

BISHOPSTONE GROUP NEIGHBOURHOOD PLAN

Submission Draft Version

Bishopstone Group Neighbourhood Plan Examiner's Questions

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29 October 2018

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Following my initial assessment of the Neighbourhood Plan and representations, I would appreciate clarification and further evidence on the following matters from the Qualifying Body and/or the Local Planning Authority. In order to ensure openness and transparency of the examination process, these questions and the responses should be published on the Council's website.

1. Has any formal assessment been undertaken of the two housing site options considered at Bishon Farm? How were other suggested sites considered? On page 15 of the NP reference is made to 36 suggestions being put forward for possible sites, many of which were for the Bishon Farm site. The SEA considers 39 options for accommodating varying forms of growth but it is not clear whether individual site options have been considered or whether the preferred approach has been assessed as required by PPG paragraph 38 on SEA . In addition to the SEA, has any assessment been undertaken to demonstrate the deliverability of the site eg to consider the access requirements, impact on landscape and heritage, number of dwellings that can be accommodated, location of community orchard?
2. Would the LPA comment on whether it is appropriate for the NP to only apply the 18% growth target to Bishopstone and Byford? Should it have been applied to the Plan area as a whole?
3. Page 13 refers to 3 dwellings having been completed between 2011 and 2017 and 21 windfalls between 2000 and 2015. Page 15 refers to an earlier approval of 7 dwellings at Bishon Farm. Would the LPA provide me with a summary of the housing completions since 2011 and the current commitments in the Plan area.
4. Does the indicative number of dwellings on the Bishon Farm site of between 12 and 16 include the conversion of the farm buildings previously approved?
5. In Policy H1, is it intended that points 4 and 5 relate to the allocated site at Bishon Farm?
6. Part 8 of Policy H1, part 4 of Policy H2 and Policy H3 are worded the same. To avoid unnecessary repetition, it is suggested that Policy H3 should be revised to relate to development in the hamlets and countryside outside settlement boundaries. Part 8 of Policy H1, part 4 of Policy H2 would then be deleted. Would the QB confirm this is acceptable.
7. In its comments on the policies, Herefordshire Council has highlighted concerns about the access visibility and the sensitivity of the site to change in landscape terms. Would the QB discuss these concerns with HC and suggest wording to be included in Policy H1 to address them.
8. Would the QB explain what is intended by the phrase "impact on existing natural horizons" in Policy G1, part 2f).
9. Would the QB provide a map to show the revisions to the settlement boundary at Byford proposed in the light of the representation from Suzi Stockton. Would this impact on other landowners? If so they should be consulted on this proposed modification.

10. Policy G4 part 2 and Policy G6 part 3 contain actions for the Parish Council and are not planning policies. I shall be recommending that they be included as Community Projects.
11. Policies G3 parts 1 and 2, G5 and G6 parts 1 and 2 add no locally specific policies to those set out in the Core Strategy. I shall therefore be recommending that they be deleted although the supporting text may set out how the Core Strategy policies are to be applied in the Plan area.

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