

# INDEPENDENT EXAMINATION OF THE NO MANS HEATH AND DISTRICT NEIGHBOURHOOD PLAN

EXAMINER: Andy Mead BSc (Hons) MRTPI MIQ

Mr Trevor Parker  
No Mans Heath and District Neighbourhood Plan Steering Group

Examination Ref: 02/AM/NMHNP

Via email:

tparker

cc:

Rosie.Morgan@cheshirewestandchester.gov.uk

01 February 2018

Dear Mr Parker

## NO MANS HEATH AND DISTRICT NEIGHBOURHOOD PLAN EXAMINATION

Following my site visit to No Mans Heath and District and having undertaken initial preparation on the Neighbourhood Plan examination, I am seeking the views and assistance of the Steering Group in providing clarification and answers to my questions set out below.

1. Page 6 of the No Mans Heath Neighbourhood Plan (NP) refers to the enlargement of the current No Mans Heath Development Boundary and page 20 of the NP refers to the approved boundary being shown in the Chester Local Plan 2006. Please could a map be supplied comparing the 2006 boundary with the one now proposed in the NP?
2. Page 19 refers to the list of dwellings permitted and completed which are identified in Appendix 8. I assume the list covers the whole of the Neighbourhood Plan area. Please could the list be filtered to identify only those dwellings which were permitted since April 2010 within or adjacent to the Development Boundary as it existed in 2010 which, I assume, is the 2006 boundary?
3. Please list the number of dwellings permitted within the proposed Development Boundary since April 2010. I appreciate there is an overlap between this question and Q2, but my overall query is, given that the period of the NP is from 2010 to 2030 and I saw evidence of recent and current housebuilding on my recent inspection, how many of the estimated 50 new dwellings needed have already been permitted?
4. Bullet Point 6 in Appendix 7 suggests 51 dwellings over the 20 year period of the Plan, but the table within Appendix 7 implies that the projected 51 (or 50.61) is for the period 2013 to 2030. However, the general question remains. How many of the 50 (or 51) dwellings needed from 2010 to 2030 have already been built?
5. Policy H1 of the NP states “... 50 homes over the plan period. We propose that where possible these be approved in a phased manner over the LP period to allow a steady growth within our communities”. Firstly, how can such phasing be achieved? Secondly, I realise that the area of the NP includes No Mans Heath, Hampton Heath, Bickley together with Edge and

Larkton, but is the intention to accommodate the 50 homes, not just in No Mans Heath, but throughout the NP area, albeit No Mans Heath is the only location of a Development Boundary?

6. Policy H3 of the NP f) seeks the provision of “low cost market housing”. How can development management achieve this?

In order to ensure the examination is not delayed, I would be grateful to receive the Steering Group’s response by 15 February 2018.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter and the subsequent response are placed on the websites of both the Local Authority and Qualifying Body.

Thank you in advance for your assistance.

Your sincerely

*Andy Mead*

Examiner