

Burbage Neighbourhood Plan Examination

Questions of clarification from the Examiner to the Parish Council and WC

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. Please confirm the date of the Plan area designation (as the date differs between the date in paperwork on WC's website and information in the Basic Conditions Statement).
2. Please confirm the dates of the pre-submission (Regulation 14) consultation period which must be a minimum of six weeks.
3. Please confirm the start and end dates of the Plan (as there is a discrepancy between dates given in the Plan).
4. Please provide a full copy of the email received from Natural England shown on page 49 of the Consultation Statement (so I can see the entire email and its date etc.)
5. Please confirm whether the Plan area a) falls within any European site(s) and if so which one(s) and b) if the Plan area does not fall within an European site, whether it falls within any zones or within proximity of any European site(s) and if so which one(s).
6. Please confirm the date of the Strategic Environmental Assessment Scoping Report.
7. Were the Site Selection Report and Draft Environmental Report consulted upon alongside the draft Plan at pre-submission stage (Regulation 14)?
8. Is the submission (Regulation 16) version of the Plan the same as the version of the Plan revised after the Regulation 14 stage and consulted upon for three weeks?
9. Please confirm the date of the Habitats Screening Decision, b) the version of the draft Plan the screening related to and c) whether any consultation was carried out on the Screening Decision and if so, please provide details.
10. As I understand it, the Plan does not review the Limits of Development (LoD) for Burbage. However, settlement boundary reviews are been carried out by WC and this review potentially alters Burbage's settlement boundary (in some places extending it and in others tightening it), but does not include the St Dunstan's site which, I understand, now has planning permission. Please advise me of a) the latest position in relation to the settlement boundary reviews and any implications for this Plan (including in relation to the proposed site allocation subject of Policy 3) and b) the latest position with regard to the Housing Site Allocations Plan.
11. Policy 1 refers to small scale infilling and schemes of up to 10 units as well as larger schemes. There is no reference to any settlement boundary (the LoD) and criterion iv.

refers to other settlements (presumably other than Burbage). Was the intention that the first three criteria only relate to Burbage's settlement boundary (the LoD) or to the whole Plan area?

12. In relation to Policy 2, was the intention that the policy applies to the whole Plan area or only to sites within Burbage's settlement boundary (the LoD)?
13. The LoD is referred to in Policy 5 (criterion iii.) and Policy 8. The LoD is shown on various plans in the Plan, but is it the intention that it is the existing LoD that the Plan will use or the proposed LoD in the Housing Site Allocations Plan? This also relates to question 10.
14. The proposed site allocation on Grafton Road subject of Policy 3 seems to be designated as a Mineral Resource Zone. Is this correct and if so, please explain any implications arising from this designation in relation to the proposed site allocation or developing the site.
15. Please confirm the authorised use(s) of the Harepath Farm site subject of Policy 6 i.e. what Use Classes.
16. Are either of the two proposed Local Green Spaces referred to in Policy 7 within a Conservation Area? If so, please provide details.
17. In relation to Policy 9 (Heritage), a number of representations make reference to another Conservation Area (CA) called Eastcourt. Please could the Parish Council confirm what the intention of Policy 9 is i.e. is it intended to exclude the Eastcourt CA or is this a drafting error (as the Eastcourt CA is not specifically mentioned as I assume the Burbage CA references do not, in fact, relate to both CAs)?
18. Please could a map(s) of the Burbage CA and the Eastcourt CA be provided to me.
19. Does WC have any plans to update the Burbage Conservation Area Character Appraisal and Management Proposal of February 2008? I see this document is not included on WC's website so is it still current? Is there a similar document for the Eastcourt CA?
20. Policy 9 refers to "views in and out" but these are not indicated on a plan within the Plan document itself. Are the views indicated anywhere i.e. in another supporting document perhaps? Or is it a more general reference?

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
15 January 2018