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**From:** ann

**Sent:** 10 February 2019 22:06

**To:** Banks, Samantha <Samantha.Banks2@herefordshire.gov.uk>; Kitto, Stephanie <Stephanie.Kitto@herefordshire.gov.uk>

**Subject:** Aymestrey NDP Examination

Dear Sam and Steph,

I am writing to let you know I am making good progress with the above examination and have nearly completed my assessment.

However, a number of queries of a factual nature or matters on which I seek further clarification or information have arisen during my review of the NP. Subject to the satisfactory resolution of these matters, I am confident at this stage that a hearing will not be needed. It is not unusual at all for me to have a few queries or to ask for some further information as you very well know so please reassure the Parish Council that this is quite 'normal'.

I would be most grateful if both Councils as appropriate would respond to these queries which are detailed in the attachment. I have sent you this in word format so that the answers may be easily added in to it if you so wish.

You will see the main issues lie with the appendix on the site allocation and the 'views' policy. I imagine the Parish will be grateful for your input on both these very important matters.

It would be very helpful to me if all the answers could be collated together and that just one bundle of responses is sent to me.

I would usually suggest a week or so to come back to me with the responses to maintain momentum with the examination. I'd like to suggest that you might be able to come back to me by close of business on Monday 18 February please? This would allow me to send a fact check report later that week (assuming all well and no further queries etc.) in order to meet your end February deadlines for the referendum dates.

This email, the attachment with the questions (and the responses to them) will be a matter of public record and should be placed on the appropriate websites and so I anticipate you will forward this email on to the Parish without any delay.

With many thanks in anticipation of your kind assistance, and of course please do not hesitate to contact me if anything is not clear or if any queries arise.

Kindest regards Ann

Ann Skippers  
Ann Skippers Planning

## **Aymestrey 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. Page 44 of the Plan refers to Appendix 3, but no such appendix is included in the submission version of the Plan. The appendix relates to the site analysis. I consider it would be useful for this to be available as a standalone document. Any comments?
2. Policy AYEnv7 Protection of Local Green Space permits development that would “benefit their utility for the purpose they are designated or currently used”. What was the intent of this element of the policy? Would a different phrase be clearer? And if so, what might this be changed to?
3. A number of queries arise in relation to Policy AYEnv7a Protection of Views and Vistas:
  - a. Would it be wise to change the policy number when the Plan is finalised?
  - b. Are all the views referred to in the policy identified on the map on page 34 of the Plan?
  - c. Do all the views referred to in the policy have accompanying photographs on pages 35 and 36 of the Plan?
  - d. Should Pokehouse Wood be School Wood or vice versa?
  - e. The views referred to in the policy should match those shown on a map, be referred to in the same language and have accompanying photographs. Given this does this element of the Plan need to be redone? If so, please provide the information.
4. Please provide a link to or copy of the Employment Study referred to in Policy AYJE1 Re-use of Employment Land at Mortimers Cross.
5. Policy AYH1 Housing on Land at Mortimers Cross refers to a Housing Site Design Guide and Concept Statement (Appendix 1). A number of queries arise:
  - a. The appendix indicates that the allocation in the Plan means the land has permission in principle and therefore it is unnecessary to make an outline application. This is not the case. Please review the whole appendix in the light of this and advise me of any amendments that should be made.
  - b. Page 79 makes reference to an element of water meadow being preserved within the field parcel but outside of the development site. It is not possible to require something to be done outside the allocation site boundary. What if anything should be done in relation to this?
  - c. What is criterion x) on page 81 seeking to do?
6. Please provide a link to or copy of the Highway Design Guide referred to in Policy AYH4 Exceptional Sites for Affordable Housing.
7. Was a local housing needs survey carried out? If so, please send me a link to or copy of this document.

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  
10 February 2019