

Latham, James

From: Banks, Samantha
Sent: 13 December 2018 10:31
To: Latham, James
Subject: FW: Examination of Shobdon NP

From: Emma Lewis [mailto:shobdonparishclerk@gmail.com]
Sent: 13 December 2018 09:57
To:
Cc: Banks, Samantha <Samantha.Banks2@herefordshire.gov.uk>
Subject: Re: Examination of Shobdon NP

Dear Liz

Thanks for your email.

Responses to your queries as follows:

1. S2 should be residential amenity. There are many other references in policies and paragraphs to amenity, local amenity and amenity areas. As you mention it can be open to interpretation, but the Planning Act itself leaves it vague in a number of instances and open to local interpretation. There are certainly a few places where it should be residential amenity. But equally we have used it in a wider sense where the context is amenity of land or buildings, for example in relation to some of the areas on Shobdon Airfield where there are industrial buildings/land in poor condition. In this context it relates to local amenity such as might be covered in a Section 215 notice (of the Planning Act). Consequently not all references should be changed to residential amenity. We are not sure how these other forms of amenity might be clarified as the Planning Act itself is general in this respect - your advice would be helpful.
2. Date should be March 2017 as per Table 2.
3. Apologies - the underlining is an error left over from previous edit and can be removed.
4. Yes - we are defining a small wind turbine in policy S8 as less than 50kw (as per the Herefordshire Renewable Energy Study).
5. The list for policy S10 would be - primary school and community rooms, pub, shop, church and chapel.

Let me know if you need any further clarification - and thanks for your help.

Best wishes.

Emma Lewis
Clerk to Shobdon Parish Council

On Tue, 11 Dec 2018 at 09:15, Liz Beth wrote:

Dear Emma and Sam,

I have started on the above examination, and have some initial questions, which I outline below. I can see good work has been done to address my previous points, and at present I think that the plan can be made good for examination with some modifications. That statement has to be provisional at this point!

If you could answer these questions, or confirm points, reasonably quickly I should be able to get a draft report out for fact-checking,

1. Policy S2 criteria c) speaks of 'amenity', is 'residential amenity' meant here? There is another example of the simple word 'amenity' used in a policy at S13, and possibly elsewhere. The word on its own is too vague, please be more specific about what amenity is referred to in each case.
2. Para 5.2 speaks of a date as 'at the time this plan was drafted'. This is too vague, is it in 2017, and could you give a month?
3. Policy S4 criteria b) includes some underlining – what is the purpose of this?
4. I understand you are defining a small wind turbine in policy S8 as less than 50kw with reference to the Herefordshire Renewable Energy Study. The figure will need to go into the policy.
5. Policy S10 will need the local community facilities referred to listed, and I would be grateful if you could provide a list for inclusion.

Many thanks and Season's greetings,

Liz

Examiner Shobdon NP

Ms L Beth BA (2.1 hon) MA MRTPI Dip Design in the Built Environment

