

INDEPENDENT EXAMINATION OF THE CHAPEL AND HILL
CHORLTON, MAER AND ASTON, AND WHITMORE
NEIGHBOURHOOD DEVELOPMENT PLAN

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

To Debra Powell Parish Clerk Whitmore Parish Council (Lead Parish Council) and
Peter Hamilton Neighbourhood Planning Officer Newcastle-under-Lyme Borough
Council

(copy to Mark Kirk Planning Policy Officer Newcastle-under-Lyme Borough Council
and Judith Oppenheimer Neighbourhood Plan Steering Group; Janet Simpson Clerk
Chapel and Hill Chorlton Parish Council; and Elena Sudlow Clerk Maer and Aston
Parish Council)

By email dated 15 July 2019

Dear All

**Chapel and Hill Chorlton, Maer and Aston, and Whitmore Neighbourhood
Development Plan Independent Examination - Examiner letter seeking
clarification of matters**

The Independent Examination of the Chapel and Hill Chorlton, Maer and Aston, and
Whitmore Neighbourhood Development Plan has now formally commenced.

The Neighbourhood Plan proposes the designation of 85 Local Green Spaces.
Whilst Appendix 1 includes a location map for each proposed designation most of
these maps do not include road names or other easily identifiable feature. In order to
assist my site visits, I would be grateful if you could post me a hard copy of a
composite road map for each Parish identifying the location of the proposed areas
for designation using the site reference numbers. These maps do not need to show
the boundaries of the land areas concerned. I will only be using the maps to plan a
route to visit the sites.

Further to my initial letter of 2 July 2019 I am writing to seek clarification of a number
of matters as follows:

1. Designating a green area as Local Green Space would give it protection
consistent with that in respect of Green Belt. The Planning Practice Guidance
states *"If land is already protected by Green Belt policy, or in London, policy
on Metropolitan Open Land, then consideration should be given to whether
any additional local benefit would be gained by designation as Local Green
Space. One potential benefit in areas where protection from development is*

the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community". I have noted Map 4 shows parts of the Neighbourhood Area lie within designated Green Belt. Could you please confirm: which of the areas proposed for designation as Local Green Space are situated within designated Green Belt; and in respect of all such areas whether there is any existing evidence to confirm consideration has been given to whether there is any additional local benefit which would be gained by designation as Local Green Space.

2. Policy DC1 includes the term "*historic buildings*". The interpretation section below the policy states "*Historic buildings refers (to) non-designated heritage assets in Conservation Areas and elsewhere in the NA*". I note the Planning Practice Guidance states "*Where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the Local Plan into action at a neighbourhood scale.*" The Guidance also states "*Local Planning Authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'*" and "*Local lists incorporated into Local Plans can be a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria so as to improve the predictability of the potential for sustainable development.*" The Borough Council website includes under the link "Register of Locally Important Buildings in Newcastle-under-Lyme" a list that includes the buildings and structures set out in Table 6.9 in paragraph 6.11.1 of Volume II of the Neighbourhood Plan.

In that it is not appropriate for Policy DC1 and its supporting text to imply locally identified assets will be recognised by the Borough Council as non-designated heritage assets I am seeking clarification whether it is intended Policy DC1 should refer to non-designated heritage assets (locally listed structures in Table 6.9). Section 3.2.2 'Local listing of structures' could then be expanded to include a community action which states "The following buildings and features are nominated for assessment by the Borough Council as potential non-designated heritage assets to be added to a local list of heritage assets compiled and curated by the Borough Council". If this is the case could you please provide me with a list of buildings and features to be presented after this latter statement.

In any response please also clarify the reference to non-designated heritage assets in Policy HG1.

3. Policy DC2 includes the term "*Integrates existing verges into new developments*". Is it intended that to be supported development proposals should retain existing verges as verges in any scheme?
4. Is it intended that Policy HG3 should apply to all residential development including proposals for single dwellings? What is the intended relationship between Policies HG3 and COM3?

Any response to these requests for clarification must not include new evidence. I request any response to this request for clarification of matters is agreed as a joint response of the Lead Parish and Borough Councils. This request for clarification, and any response, should be published on the Borough 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 Monday 29 July 2019. As I progress the Independent Examination, I may seek clarification of other matters.

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

Best regards

Chris Collison
Independent Examiner
Planning and Management Ltd
collisonchris@aol.com