

Initial Questions from Examiner July 2018

**By email from Examiner 4/7/2018**

Dear Matthew and Chris,

I am beginning work on the Examination of your Plan, and have a few initial questions please. You have some time to answer them, because I will not now be in the office again until next Wednesday 11th June. I will be checking emails from time to time.

Firstly, your two sites are allocated for 4 dwellings in the case of Land of Weir Road, but only 3 dwellings suggested for Smeeton road although this site is larger. Do you have the size of each site please, and can you explain further the thinking on these initial suggestions for the number of dwellings?

Could I have more details please of the designation of Bullbeds field monument designation in the L & R HER, and the record for the allotments site.

The Area of Separation is an unusual funnel shape, I would have expected it to include a wider span at the Saddington end. Can you please explain your thinking on this.

The inventory of environmental sites will need to be specific to policy ENV3. At present appendix 5 includes designated Local Green Spaces – which cannot be protected by any other policy, as that would reduce the LGS protection. I believe some of the other sites in Appendix 5 are also not shown on figure 8, and do not have great environmental significance. For example sites on the Inventory that are just listed as ‘arable field’ or ‘grass field’ are presumably not included. Can I please see an inventory just listing the sites of local environmental importance.

Many thanks,

Liz Beth

Examiner Saddington NP

**Response from Qualifying Body 18/7/2018**

**Saddington Parish Neighborhood Forum**

## Independent Examination<sup>1</sup> Phase (June-July 2018)

### Questions #1 from Examiner – received 5<sup>th</sup> July 2018

1. The two housing sites are allocated for 4 dwellings in the case of Land of Weir Road, but only 3 dwellings suggested for Smeeton road although this site is larger.

- a) What is the size of each site?

**Response from SPNF:**

*The Weir Road site is approximately  $853+250 = 1103$  sq.mtrs*

*The Smeeton Road site is approximately 3215 sq.mtrs*

- b) Explain further the thinking on these initial suggestions for the number of dwellings.

**Response from SPNF:**

*The existing housing at Weir Road is characterised mainly by 3 bedroom semi-detached properties of modest size, and the Weir Road site will accommodate four similar style houses and remain in keeping with the current style and architecture of the surroundings. The Weir Road site is to be developed as affordable housing. As these units are smaller, a slightly denser development can take place. Also, the shape of Weir Road lends itself to four units in financial viability terms.*

*The existing housing at Smeeton Road is characterised mainly by 3 – 4 bedroom detached large properties with large gardens, and the Smeeton Road site will accommodate three similar style houses and remain in keeping with the current style and architecture of the surroundings.*

*This is illustrated in figure 1 and figure 2 shown below. The housing allocation to both sites therefore provides a sustainable and balanced mix of housing amounting to 7 additional dwellings within the confines of Saddington.*



Figure 1 – Weir Road site



Figure 2 – Smeeton Road site

2. More details are required for the designation of Bullbeds field monument designation in the L & R HER, and the record for the allotments site.

The Examiner is looking for the detail in the historic records on the local green spaces, what does the record say, and does it show a boundary?

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Independent Examiner:

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**Response from SPNF:**

*Harborough district council have owned the site of Saddington allotments since 1974, it would have been managed by the rural council at that time. The site measures approximately 290.85sq metres.*

*The Leicestershire and Rutland HER describes the allotment site:*

*Name: Post medieval gravel pit north east of Saddington MLE 21996*

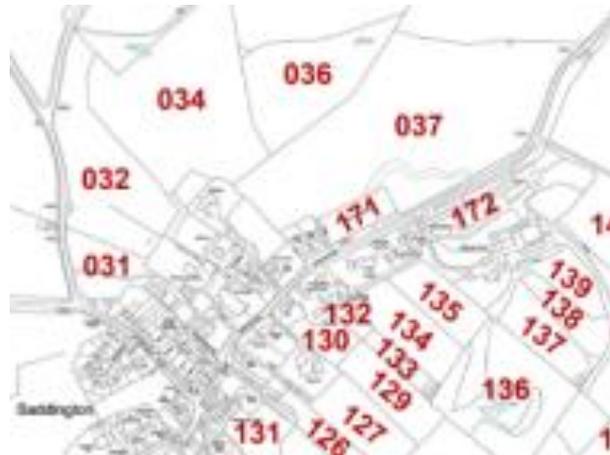
*Parish: Saddington, Harborough, Leicestershire*

*Grid Reference: SP 6615 9214*

*Monument types: Gravel pit (late Post medieval to modern- 1801 AD? to 1920 AD?)*

*Summary: Gravel pit shown on the c.1830 1" OS map. By the time of the late C 19th OS map is marked as "Old Gravel Pit" through the 1904 Epoch 2 map shows it as "Gravel Pit" once again.*

*The allotments are shown on the inventory key map as reference 171, and the Bullbed field is shown on the inventory key map as reference 037 – see below for extract and section 4c) for a fuller version of the map.*



*Bullbed Field and the site of the current allotments is also shown on this old map of Saddington:*



3. The Area of Separation is an unusual funnel shape. The Examiner would have expected it to include a wider span at the Saddington end. Please explain the thinking on this?

