

LAVENDON NEIGHBOURHOOD PLAN

Submission Draft Version

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

Rosemary Kidd, Dip TP, MRTPI
NPIERS Independent Examiner
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Following my initial assessment of the Neighbourhood Plan and 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. Would you confirm the number of households in Lavendon at 2011.
2. Would you confirm whether there had been any response from the statutory environmental bodies on the HRA screening.
3. Would the QB and LPA like to propose any revisions to Policies E2 and E3 in view of the comments made by Natural England.
4. Policies E2 and E3 refer to "high quality trees and shrubs". Would the QB define what is to be expected by this requirement.
5. Policy CD2 first bullet point: How is it intended that the design of development should demonstrate that the proposal supports village facilities?
6. Has any work been undertaken to demonstrate that Policy FR2 is feasible and deliverable? It is considered that the final paragraph of Policy FR2 is a Community Aspiration and I propose recommending that it be removed from the policy and placed in the section on Community projects.
7. Would the LPA comment on whether they consider it appropriate for Neighbourhood Plan policies to specify that they should be applied to reserved matters planning applications in Policies HT1 and H3.
8. Would the LPA comment on whether the final paragraph of Policy HT1 is deliverable through a planning condition? Would the QB confirm that it is intended that the final paragraph should apply only to new housing development and not all forms of development?
9. Policy CF1 defines the community facilities; these should be identified on the Policies Map which should be enlarged so that the boundaries of the sites can be shown clearly. Would you supply me with a map to show The Copse and confirm that this is an area of land owned / managed by the Parish Council or is publicly accessible.
10. The final paragraph of Policy CF2 is a Community Aspiration and I propose recommending that it should be deleted from the policy and placed in the Community Projects section.
11. The NPPG states that when neighbourhood plans have decided to make provision for housing in their plan, the housing requirement figure and its origin are expected to be set out in the neighbourhood plan as a basis for their housing policies and any allocations that they wish to make. The Plan is not explicit about its housing requirement figure and is unclear about whether the sites with planning permission are considered to be commitments as they are excluded from the settlement boundary. I shall propose the inclusion of a new policy and welcome the QB and LPAs comments on this:

“The LNP will provide for about xx new homes to meet the housing needs of the parish over the plan period 2019 – 2031.

New housing will be supported on sites that lie within the Settlement Boundary of Lavendon in accordance with other relevant policies of the development plan.

New housing will be delivered through:

- a. Dwellings which have been constructed or have planning consent granted since 2018 (confirm date);***
- b. Windfall opportunities in accordance with Policy H2 and Plan:MK Policy DS5 and the NPPF;***
- c. The housing allocation for about 8 dwellings at Harrold Road under Policy H4.”***

12. Paragraph 104 of the PPG on Neighbourhood Planning states that the indicative housing figure should be tested at the examination. The NPPG states that housing policies should take account of the latest and up-to date evidence of housing need Has the QB undertaken a Housing Needs Assessment or similar review of the level of housing need in the Plan area? If not, how has the level of housing provision been determined? It is considered that the general neighbourhood plan questionnaire referred to in para 10.9 does not constitute an assessment of housing need. Would the LPA comment on the level of housing need in the plan area and the provision set out in the NP.
13. It there any reason for excluding the housing sites with planning permission from the settlement boundary?
14. I propose deleting the final paragraph of Policy H3. I shall propose adding a paragraph to the justification to the policy to state that developers will be expected to demonstrate through their design and access statements how the policy requirements are to be delivered and that consultation with the Parish Council will be welcomed. I propose that reference to the Parish Council’s wish to be engaged in considering options should be included in a Community Projects section. The views of the QB are welcomed on this.
15. Paragraph 10.16 refers to the proposed open space being a “sports field” but Policy CF2 does not include any requirement for sports facilities. Would the QB confirm that “sports field” in para 10.16 should be replaced with “community open space”.
16. I consider that Policies E4, DC1, and HT3 do not add any locally specific requirements to the strategic policies and I shall be recommending that they should be deleted. Supporting text may be added to reference the relevant strategic policies.

Rosemary Kidd
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