

MATTERSEY NEIGHBOURHOOD PLAN

Submission Draft Version

**Questions to the Qualifying Body and Local Planning
Authority on
Mattersey Neighbourhood Plan
by Independent Examiner, Rosemary Kidd**

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7 December 2018

Mattersey Neighbourhood Plan Examiner's Questions

Following my initial assessment of the Neighbourhood Plan and representations, I would appreciate clarification and further evidence on the following matters from the Qualifying Body and/or the Local Planning Authority. In order to ensure openness and transparency of the examination process, these questions and the responses should be published on the Council's website.

1. Key Principle – Pre Application Community Consultation. There is no legal requirement for applicants to consult the Parish Council or the local community at the pre-application stage although it is recognised that there are significant benefits to be gained from pre-application discussions and its importance is recognised in paragraph 188 of the NPPF. I shall be recommending that paragraphs 82 and 84 should be revised to describe this as a community aspiration and not as “requirements” or a “key principle” of the plan.
2. Paragraph 82 states that the key principle is to be applied to developers of new build or replacement buildings. However, as worded paragraph 1 of the key principle will apply to all development proposals. Would the QB comment on the proposed revision to paragraph 1 of the key principle: “Applicants who are preparing planning applications for new or replacement buildings are encouraged...” For paragraph 2 “...about such proposals...”.
3. Policy 3 point 2 encourages smaller dwellings on sites within “a safe walking distance” of local amenities. Would the QB define this term.
4. Policy 7 does not provide any guidance on the management of development on the LGS as advised by NPPF paragraph 78. Would the QB consider whether the following would be acceptable: “*Development that would be harmful to the openness of the site would not be acceptable except in very special circumstances*”.
5. What is the status of Mattersey Thorpe in the emerging Local Plan? Is it a Defined Rural Settlement within the functional cluster of Mattersey - Everton – Scraftworth or is it a Dispersed Settlement with Wider Rural Bassetlaw?
6. Would the QB provide me with indicative housing numbers for the housing allocations? Would the LPA comment on whether these numbers are appropriate and whether they would help to deliver their overall strategy for housing development in the rural areas.
7. It is noted that planning permission has been granted for development on the site south of Thorpe Road, Mattersey. Would the LPA confirm that the requirements set out in Policy 12 are compatible with the terms of the planning consent.
8. NP policies should not stipulate that planning permission will be granted for a particular proposal as the NPPF states that “*Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise*”. I shall recommend that the wording of Policies 9 – 16 should be revised to read: “*Land is allocated for residential development on the site shown on Map XX. Development proposals should demonstrate that:*” Policy 8 to be revised to read “*will be supported*”. Would the QB confirm that they accept these amendments.

9. I have been sent a document entitled "Summary of representations" and copies of some but not all of the representations included in the summary. The summary does not include the representation from Severn Trent. Would you revise the summary and confirm that the summary sets out the full text of all the representations. Would you send me a copy of the original responses from Nottinghamshire County Council and Mrs Tomlinson. (Scanned copies will suffice)
10. Does the QB have any comments to make concerning the representations; in particular I would welcome their comments on the points made by Nottingham CC on the plan supporting the improvement to local bus services and whether this should be included in the community aspirations. Would they also comment on the point made by Mr and Mrs Ambler.
11. In the interests of openness, would you arrange for the representations to be placed on the Council's website.

Rosemary Kidd
7 December 2018