**Response from SPNF:**

*The principle intent of the Area of Separation is to direct housing development of the Saddington settlement to take place within the defined Limits to Development, to prevent coalescence with Fleckney and to discourage the creation of isolated satellite settlement developments of Saddington that create jurisdictional and identity problems with the adjacent settlement of Fleckney.*

*The Area of Separation sets a requirement that development of the area shall maintain the separation and the openness and if possible to enhance the area.*

*The Area of Separation is drawn as a broad swathe adjacent to the Fleckney-Saddington Parish boundary as this is where there is highest risk of 'settlement creep' occurring from the Fleckney settlement. (In fact settlement creep has already occurred with the recent approval of a development that straddles the parish boundary).*

*As the Area of Separation approaches the Saddington settlement then policy H2 – Limits to Development – will exert a stronger control over the planning policies and so we felt that the width of the Area of Separation could be reduced accordingly. We are happy to broaden the Area of Separation adjacent to Saddington, or to make the Area of Separation parallel from the Fleckney/Saddington boundary across to the Saddington settlement.*

4. The inventory of environmental sites will need to be specific to policy ENV3. At present appendix 5 includes designated Local Green Spaces – which cannot be protected by any other policy, as that would reduce the LGS protection. Some of the other sites in Appendix 5 are also not shown on figure 8, and do not have great environmental significance. For example sites on the Inventory that are just listed as 'arable field' or 'grass field' are presumably not included. The inspector wants to see an inventory just listing the sites of local environmental importance.

**Response from SPNF:**

*The LGS sites appear in the inventory as they have achieved the status of proposed LGS designation through the same scoring and ranking system that has identified the other sites. Should the proposed LGS designations fail to achieve that status, then their removal from the policy Env 3 would render them without any protection.*

*If the Examiner is minded to approve the designation of these sites as LGS, then they can be removed from the scope of policy Env 3.*

*For your information we enclose with this response:*

- a) *The environmental inventory as requested to include only the sites scoring highly enough to be referenced in the environment policies – refer to embedded file.*



**Inventory -  
Environmental sites**

- b) *The original full inventory – refer to embedded file.*

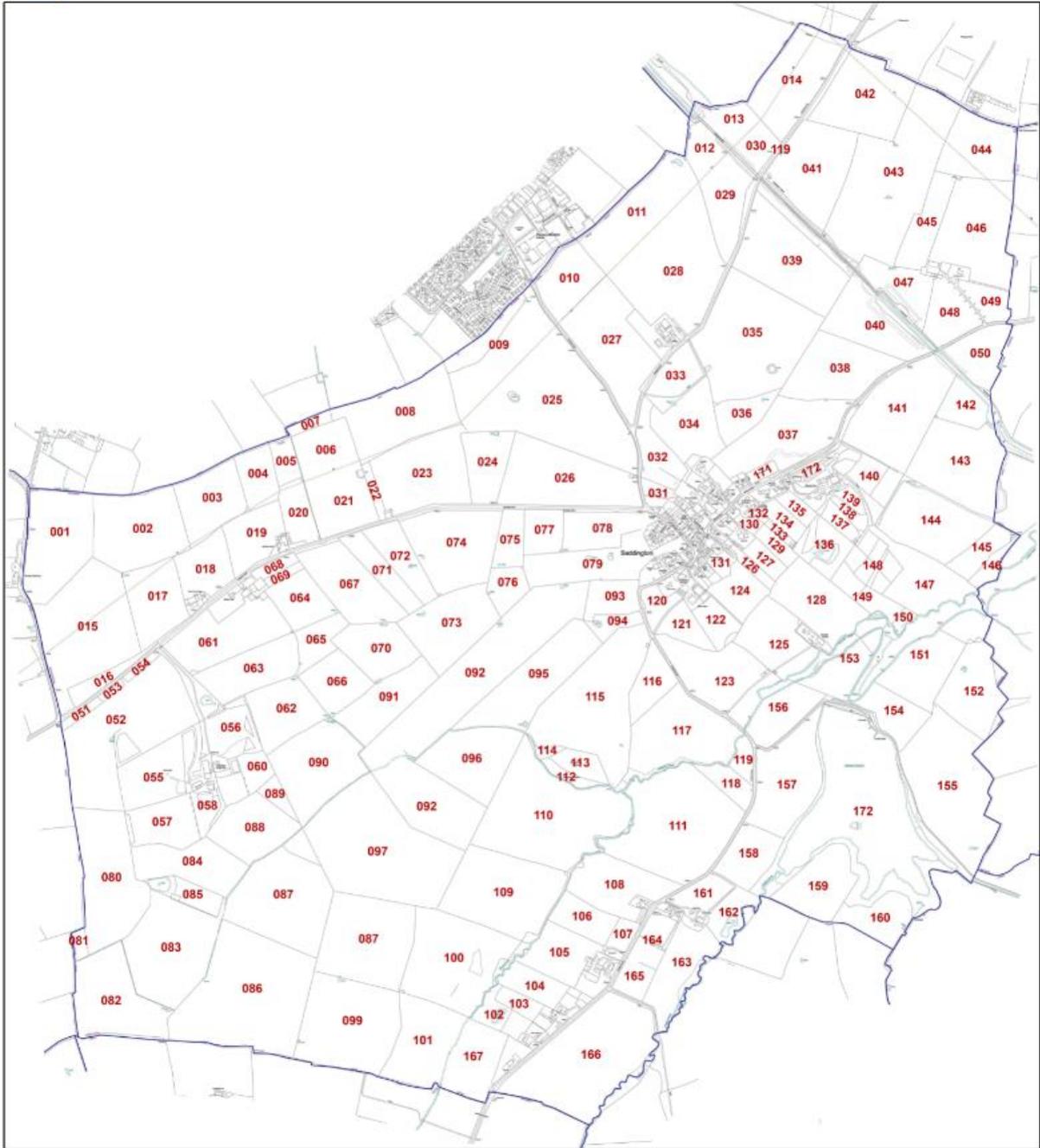


**Full inventory  
19/7/17.pdf**

c) *The inventory sites key map*



Saddington Neighbourhood Plan: Environmental Inventory key map



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Saddington Parish Neighbourhood Forum  
18<sup>th</sup> July 2018