

Kings Caple Neighbourhood Development Plan

Initial Comments of the Independent Examiner

Prepared by

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Introduction

1. ! As you will be aware I have been appointed to carry out the examination of this Neighbourhood Plan. I have carried out my initial assessment of the Plan and most of the accompanying documents that I have been sent. I have asked to be sent a copy of the SEA and the HRA screening report. I have also visited the village and the surrounding countryside.
2. I have !concluded that I can deal with the examination by way of the consideration of written material and I do not consider, at this stage that I will need to call a hearing. However, there are a number of matters that I would wish to receive further representations.

Housing Need

3. ! I note that there was a Housing Needs Survey done in 2012. Can I be sent a copy and an opinion on how much reliance should I be giving to a housing needs survey that is now 5 years old? Did it indicate a need for shared equity houses and how will this form of affordable housing be delivered if all the sites are below 10 units?
4. In policy H3 applicants are expected to show evidence to justify the proposal in relation to the identified local housing context and need. In the future will applicants be expected to rely on the 2012 survey, particularly as new development comes on line? Would that requirement extend down to single houses?

Identification of Housing Sites

5. Reliance was placed in the consideration of possible development sites, on the HCC Call for Sites in relation to work on the Council's SHLAA. Was there a minimum size of sites that that call related to, often SHLAAs will use a threshold of 5 or 10 units. Was there a call for sites for landowners who may have been able to provide sites below the SHLAA threshold. How did the small sites for 1 and 2 units come forward?
6. I have received the following representation upon which I would like to know the Qualifying Bodies' response
"Many landowners also appear not to have been contacted by the Neighbourhood Plan team and suggest that it does not represent the views of the village. Other landowners have specifically informed the Committee, that land the Committee has sought to allocate for residential purposes should not be allocated and it is not the landowners wish to allocate it in any case for this purpose."
7. ! Following on from that point can I be provided with evidence that the 6 sites identified on the Plan, on page 43 entitled Development Sites - Actual and

Potential are available for development and the land owners are willing to allow the development to take place and whether there are any time scale restrictions.

8. ! I am treating that plan as the proposed housing allocations plan. For the document to be used with confidence by decision makers, the extent of the individual sites need to be shown with the allocation boundary clearly indicated, rather than being identified by an arrow which just shows its location. Can I be provided with a plan of each of the sites or a plan of the village at a size which can show the extent of the development site or the particular building which is proposed for conversion. I would also like to know the basis of how the housing numbers have been allocated to each site, are assumptions being made as to dwelling size or density.
9. The figures in the plan are indicative. Particularly in respect of the sites shown as for 8 and 6 units, should I be suggesting a policy based on "at least x dwellings"

Settlement Boundary

10. There are three sites which are allocated for development that are shown as being outside the settlement boundaries. Should I be considering expanding the boundary to include them so that once developed the properties would not be subject to countryside policies?

Heritage Area

11. I am conscious that the wording of Policy CH1 seeks to achieve a level of protection similar to that provided by a Conservation Area. A question for the LPA is whether the Conservation Officer(s) have any views on the proposed designation and its extent, and has this policy approach been used in other neighbourhood plans to provide an equivalent level of protection, at a level equivalent to Conservation Area designation.

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