

## Charlton Neighbourhood Plan Examination

### Examiner's Clarifying Questions to Charlton Parish Council and Test Valley Borough Council

#### Charlton Parish Council

- EQ1. Dates of designation of the Neighbourhood Area are inconsistent across various documents. It would appear that the application was made on 20/3/14 and the designation of the NA was made by the Borough Council on 8/8/14. Is that correct?
- EQ2. There should be a formal minute of the Parish Council approving the neighbourhood plan for submission. Although the Basic Conditions statement states this was done there is no minute to that effect as far as I could ascertain. It is possible there was a minute from the December 2019 meeting of the Parish Council but I could not find these online. As this is a matter of challenge in a representation at the Regulation 16 stage I need to see the minute that cleared the plan for submission.
- EQ3. The site assessment is referred to in the plan but is not available in online documents. I need to see a copy of this to understand the rationale for selecting site CHA1 over any other site.
- EQ4. What is the intention with the phrase 'starter homes' in paragraph 8.3.8? Is it simply smaller homes for first time buyers or is it the very specific definition set out in Sections 2 and 3 of the Housing and Planning Act 2016 which is referenced in the NPPF?
- EQ5. Looking at the Views Assessment, although the plan supporting text states that only views of moderate and high significance were selected for protection by the policy, it appears that some views of slight significance have been included. This may be a result of the fact that the colouring on the plan in the Views Assessment is very difficult to distinguish. Please confirm that only views of moderate and high significance are actually included in the list in the policy. If this is not the case please indicate which views should be deleted.
- EQ6. In policy CNP10 iii) - is there 'scrubland' in the plan area or should this simply read 'habitat'? In policy CNP 10v) are there any 'culverted water courses' in the plan area?
- EQ7. In paragraph 8.20.1 – is there a list missing that should be included to make sense of the sentence?

#### Test Valley Borough Council

- EQ8. The matter of the SEA screening and the lack of a full SEA has been challenged by a representation at the Regulation 16 stage. In the light of this I would like to see the actual screening opinion following the format set out in the Regulations. I have only been able to locate the determination statement online. This is necessary to

understand why SEA was screened out when there is a housing allocation proposed in the plan.

- EQ9. The Natural England response to the screening opinion refers to the fact that if waste water from the neighbourhood area and its development ultimately drained into the Solent (via the Rivers Anton and Test) this could potentially affect European Sites on the Solent and in these circumstances Natural England would require an Appropriate Assessment to be carried out. As far as I can ascertain no response is made to this point from TVBC and no HRA screening was carried out presumably because the plan area is more than 10Kms from any European Site. Please set out the Council's position in this respect.
- EQ10. Is the Borough Council generally satisfied with the scale of housing development proposed in the neighbourhood plan?
- EQ11. Para 8.2.4 of the plan would suggest further discussion took place on the housing requirement. Did the Council share a requirement with the Parish Council as part of the plan preparation?
- EQ12. One of the Regulation 16 representations argues that references to Local Green Spaces d) and e) should make clear that they are village green. Can it be confirmed from the Register of Common Land whether this is in fact the case or is it simply that these area were formerly part of a village green in Charlton?

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