



Mr B Yuille MSc DipTP MRTPI
Examiner
Intelligent Plans and Examinations (IPE) Ltd



24 May 2018

Dear Mr Yuille

HEDNESFORD NEIGHBOURHOOD PLAN EXAMINATION (Ref 02/RV/HNP)

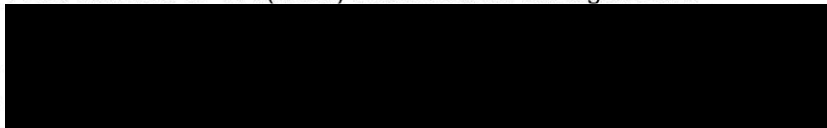
With reference to your letter of 9 May 2018 I am pleased to be able to provide you with the following responses to the 7 points you raised

1. We agree to modify Policy TC2 as follows - in the highlighted list of alternative uses add "*cinema, concert hall and theatre*" and in the next line reword to say ".....D1 and D2 of the Town and Country Planning Use Classes Order...."

We've already referred to any other uses not listed which also attract footfall in the final sentence of paragraph 9.22 and have put a clear context for decision making on all the uses by saying that the overall mix of uses should remain predominantly in Class A, so we don't think we need to pick up the point made in the second sentence of the Council's response. In relation to their third point we accept the aim of their proposed additional wording by adding at the end of the second sentence in paragraph 9.23 "*and a good standard of residential amenity should be achieved*".

2. We agree to add the wording suggested by the County Council at the end of Policy ROW1 i.e. "*while avoiding adverse impacts on its natural heritage.*"

Peter Harrison JP BA (Hons) Town Council Manager/Clerk



3. In relation to Policy OS1 we've referred to the sites as open spaces rather than green space network in order to avoid confusion with the District Council's Green Space Network on its Local Plan Proposals map. However in order to make clear which sites we are referring to we could reword the first part of OS1 to say "*Development of protected open spaces listed and shown on maps at Appendix 6 will not be permitted unless - (add one further circumstances in addition to the comprehensive estate redevelopment point we've already made as follows) - "or an identified and evidenced local need for a community facility, including a building, would best be fulfilled by using a site to deliver such a facility taking into account the lack of any alternative sites not identified as protected open spaces"*. We believe this deals with the Scout's ambitions and any other group that may wish similar proposals to be considered.
4. These parcels of land are very small, the larger of the two being less than 70 square metres in area, and both comprise areas of mown grass which have no useful community use. The site at 1-3 Hillside Close together with land to the rear, currently forming part of the rear garden of 49 Ebenezer Street, has the benefit of outline planning permission for the erection of a detached dwelling. The Town Council is therefore not minded to add these sites to the list of spaces in Policy OS1.
5. The policies in the plan relating to the built heritage of Hednesford have been supported by the District Council and strongly endorsed by Heritage England. A significant majority of local people responding to the questionnaire on these issues at the time of the consultation on the Draft Plan supported the plan's approach to these matters. The Town Council believes that these are key elements of its plan and does not wish to modify either Policy TC1 or Policy BE1. In relation to the town centre, policy TC2 provides a good deal of flexibility in encouraging new uses of buildings in Market Street and Policy BE1 also takes a flexible approach to alternative uses of the buildings listed in appendix 4.
6. We believe that Mr Drake's representations have been taken fully into account. In addition to providing him with a response to a Freedom of Information request he has also been afforded the opportunity of a meeting to discuss the points he wished to raise with members of our Neighbourhood Planning Group and its adviser; an invitation that was not taken up by Mr Drake
7. The Town Council believes that it has good evidence of demand for small bungalows that is currently not being met by volume house builders and that it is right to give priority to including these as a component of future housing supply on both large and small sites. The Town Council considers that the policy is in general conformity with Local Plan Policy CP7. The evidence upon which the Local Plan policy is based includes a need for bungalows (see para.13.3 of the Neighbourhood Plan) but this is amalgamated with 2 and 3 bed houses rather than being identified separately. The Town Council is therefore not minded to modify Policy H1.

If you require any further information or clarification please let me know.

Yours sincerely



Peter Harrison
Town Council Manager/Clerk