

Request for Clarifications from Examiner

Thank you for inviting me to undertake the Examination of the Great and Little Chesterford Neighbourhood Plan.

Having received all the necessary documents my Examination has begun.

I have reviewed the material for any "fatal flaws" that would prevent the Examination proceeding and am content to proceed on the basis of the information provided.

There are a number of other points on which further clarification from Uttlesford District Council would be helpful:

- Please can you confirm what comprises the development plan for the neighbourhood area? What stage has the review of the Local Plan reached?
- Notwithstanding its representations does Uttlesford District Council consider the submitted Plan to be in general conformity with the strategic policies of the development plan?
- Paragraph 5.9.6 of the Plan references Uttlesford District Council providing an indicative housing requirement for the Plan area of 96 dwellings between 2019 and 2033 - how does this relate to the expected time period of the emerging Local Plan?
- Uttlesford District Council's representations on the submitted Plan make reference to the content of the emerging Local Plan (e.g. it is "*recommending a Biodiversity Net Gain of at least 20%*") - is this document publicly available?
- What is the planning status of each of the three sites allocated for housing in the Plan?

There are a number of points on which further clarification from the parish councils would be helpful (and any additional comments from Uttlesford District Council on these would also be welcome):

- What is the evidence base for the neighbourhood plan and where is this publicly available?
- Policy GLCNP/1- the Plan includes both "*Development Limits*" for Great Chesterford and a "*Settlement boundary*" for Little Chesterford - what is the rationale for these different descriptions?
- Policy GLCNP/1 - what is the evidence for determining the boundaries of the Cam Valley Area and the Chalk Uplands and do they relate to the Landscape Character Areas as defined by the Landscape Character Assessment?
- Policy GLCNP/1 - what is the evidence for determining the boundary of the Roman Scheduled Monuments Setting Zone?
- Policy GLCNP/2 - what is the evidence for determining the boundaries of the Separation Zones and how do they relate to the Landscape Character Assessment?
- Policy GLCNP/2 - how do the "*other places of employment in the rural area*" relate to the locations identified in Figures 5.24 and 5.25? Are there further locations and have these been identified?
- Policy GLCNP/4a - what is the evidence from the Village Walks and other sources additional to the Landscape Character Assessment for the identification of the "*Green screening*" and "*Special verges*"?
- Figure 5.17 - what is the evidence for identifying and defining the boundaries of "*Little Chesterford historic core*" and "*Bordeaux Farm rural context area*" and how does the latter relate to any of the Plan's policies?
- Policy GLCNP/6 - is it the intention of this policy that where development proposals would result in the loss of a Valued Community Space or Facility that alternative provision should be made of at least equivalent value to the community?

- Figure 5.23 - what is the evidence for defining the Development Limit of Chesterford Research Park and how does it relate to any of the Plan's policies?
- Do the parish councils consider the proposals for housing development in the Plan to be consistent with the Plan's objective for the settlements to "*continue to grow at an organic and sustainable rate*"? Do the parish councils have a view on what would constitute a housing requirement that conflicts with this objective?
- Policy GLCNP/9 - would all development on infill or brownfield sites consistent with 1c) also be windfall sites as defined in 1b) given the suitable larger sites over 5 dwellings have been identified in the Plan?
- What is the rationale for allocating sites which already have planning permission for housing development in the Plan?
- Given the expectation for at least one electric vehicle charging point per dwelling on the sites allocated for new homes is there an expectation for the number of parking spaces to be provided on each site?
- What further evidence is available from responses to the consultation letter sent to landowners relating to the proposed Local Green Spaces (reproduced on page 73 of the Consultation Statement) - are copies of substantive responses available?

The Plan has been subject to a Health Check during its preparation - please may I be sent a copy of this?

The Consultation Statement includes a summary of responses to representations made during consultation on the pre-submission Plan. Is there a record - such as a tracked changes document - of the precise changes made before submitting the Plan?

I am still considering the evidence before determining whether a hearing will be required to support the Examination.

These requests and the responses should be made publicly available, such as by being put online.

I may come back with further questions or requests as the Examination proceeds.

Thank you for supporting the process. It will be helpful if all correspondence is shared between the local planning authority, the parish councils and myself.

Tony