

INDEPENDENT EXAMINATION OF QUEEN CAMEL NEIGHBOURHOOD PLAN

EXAMINER: Mary O'Rourke BA(Hons) DipTP MRTPI

Emma Curtis
Clerk to Queen Camel Parish Council

Anna-Maria Lenz
South Somerset District Council

Examination Ref: 01/MOR/QCNP

Via email

27 March 2020

Dear Ms Curtis and Ms Lenz

QUEEN CAMEL NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Queen Camel Neighbourhood Plan for examination, I would like to clarify several initial procedural matters. I also have a number of preliminary questions for the Local Planning Authority and the Parish Council.

1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the draft Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement and the Regulation 16 representations, to enable me to undertake the examination.

Subject to my detailed assessment of the draft Plan, I have not at this initial stage identified any very significant and obvious flaws in the Plan that might lead me to advise that the examination should not proceed.

2. Site Visit

In anticipation of the restrictions that have now been placed on travel because of the Covid-19 emergency, I undertook my site visit to the neighbourhood plan area on Monday 23 March. This was to assist me in my assessment of the draft Plan, including the issues identified in the representations. I undertook the site visit unaccompanied and I did not approach or speak to anyone in Queen Camel whilst I was making my visit.

3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing should a matter(s) come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

4. Further Clarification

I have a number of initial questions seeking further clarification, which I have set out in the Annex to this letter. I would be grateful if you can seek to provide a written response within **2 weeks** from the receipt of this letter, if feasible.

5. Examination Timetable

As you will be aware, the intention is to examine the Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within 4-6 weeks of submission of the draft Plan.

Although I have been able to do my site visit, as I am raising a number of questions, I must provide you with sufficient opportunity to reply. Consequentially, the examination timetable will be extended. Please be assured that I will seek to mitigate any delay as far as is practicable. The IPe office team will seek to keep you updated on the anticipated delivery date of the draft report.

If you have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter and any respective responses are placed on the Parish Council and Local Authority's websites.

Thank you in advance for your assistance.

Your sincerely

Mary O'Rourke

Examiner

Annex

Queen Camel Neighbourhood Plan

Examiner's Questions

To Queen Camel Parish Council

1. In Section 2.2, the first paragraph refers to Figures 5A and 5B showing the flood plan designated as Zone 3. In fact, the figures only identify the River Cam's flood plain and not Flood Risk Zones 1, 2 and 3. Please provide a map showing the Flood Risk Zones.
2. In Section 2.2, in the first line of the second paragraph is there a word or words missing after County Council's Flood Risk?
3. Please provide an update of progress on the Development Consent Order for the upgrading of the A303 referred to in section 2.3, last paragraph.
4. In respect of policy QC11, please point me to the evidence in support of the views, their scope and extent and principal features, that warrant particular policy protection.
5. In respect of LGS1 (the playing field), I note that the Plan at section 3.3 third paragraph refers to requests to improve the facilities including the provision of new built development. As policies for Local Green Spaces should be consistent with those for Green Belts, could there be an inconsistency here between the intention of the Plan and what might be appropriate in terms of Green Belt policy set out in the NPPF at paragraph 145 b)?

To South Somerset District Council

6. I have seen the summary of main comments received to the Regulation 16 consultation, and which is on the Council's website. However, would you please provide me with the number of representations made, who by and the individual representations made in order for me to effectively examine the Plan.
7. The Consultation Statement of November 2019 refers to there being a planning application made on the West Camel Road site (reference 19/1830/OUT). Please advise as to its progress and whether it has been determined, and if so, provide a copy of the officer's report and decision notice.
8. Please also advise as to the progress on the application for 9 homes on land off Englands Way (site E in Appendix 4 to the SEA Environmental Report).