

From: Rosemary Williams
Sent: 06 March 2018 09:54
To: Richard High
Subject: FW: Ettington NP queries
Attachments: Ettington BUAB .pdf

Dear Richard,

I hope you don't mind but I would like to clarify a few points that Mr Pearce made in his email which I forwarded on to you yesterday.

Mr Pearce has stated that SDC "have not applied their own guidance consistently across the villages" but does not state what inconsistencies he refers to and how this affects the village of Ettington specifically.

He also states that the guidance should not be followed slavishly. So on the one hand he is critical of inconsistency, but on the other considers there should be an in-built allowance for inconsistency to (supposedly) take account of 'local circumstances'.

I consider that SDC has applied the BUAB methodology published within the current Site Allocations Plan (SAP) consultation consistently across all the 45 Local Service Villages. It is acknowledged there are a small number of drafting errors (Ettington being a case in point with the Church site being excluded, where it should actually be included) but these minor errors are being picked up by officers and consultees (such as Parish Councils) through the SAP consultation process.

In the specific case of the paddock areas to the northeast of the village, I can confirm that this area was considered very carefully by SDC officers who felt the boundary as drafted for the SAP consultation is consistent with the methodology. As such, officers stand by the BUAB as drafted for the SAP (attached for information), save for the inclusion of the Church site, for consistency.

Kind regards,

Rosemary

Rosemary Williams *MRTPI*
Policy Planner, Policy Team

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From: Neil Pearce
Sent: 05 March 2018 14:44
To: Rosemary Williams
Cc: Mike Terry; W Fletcher; David Hughes
Subject: RE: Ettington NP queries

Dear Rosemary,

Please find response to the examiners queries on 1 and 2 below:

1. BUAB

The QB decided to extend the BUAB to the north-east edge of the village between Hillman Way and Hockley Lane (as shown on Figure 2) because there are a number of dwellings to the north of the small paddocks. The map does not show all of these as some have recently obtained planning permission and have not yet been built. The QB felt that this was the defensible built up area boundary of the village which is what the exercise was intended to achieve. The QB are aware that there are some small paddocks between the houses. If this ever came forward for development the opportunities would be limited due to difficulties with accessing arrangements.

In drawing its own version of the BUAB the QB has visited the proposed alignment and used their local knowledge of the village. The BUAB proposed by SDC does not have the benefit of this local evidence. If the BUAB is more 'loose' than SDC and therefore more flexible then surely this should be welcomed as being positive. SDC have not applied their own guidance consistently across the villages. The guidance should not be followed slavishly, it is after all only guidance.

2. Policy H2

It is not the intention that the criteria for a local needs housing connection should be applied sequentially. Occupancy of local needs housing would apply equally to anyone meeting any of the criteria hence the "or" after the penultimate bullet point.

If the examiner has any other queries I would be happy to assist.

Kind regards

Neil

From: Rosemary Williams
Sent: 02 March 2018 11:22
To: Neil Pearce
Subject: FW: Ettington NP queries

fyi

Rosemary Williams MRTPI
Policy Planner, Policy Team

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From: Rosemary Williams
Sent: 02 March 2018 11:21
To: Richard High
Cc: 'Sarah Furniss'
Subject: RE: Ettington NP queries

Dear Richard,

In relation to questions 1 and 2 I am asking for the input of the QB before replying.

In relation to question 3 I can confirm that prior to the adoption of the Development Requirements SPD it was proposed at meeting on 15 January 2018 (item No 10) that The Cabinet endorse the draft car parking standards as guidance to assist with the determination of planning applications. This was on the basis that such guidance would not only ensure a consistent approach was applied but alerted developers to what levels the Council considers appropriate. The status of these standards is that such guidance is now capable of being a material consideration in the determination of planning applications. However as you say the SPD, of which the car parking standards form part, is being consulted on at present and this consultation runs until 20 April. The SPD is likely to be officially adopted at the September or October Cabinet later this year.

The hyperlinks below provide links to the original report and subsequent minutes (minute no 642 page 7 and Appendix 1 page 15).

<http://sdc-vm-modgov/documents/g5011/Public%20reports%20pack%2015th-Jan-2018%2014.00%20The%20Cabinet.pdf?T=10>

<http://sdc-vm-modgov/documents/s45746/Minutes%20Public%20Pack%2015012018%20The%20Cabinet.pdf>

Please let me know if you would like me to provide you with hard copies of these documents.

I hope that this clarifies the position.

