INDEPENDENT EXAMINATION OF THE WICKERSLEY NEIGHBOURHOOD DEVELOPMENT PLAN

INDEPENDENT EXAMINER:

 Christopher Collison BA(Hons) MBA MRTPI MIED IHBC

To Rotherham Metropolitan Borough Council and Wickersley Parish Council

By email to Rachel Overfield, Planning Officer, Rotherham Metropolitan Borough Council, and Carol Levell, Parish Clerk and Responsible Financial Officer, Wickersley Parish Council

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Dear Rachel and Carol

**Wickersley Neighbourhood Development Plan Independent Examination – Examiner letter seeking clarification of matters**

Further to my initial letter of 30 November 2021 I am writing to seek clarification of the following matters:

**Policy GP4**

1.    The descriptions of assets numbered 5 and 36 vary from the descriptions in Appendix B. Please confirm which description is correct.

**Policy H3**

2.    The Written Ministerial Statement to Parliament of the Secretary of State (CLG) on 25 March 2015 included the following: *“From the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings*”. The first two paragraphs of the policy are seeking to establish requirements. I invite comment on my proposed recommended modification in these respects so that the policy has sufficient regard for national policy:

·         replace the first sentence with “New development that meets a high level of sustainable design and construction and is optimised for energy efficiency, targeting zero carbon emissions will be supported.”

·         replace the second paragraph with “Developments that include sustainable drainage systems (SuDS) and other flood mitigating and grey water solutions will be supported.”

3.    Please confirm the reference to the Wickersley Design Guidance should be to the Wickersley Design Code and that the page references should be 32 and 33.

4.    Whilst the policy refers to “any new development”, is the policy to apply to new housing development only? In that Part A of Policy M2 requires EV charging points in all new developments why is it necessary for Policy H3 to require provision of electric vehicle charging points in new housing developments?

**Policy M2**

5.    Please explain the term “design guidance contained **in the plan** to produce design-led street layouts and parking solutions”.

6.    Why is the architectural style of garages and driveways addressed in this policy as it would appear to be a design matter? Please explain how a driveway can vary in architectural style?

I request any response to these matters is agreed as a joint response of the Parish Council and Rotherham Metropolitan Borough Council wherever possible. This request for clarification and any response should be published on the Rotherham Metropolitan Borough Council website.

In order to maintain the momentum of the Independent Examination I would be grateful if any reply could be sent to me by 12.00 Noon on Wednesday 5 January 2022.

As the Independent Examination progresses, I may seek clarification with respect to other matters. For the avoidance of doubt recommendations of modification of the Neighbourhood Plan that may be contained in my report of Independent Examination will not be limited to those matters in respect of which I have requested clarification.

I should be grateful if Rotherham Metropolitan Borough Council and the Parish Council could acknowledge receipt of this email.

Best regards

Chris Collison

Independent Examiner

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