

Holme-next-the-Sea Neighbourhood Plan Examination

Questions of clarification from the Independent Examiner to the Parish Council and BCKLWN

Having completed my initial review of the Neighbourhood Plan (the Plan), 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.

1. Please could BCKLWN briefly confirm the latest position on the review of the Local Plan?
2. Please could BCKLWN provide a list of those individuals and organisations that have made representations at submission stage? [This has already been provided separately thank you]
3. In relation to various locations referred to in the representations, please provide a map showing the location of Ocean Breaks, Inglenook, The Poplars. This map does not need to be anything other than a rough sketch or indication, just so I can check my understanding of the location of these properties/sites is correct.
4. Please advise me of the redacted elements of the representations from Maxey Grounds and Lanpro so I can fully and properly understand the representations.
5. Please confirm that the PC did not wish to make any comments on the representations received at submission stage or send me a copy of those comments. I would however appreciate any comments or suggested amended text in relation to the representation from the Environment Agency in relation to the comments made in respect of Part A.
6. The Plan is in many parts. It would be my intention to recommend that Parts A – D inclusive are regarded as the development plan and the other parts are separated from these four elements and regarded as supporting documentation. Does the PC or LPA have any comments on this?
7. Was it the intention that the proposed site allocation subject of Policy HTNS 15 (Eastgate Farm) be subject to the requirements of Policy HTNS 18 (Principal Residences)?
8. How might I reconcile the objection from Norfolk County Council on highways grounds to the proposed site allocation (Policy HTNS 15)?
9. Does the proposed site allocation (Eastgate Farm/Policy HTNS 15) site fall within a) the Development Envelope and/or b) the Village Boundary and/or c) the Conservation Area?
10. Could BCKLWN please confirm that the “Conservation Area Draft Character Statement” of 1992 is the latest available document in respect of the Conservation Area and send me a copy or a link to it?

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

With many thanks.
Ann Skippers
20 December 2019