

Brixton Parish Neighbourhood Plan Examination

Request for further information and questions from the Examiner to South Hams District Council and Brixton Parish Council

I have carried out a preliminary review of the Neighbourhood Plan and the evidence submitted in support of it and there are a few points where I need some clarification or further information. I would therefore be grateful if both Councils could assist me, as appropriate, in answering the following questions.

1.NP designated area In the map which shows the NP Designated area (Appendix 1-page A.04) why are two slivers of land at the north end of the parish and one very small area of land not included in the designated area of Sherford New Town, which is excluded from the designated area for the Neighbourhood Plan? Has the boundary of the Sherford Town Council area resolved this? Please can I have the Parish and District Council's views?

2. Policies Map On a related issue, the Brixton Parish Neighbourhood Plan Policies Map does not seem to extend far enough north as it excludes narrow areas of land to the north east and north west. Please can I have the Parish and District Council's views?

3.Reg 14 consultation What were the exact dates of the Reg 14 consultation – there seems to be a general reference to this being carried out in November 2018, but no exact dates are given.

4.HRA Screening In para 11.2 of the Basic Conditions Statement, it is stated that Assessment under the HRA was not required. However, the SEA and HRA Screening Report dated January 2019, which is on the Council's website, concludes that an Appropriate Assessment is required, and this is included as Appendix 4 to that document. Please can these different conclusions be explained?

5.Policy Env3 Is it intended that policy Env3 will protect all the Priority Habitat mapped in Map Env1? The policy says it "includes" a number of locations but it is not clear whether this is a definitive list. Policy Env3 (b) provides guidance about important woodlands but the mapping in Map Env5 in Appendix 8 does not cover the whole parish and some woodlands are on the edge of the map so their exact extent is not defined. I would be grateful for the Parish Council's comments, in particular whether these might be better mapped on the Policies Map instead. Also, whether there is any potential overlap between the "important woodlands" mapped in Env5 in Appendix 8 and the "Woodland" category which is marked on Env Map1?

6. *Env Map3* The map shows a light green vertical hatched line on two areas of land to the east of Brixton with an Env4 notation, but these are not referred to in the wording of Policy Env4. The same applies to the red, dark green and light green dots which are identified as green corridor "Stepping Stones" in the key. I would be grateful if the Parish Council could explain the link between the mapping and the policy, so that I am clear about the intention behind the drafting of Policy Env4.

7. *Policy Env10* In this policy which deals with the former Steer Point Brickworks site, reference is made to the designated Heritage Coast and adjoining SSSI designations. Are these included in any of the maps which accompany the Neighbourhood Plan?

8. *Policy Cof1* This policy lists a number of facilities which are being proposed as Assets of Community Value. Has a formal application been made to South Hams District Council to designate these assets? If so, what stage has this reached in the process?

9. *Policy Cof2* This policy refers to the Brixton Parish Community Facilities Plan, but looking at Appendix 5, this seems to be a plan that is proposed rather than one that has already been prepared. Given that Cof2 covers a range of different facilities, one option would be to simply refer in the policy to the longer list of Parish Project Action Plans listed in Appendix 5. I would be grateful for the Parish Council's views on this.

10. *Policy Emp2* Sub clause Emp2a refers to an Employment Area 1 at Chittleburn. Could you confirm where this is mapped? I can see mapping for EMP2 and EMP3 but not EMP1 on Emp Map1 on page 36

11. *Policy Dev5* I understand that the intention of policy Dev5 is to reduce on street parking by securing adequate off-street car parking provision in new development. The Parish Council has commented on the response from SHDC regarding Dev5, saying that it does not support the SHDC suggested rewording. However, the SHDC version seems to be more generous in terms of parking provision for two bed dwellings, in that it says "at least two parking spaces". Looking at the wording of the Newton and Noss NDP policy, which the Parish Council has suggested as an alternative, this also seems to be less generous, especially with regards to car parking provision for 3 bed homes. I would be grateful for the Parish Council's views.

12. *Affordable housing allocation* On page 45 of the plan, it states "In March 2018, South Hams District Council brought land within Brixton village settlement boundary for affordable/community housing". It would be helpful to have a little more information about this, and, in particular, whether a planning application has been submitted for the site.

Thank you for your assistance with these questions. Once I have received your responses, I may need to ask for further clarification or further queries may arise as the examination progresses.

Please note that these questions and requests for information is a public document and the answers and any associated documents will also be in the public domain. Both my questions and the responses should be placed on the Councils' websites as appropriate.

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