

Longdon Parish Neighbourhood Plan 2017-2029

Questions from the Independent Examiner

Prepared by

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Introduction

1. As you will be aware I have been appointed to carry out the examination of the Longdon Parish Neighbourhood Plan. I have completed my initial review of the Plan and most of the accompanying documents that I have been sent. I carried out a site visit to the four villages and the surrounding countryside to familiarise myself with the plan area on 21st March 2018.
2. My initial view is that I should be able to deal with the examination of this Plan by the consideration of the written material only, but I do reserve the right to call for a public hearing, if I consider that it will assist my examination. There are some questions that arise from my initial review of the plan. These are directed at the Qualifying Body, Longdon Parish Council but there a couple of questions which are more appropriately directed to Lichfield District Council.
3. In the interest of transparency, I would ask that this note and any response is placed on the appropriate web sites. Could I ask for a reply by the end of play on 5th April 2018, if possible to allow me to speedily conclude this examination.

Questions for Longdon Parish Council

4. There needs to be certainty as to which existing community and recreational facilities are to be protected by Policy 12. Can you provide me with a list of the facilities so they can be inserted into the policy?
5. I have noted the strong opposition in the plan to “cul de sacs”. However, I noted on my site visit that much of the character of Longdon, is that the majority of the housing areas are based on layouts which often incorporate the cul de sac. Can you provide me with further justification as to why the plan is rejecting a form of housing layout that constitutes much of the present character – was it a major theme that came through the public consultation? I am not necessarily discounting the paragraphs on page 16, but without an accompanying design guide or design code or a Character Assessment and a policy wording that states that “any new development within the village ... must be based on a good understanding of local character and circumstance” I have reservations that a policy, which refers to “new estates” and “cul de sacs” is not based on adequate evidence and could not be used for development management purposes.
6. Can the Parish Council clarify whether Policy 5 which allows limited small scale development with village boundaries, includes the two settlements that are washed over by Green Belt and do not have a village settlement boundary. I see that Policy NR2 Development in the Green Belt as set out in the Lichfield

Local Plan Strategy refers in a paragraph to “Limited infilling within Green Belt villages will be allowed, with appropriate infill boundaries being determined through the Local Plan allocation document, which may, where appropriate, be informed by community led plans”. Where will infilling be allowed in Gentleshaw and Longdon Green and what would be the criteria for considering such applications?

7. Is Policy 6 suggesting that there be restrictions on occupation of new housing? The policy refers to “new housing primarily for local people especially for starter families and the elderly”. What is the criteria for such policies and what is the evidence to justify it? Or is it the intention that the policy is to encourage the type of new homes that could be suitable for new families or the village’s elderly?

Questions for Lichfield District Council

8. Has the District Council got any views on the above points and has it published any design advice that could be referred to in the plan?

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