

MARTON WEST MODIFIED NEIGHBOURHOOD DEVELOPMENT PLAN

Response to the Independent Examiner's Questions 1-5:

The Independent Examiner has sought clarification on a number of aspects (see below Questions 1-5) in relation to the proposed modified Neighbourhood Plan. Responses to the Examiner questions have been made by the, Marton West Neighbourhood Forum, as the Qualifying Body (QB) and/or Council officers, as appropriate.

Examiner Question 1:

The map on page 21 of the Plan is titled **Sites Location Map**. To improve the clarity of the Plan I am proposing that this should be titled "Policies Map" and the key should be cross referenced to the relevant policies. The boundaries of all sites should be clearly distinguishable. Designations outside the plan area should be omitted from this map but may be shown on a diagram within the plan. Would the QB confirm that this is acceptable.

In Response:

See attached letter dated 23.12.20 from the QB – Appendix 1, and the amended Policies Map (formerly titled Sites Location Map) – Appendix 2.

Examiner Question 2:

I am proposing that minor modifications should be made to **Policies MW1 and MW7** to avoid the use of the phrase development "will be permitted". It is not appropriate for neighbourhood plan policies to prescribe permission for a particular type of development. NPPF paragraph 2 states that planning permission will be determined in accordance with the development plan unless material considerations indicate otherwise.

In Response:

Proposed Examiner minor modifications in respect of Policies MW1 and MW7 are agreed.

Examiner Question 3:

Policy MW1: I have given careful consideration to whether the proposed LGS designation is appropriate and I consider that it is. However I am proposing a modification to the wording of the policy to reflect NPPF paragraph 101 and guidance on conserving the historic environment. Would the QB confirm that the following revisions are acceptable.

Revise the first paragraph to read: "Development *proposals should not have an adverse effect on*"

Add a new paragraph before the third paragraph of the policy to read: "*Inappropriate development that would be harmful to the Local Green Space should not be approved except in very special circumstances. The valued parkland setting of the Grade II listed Newham Hall, Newham Hall Lodge and Newham Hall Gate should be preserved and enhanced, where appropriate, in a manner that reflects and is compatible with its historic landscape design.*"

Revise the third paragraph of the policy to read "*Development should not result in the loss of green space, veteran, notable and mature trees, and local valued landscapes which make a positive contribution to the character of the area and local amenity.*"

In Response:

See attached letter dated 23.12.20 from the QB – Appendix 1.

Examiner Question 4:

Policy MW2: The justification updates the position on the housing requirement and delivery. Paragraph 68 states that there is no requirement for additional housing allocations in the Marton West Ward. Policy MW2 does not allocate any sites for housing and refers to housing delivery being implemented on the sites allocated in the Housing Local Plan and through windfall sites. Would the LPA confirm whether they have set an indicative housing requirement for the Marton West Ward and if so, provide me with a breakdown of how this is to be delivered in the ward through commitments, allocations and windfall sites. Would they also confirm whether they consider that the statement in paragraph 68 referred to above to be correct.

In Response:

In respect of the Examiner's first part of her question 4: the statement is correct in that there is no requirement for additional housing allocations up to 2024. Any requirement post 2024 will be dependent on the emerging Local Plan and its housing requirement. In relation to the Examiner's second part of question 4: the 2014 Housing Local Plan does not set out an indicative housing requirement for Marton West Ward, and therefore a breakdown of figures is not available. As for the Examiner's third part of question 4: we can confirm that subject to the above reference to 'up to 2024' at the current time, on the basis of the 2014 Housing Local Plan requirement the statement is considered to be correct.

Examiner Question 5:

Policy MW7 to be revised to read:

"Backland or tandem development *should*:

- • **Incorporate separate....**
- • **Provide an acceptable standard of residential amenity for the new dwelling.....**
- • **Provide an adequate open area within the curtilage of...**
- • **Reflect the scale and character....**

In Response:

See attached letter dated 23.12.20 from the QB – Appendix 1.

Appendix 1: Redacted letter dated 23.12.20 - Marton West Neighbourhood Forum

Marton West Neighbourhood Forum

23 December 2020

For the attention of the Independent Examiner

I refer to the email of 15th December, received from Charlton Gibben, advising that the initial assessment of the Modified Neighbourhood Plan has been completed.

The Forum welcomes the opportunity to respond to the examination questions and proposed revisions to the wording of policies.

Further to consultation with the Neighbourhood Forum members and our Community Council, I can provide the following responses to the Examiner's questions.

1. The Forum agrees with the Examiner's proposal to improve the clarity of the plan and will retitle the Sites Location Plan as Policies Map. The Council on behalf of the Forum produced the map itself. We have agreed with Charlton Gibben that the Council will amend the key to the map so that it cross references to the relevant policies. The Council will also make the other adjustments requested by the Independent Examiner.
2. The Forum accepts the proposal to make minor modifications to Policies MW1 and MW7
3. The Forum welcomes the Examiner's view that the proposed LGS designation is appropriate.

