

Burbage Neighbourhood Plan Examination

Further questions of clarification from the Examiner to the Parish Council and WC

[Burbage Parish Council/Wiltshire Council answers in italics]

I am grateful to both Councils for their assistance in answering a series of questions sent on 15 January 2018. Following the responses and my site visit, some additional queries have arisen. Once again, I would be most grateful if both Councils could kindly assist me as appropriate in answering the following questions.

1. An earlier question asked for confirmation of the date of the Plan's area designation. I have been told that the area was designated on 19 May 2014 and have been sent a document which indicates this. However, there is another document (on WC's website) that indicates the date as 14 July 2014. A discrepancy and puzzle therefore remains and the designation date is still unclear to me as is why two documents with different dates are in circulation.

Contrary to the previous reply, the designation was made on the 14th July 2014. The 19th May date derives from an earlier draft.

2. Question 6 asked what the authorised use of Harepath Farm (subject to Policy 6) was. I can see in hindsight, how my question may have caused confusion. I was seeking confirmation of the authorised use classes of the existing Harepath Farm complex.

Agricultural buildings at Harepath Farm were granted consent, subject to conditions, for change of use to B1, B2 and B8 uses (reference K/37842 and K/35315) in 1998 and 1999. A later amendment in 2002 allowed consent for a building to be used for A1 retailing (a tack shop for saddlery and horse related goods including some feeds).

3. My site visit revealed that the site identified on page 37 of the Plan as a proposed employment site (Harepath Farm) appears to be adjacent to a residential property; is this correct? Has any assessment been made of the effects on this residential property or is the property connected with the proposed allocation?

The residential property adjacent to the employment site at Harepath Farm is owned and resided in by the owner of the site. The Steering Group have consulted the owner throughout the process and he has proved very supportive. The policy could be amended if needed, for example by requiring the layout and design to respect the amenity and privacy of residents. However, WCS Core Policy 57 should take care of this anyway.

4. The proposed employment site indicated on the map on page 37 of the Plan seems to include land that may potentially be highway land? It includes a number of trees and highway signage. Is the proposed site accurately indicated on this map? If not, please provide an amended map at a larger scale.

The Steering Group have reviewed the site extent and agree that a more logical site area would be as per the attached sketch (Appendix 1). This also leaves intact the hedgerows and large trees between the existing site and the road which is better

from an environmental point of view (especially biodiversity) and will also provide established screening for the modest extension of the site proposed. Wiltshire Council can provide a better quality map for inclusion in the neighbourhood plan, if this is required.

5. The two proposed Local Green Spaces shown on the map on page 39 of the Plan seem to include buildings. Is this the intention? If not, please could more detailed, accurate plans of each proposed Local Green Space be provided?

The only buildings included are ones that are related to the playing fields / recreation use, such as the pavilion. The Steering Group confirms that it is the intention for the Local Green Space to include these buildings and the area shown is correct. The Steering Group would not want development of any existing buildings within the area, except for the 'extension of existing buildings or new buildings for recreation or community use' (which is already provided for in the 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. 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
12 February 2018

