on the Council's website: www.wolverhampton.gov.uk/neighbourhoodplanning

Hard copies of the decision statement are available for inspection at the following locations:

- Council Offices, Reception 24, Civic Centre, St Peter's Square, Wolverhampton, WV1 1RP
- Wednesfield Library, 2 Well Lane, Wolverhampton, WV11 1XT
- Wolverhampton Central Library, Snow Hill, City Centre, Wolverhampton, WV1 3AX
- HOPE Centre, 228-234 Chervil Rise, Wolverhampton, West Midlands, WV10 0HR

1. Background

In 2011, Heathfield Park (which includes the neighbourhoods of Heath Town, Springfield and New Park Village) was selected as a frontrunner Neighbourhood Planning area and the process of developing a Neighbourhood Plan began.

In December 2012, Wolverhampton City Council designated Heathfield Park Neighbourhood Forum as a formal Neighbourhood Forum for the purpose of preparing a Neighbourhood Plan for the area in accordance with Part Three of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

Following the submission of the draft Heathfield Park Neighbourhood Plan to the Council in January 2014, the plan was publicised and representations were invited. The publicity period ran for 6 weeks and ended on Friday 7th March 2014.

In March 2014 Wolverhampton City Council, with the agreement of Heathfield Park Neighbourhood Forum, appointed an independent examiner, Ms Louise Brooke-Smith, to review whether the Neighbourhood Plan met the Basic Conditions required by legislation and should proceed to referendum. As part of the examination process the appointed Independent Examiner decided to hold a Public Hearing into the Neighbourhood Plan. This took place on 13th May 2014 in Holy Trinity Church Hall.

The examiner's report was completed on 30 May 2014 and has been made available for public viewing. The examiner's report concludes that subject to making the minor modifications recommended by the examiner the Neighbourhood Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

2. Decision and Reasons

Wolverhampton City Council, in agreement with the Heathfield Park Neighbourhood Forum, has made the modifications proposed by the examiner, to secure that the draft plan meets the basic conditions. Table 1 sets out these modifications and the action to be taken in respect of each of them.

The Council agrees with the Examiner's recommendation to extend the Neighbourhood Plan area (which includes the neighbourhoods of Heath Town, Springfield and New Park Village) for the purposes of holding the referendum. The examiner has advised that the additional area Inkerman Grove is included within the referendum area.

The Examiner has concluded that with the specified modifications the Plan meets the basic conditions and other relevant legal requirements. The Council concurs with this view and is therefore satisfied that the modified version of the Heathfield Park Neighbourhood Plan meets the basic conditions specified by statute and complies with the provision made by or under Section 38A and 38B of the Planning and Compulsory Purchase Act 2004. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question 'Do you want Wolverhampton City Council to use the Neighbourhood Plan for Heathfield Park to help it decide planning applications in the neighbourhood area?' will be held in the neighbourhood plan referendum area (comprising the neighbourhoods of Heath Town, Springfield and New Park Village).

The date on which the referendum will take place is agreed as Thursday 17th July 2014.

Table 1: Schedule of Modifications Recommended in the Examiner’s Report

Within the report, the Examiner has provided 2 types of recommendations.

- Those in “**bold**” are the ones which the Examiner feels are necessary to meet the Basic Conditions and legal requirements and are “**required modifications**”.
- Those in “*italics*” are advisory to provide a clearer expression of policies and are “suggested amendments”.

Page in Examination Version of Plan	Examiners Recommendation	Reason	Action to be taken
Consultation Statement	That the Consultation Statement be supported by a table, attached at the Appendices, clarifying the changes made to the Draft Version of the Plan, prior to the Plan progressing to a Referendum so those taking part can be reassured that the Plan has taken into account comments made through its preparation stages.	To clarify the changes made to the draft version of the plan.	Insert table of changes.
Statement of Basic Conditions	<i>The Heathfield Park Neighbourhood Plan has been prepared in general conformity with the Wolverhampton Development Plan which consists of the Black Country Core Strategy (adopted February 2011) and the saved policies in the Wolverhampton Unitary Development Plan (UDP). While relevant policies from both the Core Strategy and the UDP are referenced within the Neighbourhood Plan, the Council considers the whole of the Core Strategy as strategic for the purposes of the neighbourhood planning. Specific Core Strategy policies, relevant to specific Policy Areas, are set out below.</i>	To clarify reference to the UDP policies.	Amend text as advised.
Habitat Regulations Assessment	Prior to the Neighbourhood Plan proceeding to a Referendum, that a final version of the Habitat Regulations Assessment be made publically available which takes into account agreed changes which address the potential impact of new residential	To clarify changes to the HRA in discussions with Natural England.	Addendum (which clarifies the changes) and letter to accompany the HRA

