

INDEPENDENT EXAMINATION OF THE APPLEBY PARISH NEIGHBOURHOOD PLAN

EXAMINER: Patrick Whitehead DipTP (Nott) MRTPI

Ivor Keyes
Appleby Parish Council Chair

Dave Lofts
North Lincolnshire Council

Examination Ref:01/PW/ANP

Via email

23 November 2018

Dear Mr Keyes and Mr Lofts

APPLEBY PARISH NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Appleby Parish Neighbourhood Plan (APNP/the Plan) for examination, I would like to clarify several initial procedural matters.

1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the draft Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement and the Regulation 16 representations, to enable me to undertake the examination – subject to the submission of a Policies Map as indicated in Question 2 of the Annex to this letter.

Subject to my detailed assessment of the draft Plan, I have not at this initial stage identified any very significant and obvious flaws in the Plan that might lead me to advise that the examination should not proceed.

2. Site Visit

I will undertake a site visit to the neighbourhood plan area during the week commencing Monday 26 November 2018. This will assist in my assessment of the draft Plan, including the issues identified in the representations.

The site visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing should a matter come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

4. Further Clarification

I have set out in the Annex to this letter some initial questions seeking further clarification from Appleby Parish Council (the Parish Council) and from North Lincolnshire Council (NLC). I would be grateful if written responses can be provided within two weeks of receipt of this letter. It is possible that I may have further questions, following my site visit.

5. Examination Timetable

As you will be aware, the intention is to examine the Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within 4-6 weeks of submission of the draft Plan. However, as I have raised some questions, and may have others following my site visit, I must provide the opportunity to reply. Consequently, the examination timetable will be extended. Please be assured that I will endeavour to mitigate any delay as far as is practicable. The IPe office team will seek to keep you updated on the anticipated delivery date of the draft report.

If the Parish Council or NLC has any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter is placed on both the Parish Council and the NLC websites?

Thank you in advance for your assistance.

Your sincerely

Patrick Whitehead

Examiner

ANNEX

From my initial reading of the Appleby Parish Neighbourhood Plan and the supporting evidence, I have the following preliminary questions for the Parish Council and for NLC.

1. Can the Parish Council please clarify the period covered by the Plan? There is no indication of the Plan period on the cover and, whilst paragraph 3.1 indicates that the Plan covers the period up to 2030, the Vision, at paragraph 4.1, refers to the lifetime of the Plan being “*for the next 15 years*”, i.e. 2033. (I have noted that NLC’s Core Strategy covers the period to 2026, as does the Housing and Land Allocations Development Plan Document.
2. There does not appear to be a policies map to accompany the Plan – only a Plan showing the Designated Area, although Policy AP14 refers to specific areas “*as shown on the Policies Map*”. Is the absence an omission from the documentation?
3. It is necessary for the Policies Map to identify a settlement boundary or boundaries for the purposes of policies AP3, AP4, AP5, AP6, AP7 and AP9, and the Conservation Area boundary for the purposes of Policy AP15. Can these boundaries be set out in the Policies Map please?
4. The National Planning Policy Framework (2012) at paragraph 184 indicates that the neighbourhood plan should be aligned with the strategic needs and priorities of the wider local area, and that it should not promote less development than set out in the local plan. References to the strategic plans of NLC, so far as the overall housing need and the spatial strategy to meet the requirement, appear to be limited to paragraphs 5.24-5.27. Given the draft Plan must have regard to national policy, Is NLC satisfied that this forms a basis for alignment of the NP policies with the strategic framework?
5. The hard copy of the Appendices provided is dated February 2018, whilst the one shown on the Parish Council’s website is dated May 2018. There are significant differences, for example in Appendix 5 and 6. If, as I assume, the version shown on the website is the correct version, where is the evidence to support the two LGS areas shown at Appendix 5? Can the two sites be identified by name please?
6. Messrs Savills has included, as an appendix to its Reg 16 representation, its submission in response to the Local Plan for North Lincolnshire: Initial Consultation and Call for Sites. It proposed a total of four sites in Appleby, including Site 3 (the Paddock) which the APNP proposes as LGS. Is there a NLC response to the submission?