

Examinations of the Broughton Neighbourhood Plan and the Broughton Neighbourhood Development Order

Questions of clarification from the Examiner to the Parish Council and Kettering Borough Council (KBC)

Having completed my initial review of the Neighbourhood Plan (the Plan) and the Neighbourhood Development Order (the Order), I would be grateful if both Councils could kindly assist me as appropriate 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.

Questions relating to the Neighbourhood Plan

1. On page 7 of the Plan reference is made to “paragraph 3.11 and paragraph 1”; I think paragraph 3.11 refers to that paragraph number in the Joint Core Strategy, but I am not sure whether the reference to “paragraph 1” is correct?
2. Page 7 of the Plan states that there is no attempt to designate sites as protected open spaces; is this statement correct given there are proposed Local Green Spaces?
3. In relation to Policy 3, criterion c., was it the intention of this part of the policy to relate to the construction period of new development or to refer to the relationship between a new dwelling and its neighbours with a view to ensuring that relationship was acceptable with particular regard to privacy?
4. Pages 40 – 47 of the Plan contain three tables. A number of queries arise:
 - a. Please could KBC confirm the accuracy of Table A and its accompanying text and update me in relation to any matters?
 - b. Please could KBC confirm the accuracy of Table B and its accompanying text and confirm whether KBC is satisfied with the figures presented? Do they accord with the latest available evidence on housing?
 - c. Table C includes sites discounted by the Parish Council. Some of this seems to be at odds with the views of KBC expressed in Table A? Please also update me in relation to any planning history or current planning applications/appeals on these sites.
 - d. Table C refers to a gypsy and traveller site at old Northampton Road and includes a statement that no further development should take place there. Please could KBC comment upon this statement and any strategic policy implications arising from it?
5. Chapter 5, Part A contains two policies: Strategic Site Policy 5 and Windfall Policy 6.
 - a. Whilst I understand that the Plan seeks to distinguish between sites for under four units and four or more units, I am not sure what else these policies seek to achieve?
 - b. Windfall Policy 6 criterion d) seeks to safeguard land between the village boundary and bypass from development. Is this area shown on a map? Where is the evidence and justification for this element of the policy?
6. In relation to Policy 8, would it be useful to show the High Street area to which this policy relates on a map? If so, please could such a map be provided or the map on page 74 of the Plan be suitably annotated?

7. In relation to Policy 9, which seeks to designate a number of Local Green Spaces, please could you confirm:
 - a. Whether the school buildings are included as part of LGS 2 and if so, was this the intention?
 - b. What is the reason for showing proposed LGS 6 has been shown as two areas?
8. A Scoping Report (undated) has been submitted. The Strategic Environmental Assessment (SEA) document submitted refers to consultation being carried out on the scoping report. Please confirm that this is the case and the relevant dates.
9. The Basic Conditions Statement
 - a. Refers to the promotion of a site owned by KBC (Carter Avenue) to provide 1 bed flats on page 5. Whilst reference is made to this on page 39 of the Plan, am I right in that there is no specific policy on this site?
 - b. Refers to Development Design Principles – are they contained in the Plan?
10. KBC have kindly provided a summary of 13 representations from local residents. Please confirm that the full text of each representation has been replicated on the summary. If it hasn't, please provide full copies of each representation.

The following questions were asked verbally and responded to by emails of 6 April 2018 (Question 11) and 13 March 2018 (Question 12) and I include them here for completeness:

11. Please provide a copy of, or link to, i) the Rural Masterplanning Report, ii) Housing Needs Survey, iii) Parish Plan referred to in the Plan.
12. Appendices to representation number 16.

Questions relating to the Neighbourhood Development Order

The following question was asked by email of 17 April 2018 and responded to by email of the same date and I include it here for completeness:

1. It would be most helpful to have confirmation that there are no other planning applications on the site covered by the NDO please.

It may be the case that on receipt of your anticipated assistance on these matters that I may 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 as appropriate.

With many thanks.

Ann Skippers
Independent Examiner
19 April 2018