	development falling with any defined Zone of Influence affecting Cannock Chase.		
4,6,10,12,17,24,30,34,37,45,46,52	The Forum and LPA should jointly produce a clearer Proposals Map for inclusion at Figure 2 of the Plan. This should be the base for all other illustrations and map used within the document and specifically at Figures 3, 4, 5, 6, 7, 8, 10,11,12, 13 and 14.	To improve quality and detail of all the maps.	Amend all maps.
Contents Page	<i>The Plan should adopt paragraph numbers for ease of referencing; - The Contents Page should also include a clear list of the documents and information contained within the Appendices.</i>	To provide ease of reference for the reader	Amend as suggested.
1 and 3 – Preface	<i>Explanation or cross reference is given in the Preface or introductory sections of the Plan as to its background and specifically of the relationship of the Heathfield Park Neighbourhood Plan Forum within the Heathfield Park Partnership; that the Forum has been endorsed by the Council as a Qualifying Body to prepare a Neighbourhood Plan for the Area and that a Steering Group has been formed to lead on the preparation of the Plan.</i>	To provide a clear background on the relationship with the Heathfield Park Local Neighbourhood Partnership and the Neighbourhood Forum.	Amend as suggested.
1 and 3 Section 1 and 2	<ul style="list-style-type: none"> - Transposition of Sections 1 and 2 - Addition of full reference to the ‘Basic Conditions’ - Inclusion of the Statement of Basic Conditions to the Appendix of the Plan - Text amended to include reference to Community Infrastructure Levy funds - Further clarification as to the means of monitoring and updating the Plan 	To provide a longer term monitoring plan, make clear WCC position on CIL.	Amend as suggested
4	<i>The Neighbourhood Plan provides the opportunity for</i>	To explain “why” a NP would assist	Amend as suggested

Section 3	<i>national and local planning policy to be reflected at a community level in a way that can address some of the needs that arise from the nature and classification of the area</i>	the area.	
4 Figure 2	That a clear OS Base map indicating the extent of the Plan area is included at Figure 2 that allows all users of the Plan to identify specific property and ascertain whether it falls within or beyond the Plan boundary.	To improve quality and detail of the map.	Amend map.
5 Section 4	<i>The aspirations of the community, as reflected in this Vision, have been used by the Forum as the basis of a series of policies. The following sections of the Plan explain how those policies have been developed.</i>	To clarify how the vision emerged.	Amend text as advised.
5 Section 5	That the following is added at the end of Section 5; <i>The Key Themes have been considered as six Policy Areas. These comprise;</i> <ul style="list-style-type: none"> ☐ <i>Policy Area 1 Identity and Image</i> ☐ <i>Policy Area 2 Housing and Environment</i> ☐ <i>Policy Area 3 Employment and Skills</i> ☐ <i>Policy Area 4 Assets and Buildings</i> ☐ <i>Policy Area 5 Transport and Traffic</i> ☐ <i>Policy Area 6 Healthy Living</i> 	Change “Aims” to “Key Themes” to avoid confusion.	Amend text as advised.
6 Section 6	It is considered important to consider the aims of the Plan, as set out in Section 5 above, as a series of tangible outcomes and in this way specific policies can be presented which can guide new development in the area. The following areas are presented as potential outcomes for the Heathfield Park area; list to remain as currently set out but followed by; These can be considered as a whole to reflect a Strategy for the area, which is reflected in the Strategy	To improve referencing and ambiguity within the NP.	Amend as text as suggested.

