

Betley, Balterley and Wrinehill Neighbourhood Development Plan 2018- 2040

Initial Comments of the Independent Examiner

Prepared by

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John Slater Planning Ltd

29th June 2021

Introductory Remarks

1. As you will be aware, I have been appointed to carry out the examination of the Betley, Balterley and Wrinehill Neighbourhood Plan. I have carried out my initial review of the Plan and the accompanying documents which I have been sent. I have recently returned from my site visit to the parish. I spent a couple of hours touring around the 3 villages and the surrounding countryside.
2. I have concluded that I should be able to deal with the examination solely based on the written material and it will not be necessary for me to call for a public hearing. However, there is a small number of matters that I need to ask for further submissions which seek clarification of what I have read in the plan or saw on my site visit. This is quite common in the examination process.

Regulation 16 Comments

4. I would firstly like to offer the Parish Council the opportunity to comment on the representations that were submitted as part of the Regulation 16 consultation. I am not expecting a response in respect of every point, just those that the Parish Council feels it wishes to respond to.

Strategic Policies

5. Can Newcastle - under – Lyme Council confirm that the list of Local Plan policies set out in Appendix II, are for the purpose of the basic condition, the strategic policies that the neighbourhood plan has to be in general conformity with? Can it also set out the programme for the preparation of the new local plan?

Policy BBW3: Housing Mix

6. Can the Parish Council elaborate on how the housing for local people element of the policy will work, if a proposal meets the requirement of complying with Policy BBW 2? Is the trigger only through the delivery of affordable housing which has to be of a scale set out in the local plan affordable housing policy? I assume that it is not seeking to control the occupation of infill or small-scale development within the village envelope. If it is, I would need to be satisfied by evidence that such a restriction is justified? If it is through development for social housing only, as has been suggested by reference to the East Lawns Garage site – is that restriction to persons with a local connection actually a housing allocation policy, rather than a planning policy. Is the expectation that the support for persons downsizing, only related to people living in what is social housing?

Policy BBW4: Detailed design

7. Can the Borough Council comment on whether it considers that is possible or appropriate for the determination of applications of prior approval to have to have regard to development plan policies?

Policy BBW10: Recreation and Open Space Facilities

8. Can the Parish Council confirm that the areas shaded in a very light mottled green on Maps 11B and 11C are not proposed to be designated as incidental open space – they are a different shade of green from the key and are not numbered but I do need that to be confirmed.

Concluding Remarks

9. I am sending this note direct to both Betley, Balterley and Wrinehill Parish Council, and Newcastle – under -Lyme Borough Council. I would request that the two parties' response to my questions should be sent to me by 12 pm on **15th July 2021** and also copied to the other party.
10. I would also request that copies of this note and the respective responses are placed on the Neighbourhood Plan's and also the Borough Council's website.

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Independent Examiner to the Betley, Balterley and Wrinehill Neighbourhood Plan.

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