

Brendenbury, Wacton and Grendon Bishop Neighbourhood Plan Examination
Questions of clarification from the Examiner to the Group 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 the dates of the consultation with statutory consultees on the Strategic Environmental Assessment Scoping Report of April 2018.
2. Please could HC confirm that the proportional housing growth target of 24 homes is correct? Have any other dwellings been permitted or constructed? What is the figure now?
3. The area of woodland to the east of St Andrews Close (known as Area B in consultation stages) has been included in the settlement boundary. Given it is woodland and a priority habitat, I consider this might be unwise and may consider its removal from the boundary as part of my recommended modifications. Do you have any comments on this?
4. Proposed site allocations Sites 1 and 2, North and South of Brockington House respectively, have tree preservation orders on them according to the Settlement Boundary and Call for Sites Report. What work has been carried out to ascertain whether the sites can be developed (delivered) in the manner envisaged in relation to housing capacity, the provision of a car park and with regard to the trees and also the access onto the A44? Please do not send or direct me to evidence which is not already publicly available.
5. Site 5 the Garage Field site is proposed for development. Yet the Characterisation Study identifies two key views over this site which Policy BW&GB 10 seeks to protect. Is there a conflict and if so, how might this be reconciled?
6. Policy BW&GB 6 refers to the “main dwelling”; should this be “original dwelling” to tie in with paragraph 4.2.18 of the supporting text or does the text need to be amended in some way and if so, how?
7. How might Policy BW&GB 11 be revised in relation to non-designated heritage assets given the representation from HC?
8. Policy BW&GB 18 refers to parking facilities on land next to St Andrews Church.
 - a. The area of land is shown on a map on page 42 of the Plan. However, the area shown on the Brendenbury settlement Policies Map seems to differ. Please confirm the correct area and/or provide a map at a larger scale which shows the area in question.
 - b. Please point me to the justification or background information that shows that the car park can be delivered; for instance has any technical work being done on the access, trees or effect on the Church? Please ensure that any evidence sent is already within the public domain.
 - c. The Characterisation Study identifies a key view from this area. Is there any conflict between Policies BW&GB 10 and 18? If so, how might this be resolved?

9. Please provide me with further information about, and update me on the status of, the planning application referred to on page 43 of the Plan. It would be helpful to know the application number, proposal and any decision as well as a site plan etc.
10. Policy BW&GB 19 refers to “assets”.
 - a. Is it the intention that this policy refers to Assets of Community Value which are discussed in the supporting text or is the word used in general terms? If it is the latter, does the supporting text need to be amended and if so, how?
 - b. Please point me to the justification or evidence regarding the inclusion of the Primary School and the Barneby Inn in this policy. Have the owners and relevant authorities being consulted on this policy?

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.

These queries are raised without prejudice to the outcome of the examination.

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
22 January 2020