	Map as illustrated at Figure 3. It is important to note that the Neighbourhood Plan can only be used to present policies that affect the use of land. These policies have been developed to reflect the above tangible outcomes but have also taken into account the Basic Conditions as noted earlier in this document.		
7 Section 7	<i>The evidence base to support the Plan comprises various technical reports and documents. These documents are set out at Appendix 2.</i>	To clarify the evidence base.	Amend text as suggested.
7 Section 8	<i>The following elements of this section identify a series of the Policy Areas, which as explained above, reflect the key themes identified by the community. Relevant policies that need to be considered at a national and local level are set out together with comment on how the Policy Area can be delivered and could be monitored. 24 policies have been developed for Heathfield Park under the six Policy Areas which seek to influence planning and development outcomes in order for them to meet the requirements of the community.</i>	To appropriately and clearly set the scene.	Amend text as suggested.
8 Policy Area (A) Identity and Image	<i>The opening sections for each Policy Area could include reference to ‘Evidence’, ‘Delivery’ and ‘Monitoring’ and all relevant documents supporting that particular Policy Area, should be set in this way a clear explanation will have been set out for each group of specific policies. I consider this would strengthen the Plan.</i>	To provide a clear logic to the reader of evidence, delivery and monitoring of each policy.	Change text as suggested.
8 Policy Area (A) Aim	<i>This is expressed by a series of Neighbourhood Plan policies which reflect the following policies and guidance within the National Planning Policy Framework, the Black Country Core Strategy and saved policies from the Wolverhampton Unitary Development Plan; And that the following is considered; ☐ Addition of appropriate paragraph references from the NPPF</i>	Explanatory text to complement the “Aim” section and provide the full evidence base for a more robust context for the subsequent policies.	Amend and include text as suggested.

	<p>☒ <i>Addition of Core Strategy Policies CSP3 (Environmental Infrastructure) and ENV6 (Open Space, Sports and Recreation)</i></p> <p>☒ <i>Confirmation of the full extent of evidence base to include all relevant base line documents pertinent to this Policy Area; and</i></p> <p>☒ <i>Relocation of the ‘Evidence, Delivery and Monitoring’ text to the introduction section, in advance of the presentation of specific policies.</i></p>		
<p>9 Policy 1 Protect and Promote the Historic Character and Local Distinctiveness of Heathfield Park</p>	<p>New development proposals should aim to protect, promote and enhance the special qualities, historic character and local distinctiveness of Heathfield Park in order to help maintain its cultural identity and strong sense of place.</p> <p>Applicants will be required to demonstrate how proposed development takes account of and reinforces Heathfield Park’s historic and distinctive townscape character. This will apply to the following types of application:-</p> <p><i>.....text as existing....</i></p> <p>Proposals should reflect the policies and guidance in relevant national and local planning documents as well as this Neighbourhood Plan and take account of the Heathfield Park Characterisation Study. They should address the following topics:-</p> <p><i>.....text as existing...</i></p>	<p>To improve robustness of the policy.</p>	<p>Amend text as suggested.</p>
<p>10 – Figure 4</p>	<p>Improve quality and detail of map</p>	<p>To ensure legibility.</p>	<p>Amend map as suggested.</p>
<p>11 Policy 2 Improve the quality of</p>	<p>8th bullet point should be modified to read;</p> <ul style="list-style-type: none"> • Improvements to hard and soft landscaping on the New Park Village and Heath Town estates including 	<p>To endorse the intent of the policy.</p>	<p>Amend text as suggested.</p>

