



Ann Rhodes (Planning Policy)
The Deane House, Belvedere Road,
Taunton TA1 1HE
Tel: 01823 356484
E: a.rhodes@tauntondeane.gov.uk

Stogumber Neighbourhood Development Plan Examination: WSC and Qualifying Body (QB) Response to the Examiners Additional Supplementary Questions of 9th May 2017

EN2 and the extent of the continuous built-up area(s):

I see that in the WSDC representation on policy EN2 of the Stogumber Neighbourhood Plan reference is made to a map identifying the extent of the continuous built-up area(s)...that such a map 'will assist with development in Stogumber' I have not been provided, to date, with a copy of any map.

I would much appreciate an indication from yourselves, in consultation with Stogumber Parish Council, of the latest position with regard to the production of such a map. I understand the responses by the Stogumber PC and their reasons for preferring a criteria based approach rather than identifying sites on a map. However, the point raised in the original WSDC rep., relates to a map showing a built-up area boundary not to the identification of specific sites. At present, I am not convinced that Policy EN2 has been drafted with sufficient regard to Government practice guidance that policies in a neighbourhood plan should be clear and unambiguous so that they may be applied consistently and with confidence in making planning decisions (NPPG, Ref. ID 41-084-20160519). My draft conclusion on this matter is that it would be difficult for the LPA to implement Policy EN2 without there being a map in the plan identifying what is termed in the policy 'the existing extent' of the village. A map is, therefore, required. If it is not produced at this stage my recommendation is likely to be that such a map should be included in the plan before it can be considered to meet the basic conditions in this respect.

Please advise me, as soon as possible, whether there is a possibility that a map can be produced for submission as part of this examination or whether it might be produced at the next stage on the basis of a general recommendation by me that such a map be included in the plan. I would also like to be advised, by yourselves and/or the parish council, whether it is considered that the map would need to be subject to public consultation before its inclusion in the plan.

WSC has discussed with the QB (Stogumber Parish Council) the provision of a map identifying the extent of the continuous built-up area(s) of Stogumber. Whilst it is not possible to produce a map for submission as part of this examination, WSC and the QB believe that it might be possible to produce such a map for the next stage of the Neighbourhood Plan on the basis of a general recommendation made by yourself as the Independent Examiner. It is not envisaged that the map would need to be subject to additional public consultation before its inclusion in the plan.

12th May 2017