

INDEPENDENT EXAMINATION OF THE LOGGERHEADS NEIGHBOURHOOD DEVELOPMENT PLAN

INDEPENDENT EXAMINER:

Christopher Collison BA(Hons) MBA MRTPI MIED MCMI IHBC

By email to Janet Belfield and Mark Kirk Newcastle-under-Lyme Borough Council and to Karen Watkins MBE Clerk Loggerheads Parish Council

Dated 23 August 2018

Dear Karen, Mark and Janet

Loggerheads Neighbourhood Development Plan Independent Examination

Thank you for your update sent to me by Mark Kirk regarding the Habitats Regulations Assessment re-screening. I look forward to receiving the final version of the re-screening document following the statutory consultation.

The draft re-screening document has raised a need for me to seek a further point of clarification in respect of Policy LNP G1. The draft re-screening document includes references to Policy LNP G1 including *“The plan does not allocate housing sites but seeks to direct any future housing development to the village envelopes of Loggerheads village and Ashley. An amended village envelope is defined for Loggerheads and Ashley. The proposed approach is based on the previous village envelope boundaries defined by the adopted Local Plan but with some expansion to recognise where development has been built or where sites have received planning permission. Any sites that have received planning permission or are subject to a resolution to grant planning permission have been subject to screening under EIA legislation. Outside of the two village envelopes, residential development is will be limited to infill and subject to criteria. While the policy makes general provision for housing development within Loggerheads village and Ashley, it is unlikely that the scale of development will have a likely significant effect on a European site due to the distance and lack of impact pathways.”*

Whilst the supporting text (titled Rationale and Evidence) to Policy LNP G1 refers to the Ashley village envelope and includes Map 3 which illustrates proposed changes to the Ashley village envelope, the policy text itself, nor the interpretation section, do not make any reference to the Ashley village envelope. The policy differentiates between land within the Loggerheads village envelope and land outside that envelope. Ashley clearly lies outside the Loggerheads village envelope.

The wording of Policy LNP G1 could lead a decision maker to conclude the Ashley village envelope has no consequence with respect to Policy LNP G1 of the Neighbourhood Plan.

I have noted the Proposals Map of the Newcastle under Lyme Local Plan includes a village envelope for Ashley and Saved Policy H1 refers to the village envelopes defined on the Proposals Map. I have also noted the 'Rational and Evidence' to Policy LNP G1 states "Ashley is not sustainable for further development."

I would be grateful if the Parish Council and Borough Council could jointly clarify whether it is intended:

- The first paragraph of Policy LNP G1 should relate to both the Loggerheads village envelope including proposed additions defined on Map 2, and the Ashley village envelope including proposed addition defined on Map 3; and
- The second paragraph of Policy LNP G1 should relate to those parts of the Neighbourhood Area outside both the Loggerheads village envelope (as proposed) and the Ashley village envelope (as proposed).

OR alternatively it is intended Policy LNP G1 should remain as written and the HRA re-screening document should be adjusted accordingly and re-consulted on.

This email and any response should be published on both the Borough Council and Parish Council websites.

Regards

Chris

Chris Collison

Planning and Management Ltd

collisonchris@aol.com