the public realm and street scene of Heathfield Park	improvements to walkways and stairwells, will be encouraged		
11 Policy 2 Improve the quality of the public realm and street scene of Heathfield Park	The 9 th bullet point is ambiguous – “provide solutions to land locked areas subject to environmental decline, particularly in unadopted locations, where ownership is unascertained”. Policy 2 should be modified and this bullet point should be removed as the intent of the policy is covered by the other eight points.	This bullet point is covered in revised bullet point 8.	Delete bullet point as necessary.
12 Policy 3 Improve the quality and physical appearance of gateways and focal points into Heathfield Park	New development proposals should contribute to the improvement of the quality and physical appearance of the gateways into, and focal points within, Heathfield Park, as illustrated at Figure 5. Sites and locations of priority include;list as existing..... with the removal of reference to current works to the Heath Town Estate bridge Encouragement is given to the re-use of appropriate buildings, the use of hard landscaping and high quality public art to create a sense of place. Developers are encouraged to work together with local communities and businesses to help change the look and feel of the buildings and space.	Phrasing of the policy and reference to Figure 5 is misleading. The modification provides a more robust policy.	Amend text as suggested.
13 Policy 3 Improve the quality and physical appearance of gateways and focal points into Heathfield Park	Within justification in the last paragraph – “The Council has a role to use its powers to ensure that poorly maintained and vacant sites are tidied up and brought back into use” – change to: <i>Where environmental matters are contravened, the Council can use its powers under extant environmental health legislation to ensure that issues are addressed. It can also encourage landowners to bring vacant sites back into beneficial use.</i>	Reference to the Council may be misleading.	Amend text as suggested.
14	Final paragraph - The design of major developments (as	Take out reference to national and	Amend text as

<p>Policy 4 Design out Crime</p>	<p>defined in Article 2 of the Development Management Procedure Order – excluding mining and waste development) are required to address the prevention of crime at the site and in the immediate vicinity.</p>	<p>local policies for consistency purposes. Amend reference to Design and Access statement to reflect current regulations</p>	<p>suggested.</p>
<p>16 Policy Area (B) Housing and Environment</p>	<p><i>This is expressed by a series of Neighbourhood Plan policies which reflect the following policies and guidance within the National Planning Policy Framework, the Black Country Core Strategy and saved policies from the Wolverhampton Unitary Development Plan;</i> And consideration of the following; <ul style="list-style-type: none"> ☐ <i>Addition of appropriate paragraph references from the NPPF</i> ☐ <i>Removal of one of the references to HOU2 – Housing Density Type and Accessibility</i> ☐ <i>Confirmation of the full extent of evidence base to include all relevant base line documents pertinent to this Policy Area; and</i> ☐ <i>Relocation of the ‘Evidence, Delivery and Monitoring’ text to the introduction section, in advance of the presentation of specific policies.</i> </p>	<p>Add text to the Aim of the policy to ensure a consistent approach.</p>	<p>Amend and change text as suggested.</p>
<p>17 Policy 5 Provide Local Housing</p>	<p>Recommended Modification to the wording of Policy 5; Over the lifetime of the Neighbourhood Plan at least 585 new homes will be supported in the area. The majority of this housing is expected to be provided on the housing site allocations listed below and shown on the site allocation plan. (Figure 6 below). In addition to these allocated sites, development for small scale residential infill within the Heathfield Park Neighbourhood Plan area will be supported if it is well designed and meets the relevant requirements as set out in other policies in this Plan, the Black Country Core</p>	<p>To clarify and reflect the guidance within the NPPF to address any ambiguity with regard to the role of windfall sites.</p>	<p>Amend text as suggested.</p>

	Strategy and saved polices from the Wolverhampton UDP.		
19 Policy 6 Improve the condition and use of existing housing stock	<p>Over the lifetime of the Neighbourhood Plan, the development of a maintenance and works programme will be positively encouraged to improve the condition and use of the existing housing stock, make it more energy efficient and enhance the image of the area. Positive encouragement will also be given to a housing management strategy across the area to maintain standards.</p> <p>...subsequent text to remain as presented, with the exception of second bullet point relating to ‘Heath Town Estate’;</p> <p>- Provide a mix of new housing to meet needs, including a larger proportion of more traditional family homes of a high quality and address sustainable means of energy generation such as the new Biomass Boiler</p> <p>And the first bullet point relating to the ‘Private Rented Sector’;</p> <p>- Encourage the implementation of quality standards for landlords to reverse the deterioration of the appearance of private rented properties</p> <p>And the bullet points relating to ‘Improve the Energy Efficiency of the stock’ and ‘Retrofitting SuDs’;</p> <p>- Encourage the provision of renewable and low carbon energy generation networks and opportunities</p> <p>- Encourage the introduction of Sustainable Drainage Systems</p>	Amend to avoid ambiguity. Some of the policy wording is misleading. SA Objective 6 requires explanation in more detail.	Amend, add and change text as suggested.
22 Policy Area (C) Employment and Skills	<p>Include in the Aim section:</p> <p><i>This is reflected by a series of Neighbourhood Plan policies which conform to the following policies and guidance within the National Planning Policy Framework, the Black Country Core Strategy and saved</i></p>	Include relevant reference to the NPPF and Development Plan policies to link the employment, education and retail elements.	Amend and include text as suggested.

