

## Castle Acre Neighbourhood Plan Examination

### Questions of clarification from the 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. The Consultation Statement<sup>1</sup> indicates that the period of pre-submission consultation took place between 12 March – 27 April 2020, but was extended to 22 May “and included an additional consultation focused solely on the proposed sites”. Please could this be clarified? The pre-submission period of consultation should be a minimum of six weeks and be focused on the draft Plan which should contain all the draft policies and proposals (and not options).
2. Both the Strategic Environmental Assessment (SEA) and the Habitats Regulations Assessment (HRA) refer to the pre-submission version of the Plan. Are these the most recent SEA and HRA assessments? Please could I be sent/emailed/provided with a link to, a copy of the SEA Scoping Report?
3. Please briefly explain how the non-designated heritage assets (Map HE.1, Appendix 2 etc.) have been identified?
4. The Plan indicates that the development boundary will be amended to include the land known as Site G22.1; am I correct that this is the intention?
5. The proposed site allocation, Site CA.3, appears only to partly fall within a proposed change to the development boundary on Map HD.1; am I correct? It would appear the area for the proposed car park remains outside the revised development boundary? Neither element appears contiguous with the current development boundary, but would be a separate(d) development boundary? Is this the intention?
6. Please send me information or a copy of the 1998 Local Plan map which the Plan indicates included residential properties to the south west of the village on Chimney Street (paragraph 7.19 of the Plan refers).
7. Is the housing development proposed on Site CA.3 co-dependent on the car parking provision? In other words, is it the intention that both elements must come forward?
8. Is the BC satisfied that future amendments to the development boundary should only be made through reviews of the NDP (please see paragraph 7.18 on page 55 of the Plan)?
9. Policy HD.3 refers to small sites of five dwellings; how has this threshold been derived?
10. In relation to the “support” given in the Plan for new visitor parking off Priory Road is this intended to be “support” or an allocation?
11. Please direct me to any evidence (other than Appendix 6) supporting the proposed Local Green Spaces, subject of Policy NE.3, which is already within the public domain.

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12. Please could I be provided with an update on planning application 20/00573/FM, Further Pond Close, or any other applications which are relevant to the proposed Local Green Spaces?

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. These queries are raised without prejudice to the outcome of the examination.

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  
8 April 2021