**Fleckney Neighbourhood Plan Examination**

**Questions of clarification from the Independent Examiner to the Parish Council and HDC**

**Qualifying body responses in red**

**District Council responses in blue**

Having completed my initial review of the Neighbourhood Plan (the Plan), I would be grateful if both Councils as appropriate could kindly assist me in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information. Please do not send or direct me to evidence that is not already publicly available in relation to this Plan.

1. Please confirm the period for pre-submission consultation.

Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a six-week pre-submission consultation period on the proposed Neighbourhood Plan for Fleckney ran from 4 June to 16 July 2018 (NP para. 1.17).

1. I have been sent a document titled “Summary of representations…” by HDC. I need to be certain that I have seen all the representations received with the entirety of the original content. Please could HDC confirm that this is the case (or not)? Alternatively I would be pleased to receive copies of the original representations.

For HDC to answer. HDC are able to confirm that the entire representation from each respondent was included in the summary. There was no editing of the original content.

1. The Basic Conditions Statement indicates the Plan has been assessed against the NPPF 2018, but the references seem to (rightly) refer to the NPPF 2019. Am I correct?

You are correct.

1. Policy F5 refers to features of local heritage interest. I have found it difficult to readily identify the location of all the features on the map provided. Please could larger scale maps of the features be provided? The map can be ‘rough and ready’ for this purpose.

Please see attached.

1. Policy F7 seeks to designate a number of Local Green Spaces. I cannot find much information about the amenity area at Long Grey or the Meer Flood Relief Basin. Please point me in the direction of any explanation or justification for these spaces. Please do not provide me with new or any information that is not already in the public domain.

It seems that a completed Checklists and Map is not available on our evidence page <http://www.fleckneynp.org.uk/community/fleckney-neighbourhood-plan-13115/maintaining-fleckneys-identity/> for the amenity area at Long grey though it is identified as Open Space Sport and Recreation Sites in accordance with Harborough Local Plan Policy G12 **( please see Local Plan policy map for Fleckney attached)**

There is a completed Checklists and Map for the Meer Flood Relief Basin although the map labelling may have been a little confusing. This has been corrected.

1. Policy F8 and its supporting text refers to housing numbers.
   1. Please could I be updated about the status of the sites referred to in paragraph 4.6? Has planning permission now been granted following completion of the S106 agreements?
   2. Please could I be provided with an up to date indication of the housing target for Fleckney and the existing situation? In other words, is the information in paragraph 4.7 still correct? What is the up to date position? Does this paragraph need updating? And if so, what should it say?

For HDC to answer. However, we understand that:

* 17/02094/OUT | Outline application for the erection of up to 23 dwellings and associated access | 61 Leicester Road Fleckney Leicestershire LE8 8BG- **APPROVED**
* 18/00579/OUT | Outline application for the erection of up to 150 dwellings with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point from Arnesby Road including the demolition of Birdcage Cottage (all matters reserved except for means of access) | Land Off Arnesby Road Fleckney Leicestershire- **APPROVED**
* 17/02146/FUL | Erection of 43 dwellings, a three storey building (containing 8 flats and approximately 285 square metres of retail floorspace), a new public plaza, replacement car parking and a location for a new scout hut | Land Off High Street Fleckney Leicestershire- **PENDING DECISION. The application is approved subject to a suitable S106 agreement being signed. Negotiations with the developer are ongoing.**

As the Draft Local Plan housing provision for Fleckney was so significantly exceeded, the adopted Harborough Local Plan Policy H1 made no further provision for housing development in Fleckney.

1. Policy F12 refers to a 400m walking distance. Please point me in the direction of any explanation or justification for this figure. Please do not provide me with new or any information that is not already in the public domain.

See para 3.81 of Leicestershire Highway Design Guide <https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2019/2/6/Part-3-design-guidance.pdf>

1. Policy F17 refers to car parking standards. How do these compare to those set out in the Leicestershire Highway Design Guide referred to be in the Plan? Is it this document which contains the current standards?

The Leicestershire Highway Design Guide is not a suitable starting point for the application of Car Parking Standards. Section DG14 (Part 3) of the Highway Design Guide sets out off-street parking standards. <https://resources.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-highway-design-guide> These standards (other than residential) are taken from RPG8 which has been revoked. Furthermore, they are expressed as maximum vehicular parking standards contrary to NPPF paragraph 106 which states that ‘maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification…’.

We have instead used the Leicestershire Highway Design Guide parking standards to set minimum requirements.

It may be the case that on receipt of your anticipated assistance on these matters that I need to ask for further clarification or that further queries will occur as the examination progresses. Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils’ websites.

With many thanks.

Ann Skippers

2 December 2019