

INDEPENDENT EXAMINATION OF THE GREAT GRANSDEN NEIGHBOURHOOD PLAN

EXAMINER: Andrew S Freeman BSc (Hons) DipTP DipEM FRTPI

Peter King
Great Gransden Neighbourhood Development Plan Working Group

Natalie Elworthy
Planning Policy Officer
Huntingdonshire District Council

Examination Ref: 01/ASF/GGNP

Via email

20 October 2022

Dear Mr King and Ms Elworthy

GREAT GRANSDEN NEIGHBOURHOOD PLAN EXAMINATION

Following the submission for examination of the Great Gransden Neighbourhood Plan (the Plan), I would like to clarify several initial procedural matters. I also have a number of questions for both Huntingdonshire District Council and Great Gransden Parish Council, to which I am requesting a response by **Friday 4 November 2022**.

1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement, the SEA/HRA Screening Opinion and the Regulation 16 representations, to enable me to undertake the examination.

Subject to my detailed assessment of the Plan, I have not at this initial stage identified any very significant and obvious flaws in the Plan that might lead me to advise that the examination should not proceed.

2. Site Visit

I intend to undertake a site visit to the neighbourhood plan area during the week commencing 7 November 2022. This will assist in my assessment of the Plan, including the issues identified in the representations.

The visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

I may have some additional questions, following my site visit, which I will set out in writing should I require any further clarification.

3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing

should a matter(s) come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

4. Further Clarification

I have a number of questions seeking further clarification, which I have set out in the Annex to this letter. I would be grateful if you can seek to provide a written response by **Friday 4 November 2022**.

5. Examination Timetable

As you will be aware, the intention is to examine the Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within 4-6 weeks of submission of the Plan.

As I have raised a number of questions, I must provide you with sufficient opportunity to reply. Consequentially, the examination timetable will be extended. Please be assured that I will endeavour to mitigate any delay as far as is practicable. The IPe office team will seek to keep you updated on the anticipated delivery date of the draft report.

If you have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter and any respective responses are placed on the Parish Council and Local Authority websites.

Thank you in advance for your assistance.

Your sincerely

Andrew Freeman

Examiner

Annex

From my initial reading of the Great Gransden Neighbourhood Plan and the supporting evidence, I have a number of questions for Huntingdonshire District Council and Great Gransden Parish Council. I have requested the submission of a response by **Friday 4 November 2022**. All of the points set out below flow from the requirement to satisfy the Basic Conditions.

Question for Huntingdonshire District Council and Great Gransden Parish Council

1. Can either the District or Parish Council provide me with a plan showing the full curtilage of Brook House (GGNP:13)?

Questions for Great Gransden Parish Council

2. First Homes: Having regard to guidance in the PPG (Reference ID: 70-018-20210524), neighbourhood plans should take account of the Government's new First Homes requirements. Please respond.
3. Policy G1 – a housing mix suitable for meeting local needs: Is this criterion intended to apply to *all* residential developments (or just those above a certain size)?
4. Policy G1 – a housing mix suitable for meeting local needs: Does this mean schemes including one or more of the following elements: smaller dwellings, affordable housing, housing for older people, bungalows or flats?
5. Policy G1 – “on the edge of the Built-Up Area Boundary”: Please explain. Would a qualifying site have to touch/have a common boundary with the built-up area?
6. Policy G1: Please comment on whether the following sites should be included within the built-up area boundary: Brook House (whole curtilage) (GGNP:13); Gransden Hall riding school area (GGNP:15); and land off Eltisley Road (established business area and residential property/ curtilage) (GGNP:18).
7. Policy G2: What is meant by “small scale” affordable housing?
8. Policy G2 – “Great Gransden connection”: Is the parish council relying on the definition of “local connection” set out in the Local Plan (Paragraph 7.47)?
9. Policy G2 – “Great Gransden connection”: Does there need to be a mechanism, within the neighbourhood plan, that ensures that the dwellings are only occupied by households with a Great Gransden connection?
10. Policy G3 – Parking of cars, cycles, etc: What is “etc” intended to include?
11. Policy G5 – “views into, out of and within the Great Gransden Conservation Area”: Are these views identified somewhere?
12. Policy G7: Local Plan Policy LP 32 (applied by Policy G7) provides for compensatory measures where open space is lost. Is this an appropriate policy provision for Other Valued Green Spaces which have an intrinsic value that cannot be replicated in another location?
13. Policy G10 – Provision of pavements or routes where not in place: Is this going to be possible or practical in all cases? Is it intended that provision will be in conjunction with the highway authority?

14. Policy G12 – requirement for community leadership: What are the implications for development proposals?
15. Policy G13 – contributions to pre-school and primary school provision: Are these *financial* contributions?