

## **Questions for Clarification Bridport Area Neighbourhood Plan.**

*I am Deborah McCann, the independent examiner of the Bridport Area Neighbourhood Development Plan 2017-2030. I seek clarification on the following policy/supporting information. These questions are directed to the Qualifying Body.*

### *POLICY H9 Principal Residence Requirement*

- 1. A Principal Residence is defined as one occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working (or working away from home).*
- 2. The sale of new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.*
- 3. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement which requires that a home is occupied only as the Principal Residence of those persons entitled to occupy it.*

### **Question**

*The Neighbourhood Plan Area for includes a number of distinct settlements. The impact of second home ownership between settlements within the Neighbourhood Plan Area appears to differ. Having looked at the evidence regarding the number of second homes within the Bridport Neighbourhood Plan Area there seems to be some discrepancy between the data set out in the Bridport Area parishes imported from "West Dorset" tab of DCC Empty Property Data, 2 Oct 2017 and the data within the NP evidence base.*

*Please provide clarification on the apparent difference between the figures and Is there any additional existing evidence, specific to the Neighbourhood Plan Area to support this policy including impact on house prices?*

### **Local Green Spaces**

#### **POLICY L3 Local green spaces**

*Local Green Spaces in the neighbourhood plan area identified on the designated spaces map (see Map 9), will be protected from development except where there is an existing building structure within the space and the works are needed to maintain its viability/use into the future (For example a church, sports pavilion); or where the proposed development will be for the benefit of the community and will preserve the particular local significance of the space for which it was designated. Essential small-scale utility infrastructure may be supported so long as the existing use and community value of the space is not detrimentally affected.*

### **Question**

*The Bridport Area Neighbourhood Plan proposes the designation of a number of Local Green Spaces. Whist I have been provided with information regarding how the areas meet the NPPF tests I cannot locate the information confirming that the owners of the proposed Local Green Spaces have been consulted or a copy of their responses. This in particular relates to the following sites:*

- Watton Hill Bradpole- Symondsburry Estate*
- Area known as Happy Island Bradpole / Bridport-The Co-op, Travis Perkins, Mr Ted Seal, Spray Copse Farm*
- Cooper's Wood and Field, Allington -Woodland Trust*
- Allington Hill Allington-Woodland Trust*

*Please can I be provided with this information.*

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