

# Everton Neighbourhood Development Plan 2018 - 2034

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## Further Comments of the Independent Examiner

**Prepared by**

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**John Slater Planning Ltd**

**15<sup>th</sup> November 2018**

## Introduction

1. As you will be aware I have been appointed to carry out the examination of this Neighbourhood Plan. I have concluded my initial assessment of the Plan and all the accompanying documents that I have been sent. As you know, I have also spent half a day, visiting the neighbourhood area to familiarise myself with Everton and Harwell and the surrounding countryside.
2. On 24<sup>th</sup> October 2018, I issued an Initial Comments document which raised a number of issues and asked for a number of responses. I have now received a joint reply dated 14<sup>th</sup> November 2018 from both the Parish Council and Bassetlaw District Council, for which I am grateful and that has clarified a number of issues.
3. Whilst it is normal practice for examinations to be dealt with, just on the basis of the consideration of the written material, the legislation does allow for the holding of a public hearing, if it would assist the examination.
4. I have now concluded that a hearing dealing with some specific issues, would help me come to a conclusion on whether the plan meets the basic conditions.
5. However, there are two matters where I am requesting revised maps. These can be provided to me independently to the hearing.

## Mapping Issues

6. Map 2 shows the proposed Green Gaps as crosshatching. In order that there is total clarity as to what land is protected, I believe it would be helpful to future decision makers, if the extent of the designation were to delineated by a boundary line as interpreting the edge of the cross hatched could be open to uncertainty.
7. Can an inset map be produced for Map 7, covering the Village Centre, as the scale of the plan is such that it is not possible to identify the individual buildings that it seeks to identify.

## Topics to be Dealt with at the Public Hearing

### Can a Safe and Suitable Access be provided to Sites 2 and 3?

8. I have noted the negative response from both parties to the possibility of having a reserve site, to cover the situation whereby appropriate accesses to these sites, cannot be provided. I therefore need to explore in more detail the issue of the actual deliverability of the plan's two main residential allocations.
9. My concerns with the two allocations were summarised in two paragraphs from my Initial Comments document, which I set down below.
  - "I note that the policy for the allocation of Sites 2 and 3 includes the proviso that "Schemes can ensure that safe access to the site and the required visibility splays can be achieved". In the Site Assessment for

Site 2, I noted that the Highway Authority “has strong reservations with respect of direct access to the A361 Gainsborough Road”. On my site visit I stood at the site entrance and I saw how restricted the visibility is, due to the position of adjacent buildings, which are within the Conservation Area. In respect of Site 3, I noted that this was outside the 30-mph zone. I also experienced that speeds were often quite high, including a significant number of lorries.

- If these allocation sites are to be considered deliverable, I need to be confident that the highway access concerns are capable of being overcome in order that the plan will deliver the requisite amount of housing. My fear is that whilst the allocations can be put forward in the plan, it will not be technically feasible to provide the necessary safe access, including incorporating the needs for a significant number of children, who could be occupying the houses, to have a safe route to school. I note that the Highway Authority would be requiring a pedestrian route connecting Site 3 to the footway in front of the Sun Inn, but from my site visit, I have concerns that in places, there is insufficient width to create an acceptable footway.”

10. My concern is driven by the basic conditions. In this regard, paragraph 32 of the 2012 NPPF states that “Plans and decisions should take account of whether..... safe and suitable access to the site can be achieved for all people”
11. At the hearing, I will be expecting to examine this matter in much greater detail and I will need to be satisfied that both sites can be safely accessed with appropriate visibility splays in place, having regard to the proposed scale of development and the speed and the nature of the traffic using this section of Gainsborough Road. I will be looking for technical guidance to enable me to understand what the appropriate visibility splay for junctions serving the numbers of units being proposed for each site in the neighbourhood plan would be and for it to be demonstrated that this is achievable for each site.
12. I will leave it to the relevant parties to decide who will provide this information and it may be that the landowners of the sites have already commissioned this work. Alternatively, the Highway Authority could be asked to set out what the relevant standards are and provide a layout that shows whether that is achievable.
13. I also need to be satisfied that the achievement of a safe access, can also makes appropriate provisions for pedestrians, for example, showing how there would be a safe route for those wishing to walk to village facilities, bearing in mind the limited width of the highway verge on the south side of Gainsborough Road.

### Site 3

14. I would like to understand the plan’s rationale for extending the depth of Site 3, compared to the site shown on Map 13 - Preferred Option Site Allocation.

## Site NP13

15. Bearing in mind that planning permission has been granted for a “backland development” consisting of 5 units with its own access from Mattersey Road which forms the northern section of the site shown as NP13, is there a value in allocating the site, as it is a commitment, but is only an outline planning application.
16. I would also like to invite contributions from the Parish Council, the Local Planning Authority and Rural Solutions Ltd who made Regulation 16 representations on this site, setting out the pros and cons of developing the remainder of the site, which is shown as NP 13 on the Site Assessment document. I would like to understand the potential capacity of the whole site and explore whether there is scope for a reduced site area allocation

## Concluding Remarks

17. I hope that this note is useful in explaining to parties, the areas I wish to look at this public hearing which will allow me to progress my examination of this neighbourhood plan. I will now discuss logistics with the District Council who will be my point of liaison on how and when this can be achieved. They will then discuss matters with the Parish Council. Once arrangements have been made, I will issue a further note setting out how the hearing will be conducted and specifically who should be invited. I will also issue an agenda for the day.
18. I am asking that a copy of this note be placed on the respective websites and if there are any matters or questions related to this note, or the examination generally, I must ask that they be directed via the Local Planning Authority.

John Slater BA(Hons), DMS, MRTPI.

Independent Examiner of the Everton Neighbourhood Development Plan

15<sup>th</sup> November 2018

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