

# INDEPENDENT EXAMINATION OF THE FELSTED NEIGHBOURHOOD DEVELOPMENT PLAN

INDEPENDENT EXAMINER:  
Christopher Collison BA(Hons) MBA MRTPI MIED MCFI IHBC

By email to Diane Smith Clerk to Felsted Parish Council and Demetria Macdonald  
Planning Policy Officer Uttlesford District Council  
(Copy to Heather Read FPC, Roy Ramm FNPSG, and Stephen Miles UDC)

Dated 3 September 2019

Dear Diane and Demetria

## **Felsted Neighbourhood Development Plan Independent Examination – Examiner Letter Seeking Clarification of Matters**

Further to my initial letter dated 30 July 2019 I am writing to seek clarification of the following matters:

### **1. Policy FEL/HVC5**

The Parish Council, when commenting on the Regulation 16 representation of Essex County Council, has proposed “paragraph 1” is deleted and replaced with suggested wording. Is it intended the suggested wording should replace the entire policy?

### **2. Policy FEL/ICH4**

Please direct me to any existing evidence that supports the part of the policy that relates to overhead cables.

### **3. Policy FEL/ICH5**

Please direct me to any existing evidence that supports the precise boundaries of the cross hatched area on Map 9.

### **4. Policy FEL/RE2**

Please direct me to any existing evidence that supports the requirement “from estate agents”.

### **5. Policy FEL/CW1**

Is it intended that the term “important views and vistas” should refer to the important long distance, short range and glimpsed views, identified in the Felsted Heritage and Character Assessment Report 2017?

## 6. Identified Housing requirement

a). Several policies of the Neighbourhood Plan, in particular Policies FEL/HN1, FEL/HN2, FEL/HN3, FEL/HN4, FEL/HN5, and FEL/HN6, are relevant to housing supply. The Statement of Common Ground between the District Council and the Parish Council dated 1 May 2019 includes in paragraph 2.4 a statement that “The Council (Uttlesford District Council) had no mechanism to provide a target housing number for specific villages such as Felsted....”. The Statement describes the provision for Type A villages in the emerging Local Plan. The Preferred Sites Justification Report, in Section 2.9, draws conclusions on the quantity of housing needed in Felsted Parish. In addition to completions up to 2017/18, an appropriate level of growth in a range 70 to 140 new dwellings in the Plan period is identified. The Neighbourhood Plan seeks to allocate two sites that will accommodate up to 63 new homes, and there is an assumed windfall contribution of 30 additional dwellings. Could you please explain the relationship between the appropriate level of growth range, and the provision for new homes made in the Neighbourhood Plan. In your reply could you please advise me of unimplemented current housing commitments, and refer to the implications of the grant of planning permission, on 20 June 2019, in respect of land north and east of Clifford Smith Drive, Watch House Green (appeal reference APP/C1570/W/18/3210034).

b). In my initial letter dated 30 July 2019 I confirmed my intention to undertake the Independent Examination of the Neighbourhood Plan in the context of the most recent National Planning Policy Framework (the Framework) and Planning Practice Guidance (the Guidance). Since the Statement of Common Ground between the District Council and the Parish Council was prepared, Planning Practice Guidance has been revised on 9 May 2019, 26 June 2019 and on 22 July 2019. I request the District Council and Parish Council review the Guidance, and in particular the recent revisions to the sections listed below, and advise me of any update to the Statement of Common Ground. Should any update to the Statement of Common Ground be made it will be necessary for me to consider any implications for the Submission Neighbourhood Plan, and whether interested parties should have an opportunity to comment.

Planning Practice Guidance Paragraph: 101 Reference ID: 41-101-20190509  
Revision date: 09 05 2019

Planning Practice Guidance Paragraph: 102 Reference ID: 41-102-20190509  
Revision date: 09 05 2019

Planning Practice Guidance Paragraph: 103 Reference ID: 41-103-20190509  
Revision date: 09 05 2019

Planning Practice Guidance Paragraph: 104 Reference ID: 41-104-20190509  
Revision date: 09 05 2019

Planning Practice Guidance Paragraph: 105 Reference ID: 41-105-20190509  
Revision date: 09 05 2019

Planning Practice Guidance Paragraph: 009 Reference ID: 41-009-20190509  
Revision date: 09 05 2019

Planning Practice Guidance Paragraph: 009 Reference ID: 67-009-20190722  
Revision date: 22 07 2019

Planning Practice Guidance Paragraph: 044 Reference ID: 41-044-20190509  
Revision date: 09 05 2019

## **7. Policy FEL/HN2**

a). Please direct me to any existing evidence that supports the figure of “approximately 90” parking spaces.

b). Please confirm whether or not the parking provision for approximately 90 vehicles includes contingency provision pending future expansion of the Primary School. If this is not the case what number of spaces are required for the contingency and what evidence exists to support such figure.

c). Is it intended the parking area will be secure by being lockable?

d) In the context of the Framework and the Guidance is it intended part v of the policy should relate to meeting the latest assessment of local housing need including a significant proportion of two- or three-bedroom accommodation suitable for young families, and homes that are suitable for older people which can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs?

## **8. Policy FEL/HN3**

In the context of the Framework and the Guidance is it intended part ii of the policy should relate to meeting the latest assessment of local housing need including a significant proportion of two- or three-bedroom accommodation suitable for young families and older people?

## **9. Policy FEL/HN4 and Policy FEL/HN5**

Please provide me with a Map showing each of the Village Development Limits relating to Causeway End, Watch House Green, and Bannister Green at a scale sufficient to identify individual property boundaries.

## **10. Policy FEL/HN6**

Please direct me to any existing evidence that supports the 15-year period referred to in paragraph 5.4.63.

## **11. Policy FEL/HN7**

In the context of the Framework and the Guidance is it intended the first two paragraphs should refer to support for new housing development where it provides:

- two-bedroom or three-bedroom accommodation suitable for young families; or

- homes suitable for older people that can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs; or
- other types of accommodation identified in the latest assessment of local housing needs; and/or
- affordable housing.

## **12. HRA**

Could you please confirm the Habitats Regulations Assessment (HRA) Screening and Appropriate Assessment updated 30 May 2019 does not require further updating following the granting of outline planning permission on appeal of the project for up to 30 dwellings on land east and north of Clifford Smith Drive, Watch House Green. (Appeal ref APP/C1570/W/18/3210034).

Any response to these requests for clarification must not include new evidence. I request any response with respect to these matters to be clarified should be agreed as a joint response of the Parish Council and the District Council. This request for clarification, and any response, should be published on the District Council website.

In order to maintain the momentum of the Independent Examination I request any response is sent to me no later than 12.00 Noon on Tuesday 17 September 2019. As I progress the Independent Examination, I may seek clarification of other matters.

I should be grateful if the District Council and the Parish Council could acknowledge receipt of this email.

Best regards

Chris Collison  
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