We support the minor modification to the first paragraph of MW1.

The modification to reflect NPPF paragraph 101 by the inclusion of an additional paragraph adds weight to the Parks and Green Spaces policy and reflects the NPPF requirements associated with Proposals affecting the Green Belt. We also welcome the Examiner's recognition of the historic landscape design, in the new paragraph

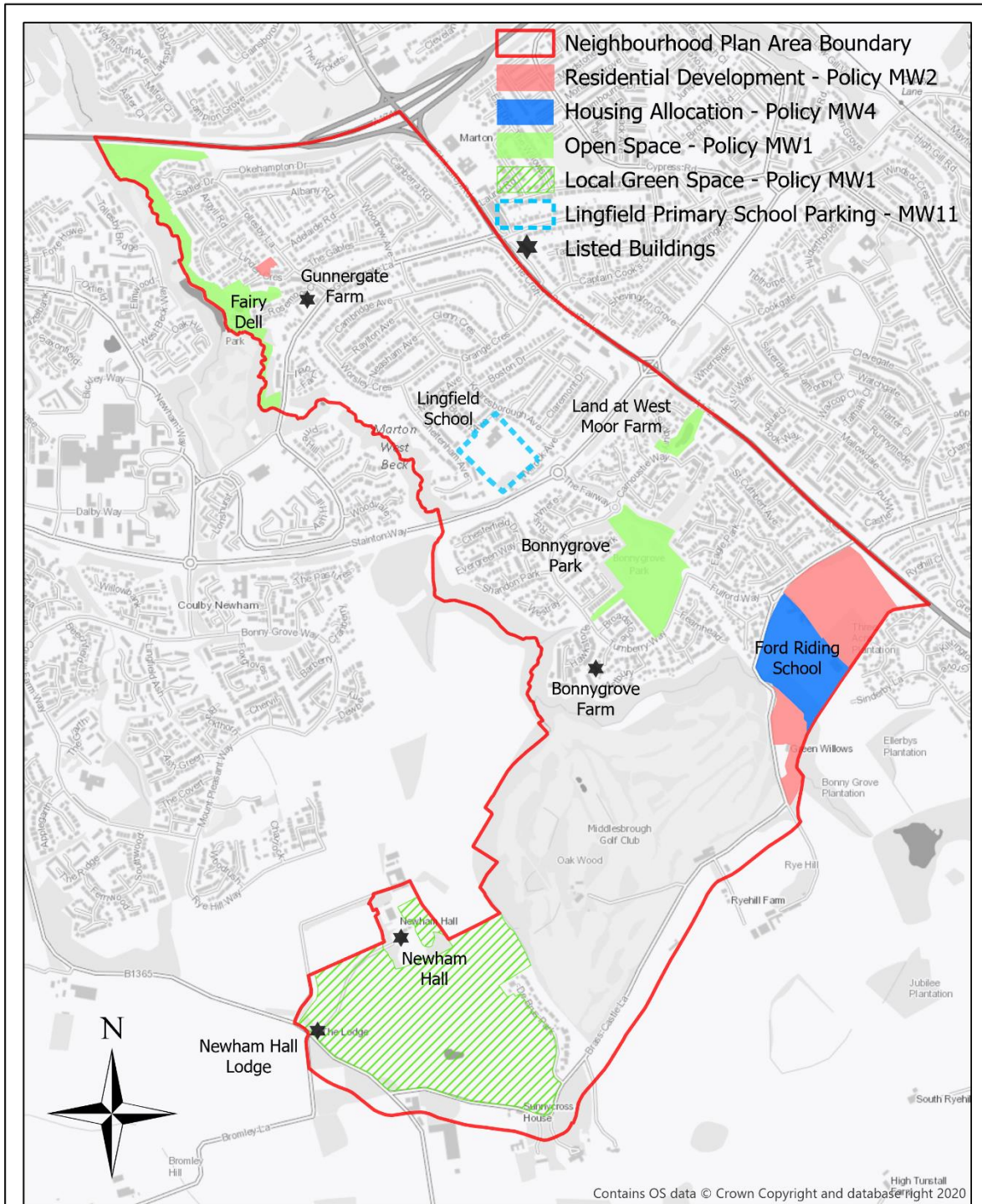
We are happy to accept the revision to the final paragraph which, in our opinion, provides greater clarity with regard to the need to protect green space, veteran and notable trees....

4. Whilst the LPA has been requested to respond to the points relating to Policy MW2, the Forum can confirm that the statement in paragraph 68 was provided by the LPA as part of their response to our pre-submission consultation. Reference to this is included in our Consultation Statement, on page 14, in which we welcomed the updated information from the Council.
5. We accept the revisions to Policy MW 7

Yours sincerely

John Roebuck
On behalf of Marton West Neighbourhood Forum

Appendix 2: Amended Proposals Map



Title: Policies Map

Service Area: Planning

Map Reference:

Scale: N.T.S.

Map created by: J Manders

Date - 17/6/20

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