	<p><i>policies from the Wolverhampton Unitary Development Plan;</i></p> <ul style="list-style-type: none"> - <i>Addition of appropriate references from the NPPF to cover employment, education and a retail context</i> - <i>Addition of all relevant Development Plan policies to cover employment, education and retail context, including Core Policy Strategy DEL2 and Saved UDP Policy C1</i> - <i>Confirmation of the full extent of evidence base to include all relevant base line documents pertinent to this Policy Area; and</i> - <i>Relocation of the ‘Evidence, Delivery and Monitoring’ text to the introduction section, in advance of the presentation of specific policies.</i> 		
<p>23 Policy 8 Strengthen the local economy to enhance social economic well-being, upskill and enable local people to compete for job opportunities across Heathfield Park and the City</p>	<p>Improve detail and quality of Figure 7</p>	<p>To ensure legibility</p>	<p>Amend as suggested.</p>
<p>27 Policy 10 Improve Local shopping facilities</p>	<p>Change bullet points to.....<i>This will be achieved by;</i></p> <ul style="list-style-type: none"> - <i>Supporting the retention of existing shopping facilities</i> - <i>Supporting proposals for new small scale shopping facilities or extensions to existing facilities</i> 	<p>Policy wording is ambiguous.</p>	<p>Amend text as suggested.</p>
<p>29 Policy Area (D) Assets and Buildings</p>	<p>Include in the Aim section: <i>This is expressed by a series of Neighbourhood Plan policies which reflect the following policies and guidance</i></p>	<p>Explanatory text to complement the “Aim” section. Strengthen compliance with the Basic</p>	<p>Amend and include text as suggested.</p>

	<p><i>within the National Planning Policy Framework, the Black Country Core Strategy and saved policies from the Wolverhampton Unitary Development Plan;</i></p> <ul style="list-style-type: none"> - <i>Addition of appropriate references from the NPPF to cover employment, education and a retail context</i> - <i>Confirmation of the full extent of evidence base to include all relevant base line documents pertinent to this Policy Area; and</i> - <i>Relocation of the 'Evidence, Delivery and Monitoring' text to the introduction section, in advance of the presentation of specific policies</i> 	Conditions.	
30 Policy 11 Protect Heritage Assets	<p>The Neighbourhood Plan will work to protect and enhance the historic environment of the Heathfield Park area.</p> <p>Figure 8 illustrates heritage assets in Heathfield Park identified from the work undertaken by the Historic Characterisation Study. Development proposals and refurbishment schemes affecting these assets will be required to be sensitive to the historic environment and unique character of the area</p>	To avoid any confusion with respect to the extent of control the policy can provide, reference the statutory powers of the local authority.	Amend and include text as suggested.
31 Policy 11 Protect Heritage Assets	<p><i>Add to justification</i></p> <p><i>It should be noted that laws exists to protect properties that are statutorily listed or subject to designation. In addition, adopted policies within the Core Strategy and saved policies within the Wolverhampton UDP will be applied to any formal proposals that affect such property.</i></p>	Include text at the end of the justification section to improve clarity.	Amend and include text as suggested.
32 Policy 12 Designate a Conservation Area	<p>1st and 2nd paragraphs remain as presented.....but amended 3rd paragraph as follows;</p> <p>A 'core area' with additional options, as indicated at Figure 9, will be the subject of further public</p>	To include reference to Figure 9 and remove ambiguity.	Amend and include text as suggested.