Kind regards,

Rosemary
Rosemary Williams MRTPI
Policy Planner, Policy Team

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From: Richard High
Sent: 02 March 2018 09:40
To: Rosemary Williams
Cc: Sarah Furniss
Subject: Ettington NP queries

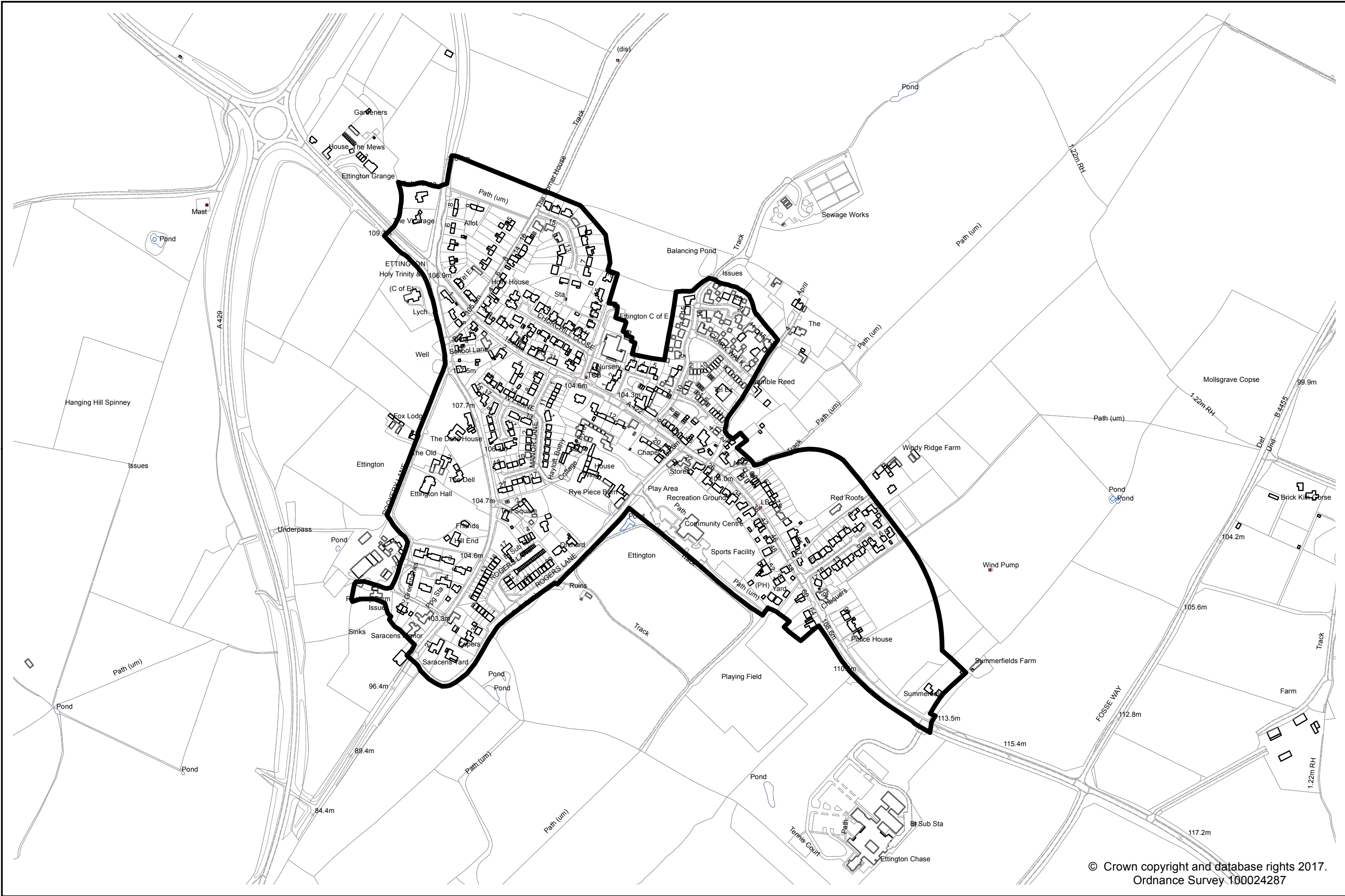
Dear Rosemary

I have the following further queries:

1. SDC has pointed out that the Village boundary proposed in the EFNDP is somewhat more loosely defined than that in the District's emerging draft allocations document . In one particular area it seems to conflict with the stated criteria which include "Residential curtilages are included within the village boundary unless an area is clearly a paddock and more appropriately defined as 'non-urban'." The Plan includes an area on the north-east edge of the village between Hillman Way and Hockley Lane which appears to be paddock rather than residential curtilage. I should be grateful for any clarification of this apparent conflict.
2. In Policy H3 is it the intention that the criteria for a local needs housing connection should be applied sequentially? i.e. that priority is given to individuals meeting the first criterion ahead of those meeting the second criterion?
3. On Policy IN1 SDC has commented that SDC has parking standards. On the Council's website I have located parking standards which the site says are out of date and due to be replaced in the forthcoming Development Requirements SPD. I note that consultation on this document started on 1 March 2018. I should therefore be grateful for clarification on the status of these standards.

Kind Regards

Richard



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Ordnance Survey 100024287

Proposed Built-Up Area Boundary 2017 - Ettington

