

Bosbury and Catley 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. The “Progression to Examination Decision Document” refers to a site allocation, the Old Court Farm site which is expected to provide up to five dwellings. I do not interpret criterion 1B of Policy 1 as allocating this site. However, the Policies Map also shows it as a proposed housing site. Please clarify the Plan’s intention (bearing in mind if it is a site allocation, evidence will need to be provided on the site selection and assessment criteria used and the Strategic Environmental Assessment will need to consider reasonable alternatives as well as landowner evidence on availability and deliverability). Am I right to assume the “Progression to Examination Decision Document” and the Policies Map are therefore arguably hasty in stating it is a site allocation?
2. Please can HC update me on the number of completions and commitments for a) the Plan area and b) the Parish using the most up to date figures available. If it is not possible or it is difficult to separate the Plan area from the Parish, please provide the Parish figure.
3. Please can HC confirm the proportional growth target figure for a) the Plan area and b) the Parish. If it is not possible to separate the Plan area from the Parish, please provide the Parish figure.
4. Page 7 of the Plan refers to the Buchanan Trust site and appears to assume a figure of 22. Please update me about the position on this site. If planning permission has been granted then these figures will, no doubt, be included in the answer to question 2. above.
5. Page 7 of the Plan includes two tables showing how the figures are derived (although the information appears under a subheading of “Options for the Neighbourhood Plan”. I find it difficult to interpret these and they seem at odds with the commentary. If an assumption on housing numbers is being made for, for example, Old Court Farm or for windfalls, figures should be justified in themselves.
6. The designation of the settlement boundary appears to show part of a commitment site. If this is the case, please explain why the whole of the commitment site (as shown on the Policies Map) has not been included in the settlement boundary.
7. Criterion 1A of Policy 1 uses the phrase “proportionate and sustainable development”; I’m not sure what the intention of this phrase might be – what does this mean?
8. Criterion 1B of Policy 1 uses the phrase “exceptions in scale”; what is the intention of this phrase?
9. Should the sub section heading on page 7 “Village Character” be “Local Character”?

10. The first paragraph of Policy 4 requires applicants to submit further information to identify the impact on local infrastructure and services and so on. Please could a brief explanation be given of the reasons for including this in the Plan?
11. Page 5 of the Plan indicates that it includes a number of aspirations falling outside the development and use of land remit of the Plan and that these are included within each topic where relevant. I cannot find any such aspirations. Have these now been removed in this version of the Plan and if so should this section of the Plan be revised?
12. Further to my letter of 4 January 2018 to HC drawing attention to the new basic condition on habitats, please confirm whether a response was sent and if so, and my apologies for this, please could this be resent to me?
13. Given that the Plan area is smaller than Bosbury and Coddington Parish, is there any reason to extend the referendum area - should the Plan progress to that stage - beyond the Plan area? I simply seek the views of both Councils in this regard should they wish to offer any.
14. Was the Neighbourhood Development Plan dated October 2016 on HC's website, the version of the Plan subject to an earlier independent examination?

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 February 2019