	consultation.		
34 Policy 13 Protect, Preserve and Enhance Biodiversity Assets	2nd sentence of first paragraph modified; Proposed development immediately adjacent to or affecting an area of biodiversity importance, as illustrated within Figure 10, will not be permitted if it will result in significant harm to the biodiversity value of the site, unless adequate mitigation can be provided as part of the development.	To make clear the sites which are considered important in terms of biodiversity for all Plan users.	Amend text as suggested.
37 Policy 15 Protect Assets of Community Value	<p>Title and text of Policy 15 should be modified to read as follows:</p> <p>Policy 15 – Retain and Enhance Sites and Property considered to have Community Value The Plan identifies buildings, sites and features, illustrated in Figure 11 and listed in Table 1 which the local community consider to be important for their heritage and for their social well-being, cultural, recreational or sporting importance. Development proposals affecting these properties will be supported which;</p> <ul style="list-style-type: none"> ☐ Enhance the community use of these assets; ☐ Help secure their viability; ☐ Encourage new community facilities to be based in local neighbourhoods; and ☐ Are accessible to all local residents. <p>Some of the sites and property identified in Figure 11 and Table 1 will be the subject of a separate process which will confirm them formally as ‘Assets of Community Value’. Figure 11 - recommend that the title of this Map is modified to refer to;</p>	To provide clarity and ambiguity. Include a table giving an Explanation of Policies which provide ‘protection’ to Assets.	Amend and include text as suggested.

	<p>Heathfield Park Neighbourhood Plan – Sites Considered to have Community Value</p> <p>Recommend that Table 1 is modified to refer to; Table 1: Heathfield Park – Sites and Property Considered to have Community Value (illustrated in Figure 11)</p> <p>I suggest that the justification text is modified as follows; Justification The objective of this policy is to encourage the retention and enhancement of sites considered to have community value. Development schemes that enhance the community use of these assets will be supported, as outlined in Policy 14. The buildings, sites and features highlighted are considered to be important for the social well-being and social interest of the local community. If a planning application comes forward to develop any of the assets listed, consultation with local residents and other interested bodies should be carried out by the developer at the pre-application stage in accordance with Policy 24 of this Plan. Planning applications should be accompanied by evidence that the community has been consulted with a record of the views expressed by local people and how these have been addressed in the scheme. Developers are encouraged to consult at an early stage with the community if they wish to make changes to any of the assets. By consulting at an early stage it will help the developer to gain community support for appropriate development schemes, which may speed up the planning application process. The properties identified are important to the</p>		
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	community and wherever possible should remain in public use and stay part of community life. Reflecting this, it is expected that some of the properties identified will be the subject of separate formal submissions to the City Council in order for them to be confirmed as Assets of Community Value as part of the Community Right to Bid process. This will be undertaken in accordance with all relevant legislation and regulation.		
40 Policy Area (E) Transport and Traffic	The Examiner suggests inclusion of NPPF paragraph references could be made.	To refer to the NPPF in more detail and relate it to the individual policy area	Include as suggested.
42 Policy 17 Improve Road Safety and Facilities for Pedestrians and Cyclists	Over the lifetime of the Neighbourhood Plan, new development proposals will be required to be supported by measures to improve road safety and facilities for pedestrians and cyclists. Measures will be expected to;list to remain as set out with the exception of the 2 nd bullet point, to be amended; • Assist with the establishment of a network of pedestrian and cycle routes linking residential areas to key services and facilities to promote active travel and social inclusion and to reduce reliance on car use;	To clarify how any measures can be implemented ,avoid ambiguity and clearly reflect the basic conditions.	Amend and change text as suggested.
45 Policy 19 Access and Highway improvements as identified in Heathfield Park Transport Study	The Neighbourhood Plan’s priorities for access and highway improvements are shown in Figure 12 and listed below. Where relevant, new development proposals will be expected to have regard to these; (...List as per currently presented...)	The wording fails to express the intent of the policy and is ambiguous.	Amend and include text as suggested.
48 Policy Area (F) Healthy Living	The Examiner suggests inclusion of NPPF paragraph references could be made.	To refer to the NPPF in more detail and relate it to the individual policy area.	Include as suggested.
49	Over the lifetime of the Neighbourhood Plan, positive	Current policy is lengthy and	Delete and amend text

