

Allensmore 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 Plan indicates that the period it covers is 2019 – 2031. However, the Basic Conditions Statement states the Plan period is 2011 – 2031. Which is right please?
2. The Plan indicates that recent developments and existing commitments mean the minimum housing requirement has already been met. Please could HC confirm whether this is the case and whether the answer to question 1 above on the Plan period affects this answer?
3. Please update me on any completions, commitments or planning permissions which have occurred since the submission plan was written. It appears as though some of the proposed allocation sites are now being built out or have permission? Please provide a roughly annotated map for the three settlements showing completions, commitments or permissions so that the settlement boundaries can be updated to include any sites now built or with planning permission and Policy A3 can be updated to remove any sites as necessary as they already have permission etc.
4. Is the SHLAA Update of 2015 the most recently available document?
5. How has the capacity of the sites allocated in Policy A3 been reached? AECOM has used a 30 dwellings per hectare benchmark, but the allocation figures are lower so how have the figures come about?
6. In relation to Site 14 South of Winnal Farm, Winnal, Policy A3 focuses development to the south east corner of the site. Two queries arise: a) the AECOM Report variously indicates the most appropriate area for development as the south west or the south east – which should it be?; b) would it be helpful to show this area on a map that sits alongside the policy? If so, please provide this.
7. Policy A5 appears to only apply to Allensmore – was it the intention this policy should apply to Allensmore village only? And if so, why? Or is it meant to be the Parish?
8. Appendix V of the Plan refers in three places to “page 10”; is this the correct reference and if not what should it be?

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 21 February 2020