

Thrussington Neighbourhood Plan

Questions from the Independent Examiner

Prepared by

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15th March 2018

Introduction

1. As you will be aware I have been appointed to carry out the examination of the Thrussington Neighbourhood Plan. I have carried out my initial review of the Plan and most of the accompanying documents that I have been sent. I carried out a site visit to the village and the surrounding countryside to familiarise myself with the plan area on 14th March 2018.
2. My initial view is that I should be able to deal with the examination of this Plan by the consideration of the written material only, but I do reserve the right to call for a public hearing, if I consider that it will assist my examination. There are some questions that arise from my initial review of the plan. Most of these are directed at the Qualifying Body, Thrussington Parish Council but there a couple of questions which are more appropriately directed to Charnwood Borough Council.
3. In the interest of transparency, I would ask that this note and any response is placed on the appropriate web sites. Could I ask for a reply by the end of play on 23rd March 2018, if possible to allow me to speedily conclude this examination.

Questions for Thrussington Parish Council

4. Are there maps of areas at risk from surface water flooding within the Parish Area, perhaps produced by the County Council as Lead Local Flood Authority? If there are, can I be sent a copy. My concern is to have clarity for an applicant and the planning authority as to which planning applications would be expected to produce a Flood Risk Assessment at application registration stage. In terms of riparian flooding I can rely upon the Environment Agency's Flood Maps and indeed saw localised flooding from the River Wreake for myself.
5. How would an applicant or a decision maker, know what constitutes" best practice design and construction techniques" as required by Policy E1? Can the Parish Council point me to any particular document or standard? Is drainage and biodiversity a land use as referred to in Policy E1 or features that a development should have regard to?
6. Is it the intention that every planning application submitted in the Parish should be accompanied by a landscape plan or just those sites and proposals that affect trees and hedgerows- (and vegetation?). I imagine these will be for green field site developments.

7. Is every planning application submitted in the parish expected to demonstrate how they have “respected and reinforced historic landscape features and patterns” e.g. house extensions, ancillary building , infill housing?
8. Is there a reason why Aspiration E4a – Protecting the Church skyline is proposed as a community aspiration and is not proposed as a development plan policy?
9. How would Policy B2 consider the reuse of rural buildings which fall outside of the settlement boundary? Agricultural buildings do not fall in the NPPF’s definition of previously developed land. My issue is to check conformity of the policy with national policy for rural enterprises. Which areas are considered to be public open space – is it different to LGS? Which “narrow or weak roads or bridges” are covered by the last bullet point and are they subject to weight restrictions?
10. Can you clarify in Policy H1 whether proposals will be expected to meet just one of the criteria or all of them?
11. I note the reference to starter homes in Policy H2 – is the intention to limit the occupation initially to only young people or is it as the supporting text indicates promoting homes which are “more suitable for those wishing to purchase their first home”. Equally is it the intention that the bungalows be restricted to the elderly?
12. Can you list the recreational facilities to be protected by Policy L2? – does it include the caravan site?
13. Am I correct the highway improvements shown in the Appendix and referred to in the second paragraph of Policy T2 have now been implemented? What other public realm improvements are anticipated, beyond the gateway features on the approach to the village?

Questions for Charnwood Borough Council

14. Does the LPA, and especially its archaeological advisers, consider that “all new development must ...ensure previously unknown and potentially significant deposits are identified’ – is a desk top or on site investigation required for all developments or are there areas of particular potential archaeological interest in the plan area”?

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