

INGLEBY ARNCLIFFE NEIGHBOURHOOD DEVELOPMENT PLAN Submission Draft Version

Council's response to Examiners questions

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

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Ingleby Arncliffe Neighbourhood Development Plan Examiner's Questions

Following my initial assessment of the Neighbourhood Plan and representations, I would appreciate clarification and comment 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.

I would welcome confirmation or further information on the points set out below. I wish to ensure that the QB and/ or LPA has the opportunity to respond to my concerns, if they wish, in advance of receiving my examination report.

1. **Policy P1:** This policy will apply to any future housing development in the plan area in addition to the allocated site. The second part of the policy states that these types of housing "*should be particularly considered*". I appreciate that there is a need for flexibility in the policy, however I am concerned as to whether this phrasing lacks clarity as to whether these types of housing should simply be considered (and rejected) or whether a more certain form of wording should be used to state they should be provided where feasible. It is noted that this is not stipulated in Policy P3. Would the LPA and QB comment on the suggested revised wording: "*....should be provided as part of the mix, where feasible.*"

The council consider that this is acceptable to make the amendment to Policy P1

2. **Policy P3** states that the mix of house types and tenures is to be agreed with the parish council. It is considered that this is a procedural matter rather than planning policy and I am proposing that it should be deleted from the policy and included in the justification.

The council consider that this is acceptable to make the amendment to Policy P3

3. The allocated site is partly outside the Development Boundary. I shall propose that there should be a consequential amendment to the Development Boundary around the site. Would the LPA / QB confirm that this is acceptable.

The council consider that this is acceptable to make the amendment to the boundary and consider that it should be amended to go around the allocation site

4. Policies should reflect the community's wishes and local evidence, however, they should not be used to set out the conditions whereby the parish council will support the planning application as stated in paragraph 29. I am proposing that paragraph 29 should be revised as follows:

- delete the first sentence "Policy P3land";
- delete "The parish council therefore understand that" from the third sentence;
- revise the fifth sentence to read: "*The plan is seeking to secure sufficient new affordable homes....*"
- Add at the end "*The mix of house types and tenures should be agreed in consultation with the parish council.*"

The council consider that this is acceptable to make the amendment

5. NYCC Heritage has suggested that the school site should be designed to respect the frontage of the former village green. Would the LPA / QB consider whether specific reference should be included in either Policy P3 or P4. If so, would they suggest suitable wording.

The council consider that the local plan and development management officers would ensure an acceptable proposed layout and therefore it is not necessary to stipulate this in the Plan.

6. Natural England and CPRE have noted the lack of reference to biodiversity enhancement in the plan. Would the LPA / QB consider whether this topic is adequately addressed in the strategic policies or whether a specific reference should be included in either Policy P3 or P4 in respect of the school site. If so, would they suggest suitable wording.

The council consider that the local plan policies would cover matter relating to bio-diversity therefore it is not necessary to stipulate this in the Plan.