

Sowerby Neighbourhood Plan

Examiner's questions

Please note the precise questions are highlighted in bold type.

1. I note in paragraph 4.12 of the draft Plan it refers to the Calderdale Draft Street Design Guide. I cannot locate a copy of this. **Could the Council provide a copy or a link to it and confirm the status of the document ?**

2. Regarding policy SNPP9 and the Design Code can the Forum confirm whether this policy relates to all new residential development or just the sites allocated in the emerging Local Plan?

Can the Forum clarify what the justification is for the density figures in the Design Code relating to the seven sites? Are they based on any technical analysis of the sites or surroundings ?

3. I share the Council's concern that policy SNPP14 relating to housing mix requires a threshold for the number of dwellings which will trigger the policy. Can the Council and the Forum clarify that there is no objection to the use of 10 dwellings as referred to in the emerging draft Local Plan policy H3 ?

4. Plan policy SNPP15 contains supporting text (paragraph 15.5) which advises that 40% of the development on housing sites of 11 units or more shall be for affordable housing. This is not consistent with the emerging Calderdale Local Plan policy HS6 which for Zone C sites (I am assuming most, if not all of the Plan area is in zone C) sets a threshold of 15 dwellings and a requirement of 25%.

I note the "Housing Needs Assessment", prepared by AECOM 2018 in support of the proposed Neighbourhood Plan housing policies does not contain detailed viability assessment with respect to levels of proposed affordable housing. However, in the case of the Local Plan there is a viability assessment in the supporting Calderdale Economic Viability Assessment (2011) and the SHMA 2018.

I further note the emerging Local Plan is at a relatively late stage in the process and I need the Council to clarify that the evidence put forward to support Local Plan policy is still considered valid and it supports the draft policy HS6, in particular the 15 dwellings and 25% thresholds. Furthermore, has any contradictory evidence been put forward in these respects and if so what is the Council's reaction to it? This is important in weighting the respective evidence and the difference in policy approaches between the two Plans. I note that the Council and another objector have raised concerns to the 11 unit and 40% thresholds in its formal responses to the Plan.

4. Regarding policy SNPP16, can the Council confirm that there are no listed buildings in the proposed list of non-designated heritage assets in Appendix B ?

I note that there are discrepancies between the map in appendix B showing the assets and the list. There are 12 stiles on the map and only 11 listed. Only 3 water troughs are shown on the map but 9 are listed. Furthermore, although there are grid references in the list, the map does not have any form of reference to the individual items shown.

Can the Forum attend to these issues by producing a map which clearly displays all the assets listed and has a key or form of reference, whereby it is possible to identify the individual assets in the list, by name on the map ?

5. In policy SNPP18 is the intention that the figure of 18 metres for the height of the turbines relates to blade-tip? if not, what is the dimension ?

R J Bryan,BA.MRTPI,
Examiner,
5/4/21