

Wivenhoe Neighbourhood Plan Examination

Questions of clarification from the Examiner to the Town Council and CBC

Having completed my initial review of the Neighbourhood Plan (the Plan), I would be grateful if both Councils could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information. Please keep answers as brief as possible and do not send or direct me to evidence that is not already publicly available.

1. Please let me know the start date for the Plan.
2. The Plan area:
 - a. Please confirm the date on which the Plan area approved.
 - b. I understand that the Plan area is conterminous with the Town Council's administrative boundary following amalgamation of two wards (Wivenhoe Cross and Wivenhoe Quay) in 2016. Is this correct?
 - c. Did the Plan area approved cover both former wards?
3. Was the Strategic Environmental Assessment (SEA) Addendum of October 2017 subject to consultation? Please detail all the consultation undertaken in relation to SEA.
4. Please can CBC set out and update me on the latest position with any relevant plans at Borough level and any implications any may have for the neighbourhood plan.
5. Is there any overlap or inconsistency between policies in the Plan? For example, two policies refer to care homes?
6. Page 19 and 20 of the Plan identify specific infrastructure identified through community engagement. Has any other evidence been gathered to support these? If so please briefly detail what work has been carried out.
7. Policy WIV 1 refers to a settlement boundary. It is not clear to me whether this is the adopted settlement boundary, a newly defined settlement boundary or taken from the emerging Local Plan?
8. Policy WIV 10 refers to the Goods Shed:
 - a. Does the site fall within a Conservation Area?
 - b. Paragraph 11.4 indicates the site is currently designated for "leisure, culture and tourism..."; where is this current designation from i.e. which permission or plan?
9. Policy WIV 11 refers to The Quay. Would it be useful to show the area this policy relates to on a map and if so, please could this be provided?
10. Policy WIV 16 refers to the Knowledge Gateway Business Park. Please could further general information about this be provided?
11. Policy WIV 17 refers to the "Wivenhoe Settlement area"; is this the same as the settlement boundary or a different area? I am not clear where this is. And what is

preferred; the phrase 'settlement boundary' or 'settlement area' (if these are the same things)?

12. Policy WIV 20 refers to the Brook Street Business Centre being designated as an employment zone. I am not clear whether the policy seeks to designate it as such and if so what the designation would mean?
13. Pages 69 and 70 of the Plan (Chapter 16 Housing Policies) contain a number of bullet points in bold text which could be said to read as if they were policy. However, there are no policies that sit alongside them. What status do the bullet points have and what could be done to make this section clearer?
14. Page 71 of the Plan contains a table and information about the types of new homes "across all four sites". How does this relate to the policies in the Plan?
15. Policy WIV 28 (land off Croquet Gardens) falls within a Minerals Safeguarding Area. Please advise of what, if any implications this might have on the deliverability of the site.
16. I am not clear what land Policy WIV 29 (land behind Broadfields) applies to. Please provide a map, but also see the next query which relates to this as well.
17. With regard to the four site allocation policies (Policies WIV 28, 29, 30 and 31), it may be clearer to have one map/plan/figure for each proposed site allocation that shows all of the proposed land to be allocated including for the other (non-residential) elements etc. if these requirements are integral to the allocation(?)
18. Does the site subject to Policy WIV 31 fall in the Coastal Protection Belt? If so, what implications arise?

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils' websites as appropriate.

With many thanks.
Ann Skippers
30 November 2018