

BURGHILL NEIGHBOURHOOD PLAN

Submission Draft Version

**Burghill Neighbourhood Plan Examiner's Further
Questions**
by Independent Examiner, Rosemary Kidd

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Following my site visit and further consideration of the representations, I would appreciate clarification and further evidence on the following matters from the Qualifying Body and/or the Local Planning Authority. In order to ensure openness and transparency of the examination process, these questions and the responses should be published on the Council's website.

1. I have concerns about whether site 10 is deliverable. Paragraph 6.1.28 of the NP states that the deficiencies are not so significant to hinder development. The Site Assessment Report does not state how it is proposed to achieve access to the site and refers to a previous refusal of planning permission on access grounds. Would the LPA and QB seek advice on the Highway Authority's access requirements and consider whether they can be met on this site.
2. What were the reasons for refusing planning permission on site 25 NE of Cherry Orchard, Tillington? Is there any reason to consider that these reasons are insurmountable so as to make the site undeliverable?
3. Has any assessment been undertaken to consider the feasibility of sewage disposal and waste water disposal from the housing allocations particularly the two sites in Tillington? Would they have to rely on private sewage treatment plants? In which case how would this satisfy Policy B13 c)? The Environment Agency has also stated that robust confirmation should be provided that development is not impacted by flooding and that there is sufficient waste water infrastructure to accommodate growth.
4. Criterion d) of Policy B1 states that new housing development should not be located adjacent to industrial or commercial activities. However Site 10 lies adjacent to the Tillington Business Park. Are there any businesses on the business park that are likely to create a nuisance to residential use on the adjacent housing site? Are there any planning conditions on the Business Park to control nuisances? Has the QB considered whether residential development on site 10 could impact on the business users on the business park?
5. Has any assessment been undertaken on the solar farm site in terms of impact on the landscape, biodiversity and heritage assets? Have there been any discussions with National Grid about the ease of connectivity of the site to the electricity grid? If this work has not been undertaken I consider that insufficient evidence has been supplied to support the allocation of the site for a solar farm. In the circumstances, I shall propose that the site should not be allocated as such but should be identified in the justification as a potential site with details of the assessments that will be required as part of a planning application.
6. Is the statement in paragraph 6.1.21 from the Herefordshire Council correct? Could an allowance be made for a number of windfalls based on past delivery rates?

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