<p>Policy 20 Provide Good and Accessible Health Care Facilities</p>	<p>encouragement will be given to proposals that result in improving health care facilities. The priorities concern the updating and extension of facilities at New Cross Hospital and consideration of these works on the wider community in terms of parking, traffic and congestion.</p> <p>The Neighbourhood Plan will also encourage and support other new health care facilities as there is a need for an enhanced medical centre within the area. The potential locations could be:-list as currently set out...</p>	<p>confusing. Modification required to meet the Basic Conditions.</p>	<p>as suggested.</p>
<p>49 Policy 20 Provide Good and Accessible Health Care Facilities</p>	<p>Justification <i>The Heathfield Park Neighbourhood Plan Sustainability Appraisal Scoping Report (2012) identified a high mortality rate from alcohol misuse, cardiovascular disease and infant mortality in Heathfield Park. There are currently four health care facilities located within the Heathfield Park NP area: New Cross Hospital – Wolverhampton Road; Tudor Medical Centre – Tudor Road; Woden Road Surgery – Woden Road; and Health Town Medical Centre – Chervil Rise. New Cross Hospital is one of four tertiary hospitals serving the West Midlands region. It provides 700 beds, (including 27 intensive care and 14 neonatal intensive care). Employing almost 5000 staff it is the largest teaching hospital in the Black Country. In 2004 the £57 million Heart and Lung centre opened on the site, the UK’s first purpose built specialist centre. The hospital will be updating and extending its facilities to include a new pathology building, a cancer therapy area and a new Emergency Portal which will replace the current Accident and Emergency department. The hospital is expanding and will cater for patients from across the West</i></p>	<p>Involvement of the Wolverhampton NHS Trust does not need to be included within the policy wording. This can be transferred to the justification section of this policy.</p>	<p>Amend and change text as suggested.</p>

	<p>Midlands including taking in some additional work on behalf of Stafford Hospital.</p> <p>New Cross Hospital has been fully engaged in the Neighbourhood Planning process and has invited Steering Group members to visit the hospital to discuss their forthcoming plans in some detail. Steering Group Members have asked for sensitive consideration to the wider community to be taken into account when developing such plans as parking, traffic and congestion are the main concerns which accompany such extensive development.</p> <p>The Neighbourhood Plan will encourage investment ...<i>(text as currently presented)</i></p>		
52 Policy 22 Protect and Improve Open Spaces	Improve quality and detail of Figure 14	To ensure legibility	Amend as suggested.
56 Policy 24 Consultation	<p>Statements of Community Involvement will be strongly encouraged to accompany planning applications for development affecting all allocated sites, as presented in the Plan, and will specifically be encouraged to accompany the following:</p> <ul style="list-style-type: none"> • all major planning applications • applications which result in the loss of public houses or community facilities • applications which alter the premises classifications in any of the commercial centres <p>The Statement of Community Involvement should include: <i>.....list as currently presented.....</i></p>	To avoid challenge on validity of the policy. Transpose some of the policy text into the justification. Ensure compliance with the Basic Conditions.	Amend and change text as suggested.
56 Policy 24 Consultation	<p>Justification</p> <p>The aims of this policy are; to actively involve Heathfield Park Neighbourhood Forum, or its</p>	Remove text from policy wording to the justification.	Amend text as suggested.

	<p>successor, in ongoing consultation and decisions regarding development opportunities in the Neighbourhood Plan area; and to actively gather local views about development proposals before any planning application is submitted.</p> <p>Planning applications, proposals, strategies and other initiatives will come forward once this Plan is adopted. The process does not stop with the writing of the Plan.</p> <p>The Neighbourhood Forum will remain in place to ensure that the Plan is complied with and to monitor its implementation. Local people want.....<i>rest of text as currently presented...</i></p>		
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