

Lea Neighbourhood Plan Examination

Questions of clarification from the Examiner to the Parish Council and HC

Having completed my initial review of the Neighbourhood Plan (the Plan), I would be grateful if both Councils could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information. Please do not send or direct me to evidence that is not already publicly available.

1. Please confirm that representations from 14 organisations were received during the submission stage (I include reps from different departments of HC separately).
2. Please confirm whether or not any responses were received from the statutory consultees on either the Strategic Environmental Assessment/Habitats Assessment (HRA) Screening or Scoping stages and if so please provide copies of any responses.
3. Page 20 of the Plan refers to a housing requirement of 43 dwellings. Please could this be confirmed as the correct figure as it seems that based on 290 properties in 2011, the figure would be 41? Please could HC confirm the housing target and provide me with the most up to date figures available?
4. A representation from HC (Development Management) indicates that Castle End farm complex and the intervening field has planning permission for 10 dwellings and that the school should also be included in the settlement boundary. In addition the Parish Council's comments on the Submission (Regulation 16) representations refer to another site for 10 units that has also subsequently received planning permission. In addition the representation from Procuero Planning Services Ltd refers to a site adjacent to Castle End and The Brambles. A number of related questions arise:
 - a) Please could I be updated on any permissions that have been granted (not applications) since the settlement boundary was drawn up and
 - b) could any such sites be indicated on a map
 - c) I also invite the Parish Council's comments on whether any such sites should now be included in the settlement boundary together with any comments on the merits or otherwise of including the school within the boundary? I note that the comments on the submission documents indicate this is "quite wrong" in relation to the sites with planning permission, but I am not clear as to why this might be hence the invitation to expand on the earlier statement and the school is not mentioned in the earlier statement
 - d) Could the site referred to in the representation from Procuero please be indicated on a map to ensure that I have the correct site
5. In relation to Policy Lea 1, redevelopment of the Lea Garage, Post Office, Church or school sites for residential use is not supported. This appears to contradict another bullet point in the same policy and whilst I appreciate Policy Lea 8 supports their retention, why is residential development in particular not supported?
6. Policy Lea 3 refers to views. I am grateful to the very quick response to a request to show these views on a map which was very helpful for my site visit. I consider that some of the views as indicated on the map were difficult to ascertain on the ground and therefore I would like to invite the Parish Council to reflect on the views listed in Appendix D and to provide a more 'worked up' map (as suggested by the Parish Council that could be

included in a final version of the Plan) and a photograph taken from each of the viewpoints (for inclusion in Appendix D alongside the map).

7. Policy Lea 4 refers to “large-scale” polytunnels. Please could a definition or further explanation be provided?
8. Policy Lea 5 seeks to designate a number of Local Green Spaces (LGS) including the Village Hall and surrounds. The designation on the map includes the Village Hall itself and an area of car parking. Was it the intention to include these elements within the LGS designation (which would then be subject to policy consistent with managing development in the Green Belt)?
9. Policy Lea 6 refers to “existing employment sites as listed earlier”. To ensure I fully understand the intention, please provide a list of the employment sites referred to. In addition, bullet point 3 refers to Core Strategy Policy E2. Is this the correct reference; does CS Policy E2 apply to the sites referred to?

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils’ websites as appropriate.

With many thanks.
Ann Skippers
18 June 2018