

CARLTON AND CHELLINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

CARLTON AND CHELLINGTON PARISH COUNCIL RESPONSE TO POINTS OF CLARIFICATION AND PRELIMINARY QUESTIONS AS RECEIVED ON 20 AUGUST 2019 BY EXAMINER: BOB YUILLE

1. *The Plan covers the period 2018 to 2030. Is that correct?*

Parish Council Response: To confirm, the Neighbourhood Plan covers the period 2018 to 2030, however, we note a reference to 2018-2035 on the title page with the heading 'Vision, Key Themes and Core Objectives' which will be amended accordingly.

2. *The supporting text to Policy CC1 states that "Carlton and Chellington is defined within the emerging Local Plan as a 'Rural Service Centre'. A settlement boundary was defined by 2002 Adopted Local Plan. The same settlement boundary has been applied in the Neighbourhood Development Plan, except where it has been extended to include the three allocated development sites as covered by Policies CC4 to CC6." However, Fig 2 which identifies, amongst other things, the Current Settlement Policy Area and the Proposals Map, which shows the revised Settlement Policy Area, appear to show an identical boundary. Is that correct? If not, what are the differences between the two?*

Parish Council Response: We have reviewed both Figure 2 and the Proposals Map and can confirm that they show identical boundaries for both the existing and revised Settlement Policy Area boundaries. In light of this, we have amended the Proposals Map accordingly to address this point.

3. *Were the owners of each of the proposed Local Green Spaces referred to in Policy CC2 contacted at an early stage as required by Planning Policy Guidance Ref ID: 37-019-20140306?*

Parish Council Response: To confirm, the Local Green Space comprising 'The Green' is owned by the Parish Council and the 'Carlton Playing Field' is owned by a charity whose sole trustee is the Parish Council. In regard to the 'Allotments', this site is owned by the Diocese of St Albans and at an early stage of the plan preparation, the Neighbourhood Plan Steering Group approached the Parochial Church Council (PCC) about the content of the neighbourhood plan. Furthermore, Members of the PCC attended consultation events held during the preparation of the neighbourhood plan.

4. *Policy CC3 refers to preserving or enhancing the character of the Conservation Area. Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 refers to preserving or enhancing the character or appearance of such areas. As character and appearance are different things should Policy CC3 adopt the statutory wording?*

Parish Council Response: We are happy to amend Policy CC3 to adhere to the statutory wording provided within Section 69 of the Planning (Listed Building and Conservation Areas Act 1990).

5. *Policy CC3 refers to 'important character building and sites'. Where are these buildings and sites? Policies in a neighbourhood plan are required to be clear and unambiguous. Should these buildings and sites be identified on a map?*

Parish Council Response: Appendix 1 of the Neighbourhood Plan provides a detailed list of the Parish's important character building and sites together with an accompanying map. Appendix 1 is referred to in local evidence supporting text to the policy.

6. *Policy CC4 only permits housing development in excess of the proposed site allocations on sites within the Settlement Policy Area. However, both the Core Strategy (Policy CP17) and the emerging Local Plan (Policy 6S) allow for housing outside this boundary in exceptional circumstances. Indeed, it appears that one of the proposed site allocations was granted planning permission under the terms of such an 'exceptions' policy. Should Policy CC4 make reference to such 'exception' sites?*

Parish Council Response: In order to confirm with Policy CP17 of the Adopted Core Strategy and Policy 6S of emerging Local Plan, we are happy for Policy CC4 to be amended to include exception development proposals on sites that are well related to the defined Settlement Policy Area.

7. *The supporting text to policy CC4 refers to a Site Assessment report. Where will I find this?*

Parish Council Response: To confirm the Site Assessment report forms part of the evidence base to the plan and was prepared by appointed consultants, Woods Hardwick in November 2016. A copy of the final Site Assessment report is provided with this response.

8. *Replacement community services under Policy CC9 have to be within the Settlement Protection Area but new community facilities do not. Is that correct? If so what is the justification for this?*

Parish Council Response: To confirm, the Parish Council wish wherever possible that the replacement of the community facilities listed within Policy CC9 are kept within the Settlement Protection Area in order to ensure that they are readily accessible to all parishioners. However, it is accepted that three of the identified community facilities listed in Policy CC9, namely a) St Mary's Church, h) The Chellington Centre and i) Emmaus Village are located outside of the SPA and therefore the replacement of these facilities would be outside of the SPA.

9. *Is Policy CC11 intended to apply outside the Settlement Protection Area? If so, is it in general conformity with development plan policies dealing with employment development in the rural area such as, for example, saved policy E18 of the Local Plan 2002 and Policy CP18 of the Core Strategy?*

Parish Council Response: To confirm, Policy CC11 relates to both development within the Settlement Policy Area and in the open countryside.

Mandy Wilson
Clerk to Carlton and Chellington Parish Council

19 September 2019