

## INDEPENDENT EXAMINATION OF THE BREEDON ON THE HILL NEIGHBOURHOOD PLAN

EXAMINER: Wendy Burden BA (Hons) DipTP MRTPI

Please find below the response of Breedon on the Hill Parish Council, in red, to the Examiner's additional questions set out in her letter of 14 October 2024.

Q2: The PC does not respond to my request for advice as to how a provisional proposal (in this case, an Area of Separation) may be taken forward in what is intended to become a statutory Development Plan document?

The plan period for the Neighbourhood Plan extends to 2040 to align with the emerging North West Leicestershire Local Plan Review. An important part of the development strategy for the Local Plan Review is a proposed new settlement at Isley Woodhouse to comprise 4,500 dwellings. This strategy is confirmed by the latest round of consultation on the Draft Local Plan took place between 5 February to 17 March 2024. The Local Planning Authority will be able to confirm the latest position regarding the new settlement proposal.

The proposed new settlement would bring large-scale development close to Tonge with very significant impacts on the character of the settlement. There are no proposals to mitigate that impact in the emerging Local Plan. For this reason, a provisional Area of Separation has been identified by Policy BotH3 which will be confirmed if proposals for a new settlement to the north of the Neighbourhood Area are progressed through either a planning application or the Regulation 19 Draft version of the North West Leicestershire Local Plan (as suggested by the Local Planning Authority at Reg 14 stage). In the unlikely event that the new settlement is not taken forward, the Area of Separation policy would not apply. However, there is a high expectation that the new settlement will be taken forward and therefore the Parish Council would support the confirmation of the Area of Separation now, without the trigger mechanism if the examiner sees fit.

The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. The provisional Area of Separation is consistent with the emerging Local Plan and the NPPF.

Q6: The area of Local Green Space No 3 (as shown on Map 13) which follows Policy BotH13 in the neighbourhood plan is not the same as the area shown on the appraisal for Breedon Hill or on the Policies Map included in the submitted neighbourhood plan. Can the PC indicate which area is intended for designation?

Unfortunately, Map 13 was not updated at Submission Stage. Map 13 should be modified as attached.

Q7: The first paragraph in response to my question refers to an email. Can a copy of the email please be forwarded to me.

Please see attachment.

Q10: Can the PC please provide the paragraph reference in Planning Practice Guidance on which they rely to support the application of a local connection test in the allocation of affordable housing?

The principal that neighbourhood planning groups can apply eligibility criteria to affordable housing is set out in PPG Paragraph: 008 Reference ID: 70-008-20210524 and, of course, local connection tests are a long-established requirement associated with affordable housing rural exception sites.

Policy BotH20 will ensure that all affordable housing will give priority to people with a local connection to Breedon on the Hill Neighbourhood Area. This does not conflict with national or local planning policies and meets the Basic Conditions.

I would be grateful for a response on or before **Friday 1 November 2024**.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on both the Breedon on the Hill Parish Council and North West Leicestershire District Council websites. In due course, the response(s) to my questions (and any associated documents provided) should also be placed on the websites.

Thank you in advance for your assistance.

Yours sincerely

*Wendy Burden*

Examiner