

# **WALTON NEIGHBOURHOOD PLAN**

## **Submission Draft Version**

**Questions to the Qualifying Body and Local Planning  
Authority on Walton Neighbourhood Plan  
by Independent Examiner, Rosemary Kidd**

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## Walton Neighbourhood Plan Examiner's Questions

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 date of the parish boundary review. Section 1.2 of the NP states 2015 whereas para 1.2 of the Basic Conditions Statement says 2014.
2. Would the QB confirm that there are no other neighbourhood plans relating to the area.
3. Paragraph 6.2 of the Basic Conditions Statement states that due regard has been given to Human Rights. Would the QB provide me with further information or an assessment of how the impact on human rights has been assessed. In particular would you comment on how the views of hard to reach groups have been sought.
4. As LGS2 is a proposed open space, it does not satisfy the requirements of NPPF para 78. Would the QB comment on the alternative of allocating the site under Policy HG2.
5. As LGS3 is agricultural land, it does not satisfy the requirements of NPPF para 78. What evidence does the QB have about the historic significance of the ridge and furrow on site LGS3? I can find no reference to it in the Walton Conservation Area Appraisal.
6. As worded Policy HG2 will seek new green space provision on all housing developments to address the deficits as identified in Table 1. Would the QB explain how they intend that this policy is to be interpreted by decision makers bearing in mind that the Parish Council is working to deliver a new children's play area on land adjacent to the Village Hall and a village green is proposed on the site on Springs Lane. Would they clarify whether green space should be sought on other development sites or whether CIL contributions from other housing developments will be used to deliver the proposed sites?
7. Has any background evidence been prepared to support the selection of the key viewpoints from the approach roads?
8. Policy T1 seeks contributions towards traffic calming. Would the LPA comment on whether this policy is appropriately worded in the context of CIL. Would it more appropriate to have a generic policy on infrastructure provision and CIL?
9. Have all potential site options been considered? How were the 7 potential housing sites selected? Was there a call for sites? How were sites that had been previously refused planning permission considered? Why were other sites closer to the village in the conservation area not considered?
10. The representation from Deborah Casey refers to an infill plot which they have put forward. Would the QB supply me with a map of the site and explain why it was not included in the sites assessment.

11. The Housing Sites Assessment included only one parcel of land that is large enough to accommodate the open space being sought and a good mix of housing; however, this is at some distance from the existing built up area and community facilities. Would the QB and LPA explain whether other similar sized parcels of land closer to the village were considered in the initial review of potential sites and the reasons for not including them in the full sites assessment.
12. Policy H2 and Policy T2 – development at Springs Lane - has an assessment of the deliverability of the site and the proposed form of development been undertaken? Has the QB sought the views of potential developers as to whether the requirements for highway improvements, footpaths, landscaping and the village green make the scheme viable and deliverable?
13. Policy BE2 gives the example of live-work units as a means of the diversification of land based businesses. Is it intended that this policy applies throughout the parish outside Thorp Arch Estate? In which case the provision of new dwellings in the form of live-work units would have to be carefully justified under NPPF paragraph 55.
14. Has it been agreed to progress with a design code for the Thorp Arch Estate? Do the LPA have any views on the implementation of the final part of Policy BE3?

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