

# Clarification note

## Freshford & Limpley Stoke Neighbourhood Plan - December 2014

The following clarification note has been prepared by B&NES and Wiltshire Councils together with the qualifying bodies (Freshford & Limpley Stoke Parish Councils), and has been agreed by all parties.

The purpose of the note is to provide brief updates and clarifications on key matters with a view to informing the examination stage. The following note was placed on the website of B&NES and Wiltshire Councils on 8th December 2014.

### Points of clarification

1. For information, since the preparation of the joint Plan and submission to the Local Authorities, the brownfield site known as "Pipehouse Lane/Rentokil" within Freshford Parish, has been given planning permission for the development of 10 houses including 4 affordable homes (Planning Application reference 14/01495/FUL). The Neighbourhood Plan includes a general reference to the sites in para 3.0.09 which should now be updated.
2. For clarification, the two sites hatched in brown and shown on Map 2 are not site allocations; they indicate "brownfield land" and are previously developed land, both now have Planning Permission (Freshford Mill [05/02563/FUL] and Pipehouse Lane [14/01495/FUL]).
3. For information, a new planning application is currently under consideration for Freshford Mill [14/05048/FUL], which seeks permission for 21 residential units, incorporating amendments to the previously approved planning permission [05/02563/FUL]. The application is yet to be determined, and seeks exemption from affordable housing delivery on the basis of economic viability.
4. For clarification, in the Community Development Policy 2 (p30) – "assets of community value" is used here to apply more broadly to "community facilities and assets" as opposed to specific designated "assets of community value" as defined by the Localism Act.
5. For clarification, the Local Green Space shown on Map 2 is made up of a number of smaller proposed Local Green Spaces, each of these should be considered on their own merits (see Appendix BH4 for the justification against the NPPF tests).
6. For information, the latest correspondence received by the qualifying bodies in relation to the Local Green Space designation from landowners will be submitted alongside the representations for the publicity stage consultation to the examiner.

7. For clarification, it is proposed that the Neighbourhood Plan Housing Policy (p13) and Map 2 (p11) will supersede saved B&NES Local Plan policy HG.6 as it applies to Freshford.
8. For information, B&NES Council is currently consulting on its Placemaking Plan options document - [www.bathnes.gov.uk/placemakingplan](http://www.bathnes.gov.uk/placemakingplan). Policy UD.7 on infill and backland development proposes a new definition of infill which is proposed to supersede the Local Plan definition for B&NES in due course, it also states that “Neighbourhood Plans in B&NES can identify locally specific definition of infill with reference to local characteristics”, however, policy UD.7 can be afforded only limited weight at the current time.
9. For information, on 1 December 2014 the Planning Inspectorate issued the report into the examination of the Wiltshire Core Strategy. The Inspector’s report concludes that the Wiltshire Core Strategy provides an appropriate basis for the planning of the county over the plan period, up to 2026, providing a number of modifications are made to the Plan to ensure it is sound and legally compliant. Wiltshire Council will now consider the adoption of the Core Strategy at Cabinet on 16 December and make a recommendation to a special meeting of Full Council being planned for 20 January 2015.

**Cleo Newcombe-Jones. B&NES Council, James Proyer, Wiltshire Council, Nick Stevens, Freshford Parish Council & Simon Coombe, Limpley Stoke Parish Council – 8<sup>th</sup> December 2014.**