

Great Addington Neighbourhood Development Plan

Examiner's Clarification Note: Response on behalf of Great Addington Parish Council

Thank you for the opportunity to respond to your Clarification Note, the generally positive tone is very much appreciated. There are only a few matters which need a response and these are addressed below:

Policy GA12

The Building etc. (Amendment) (England) (No. 2) Regulations 2022 came into force on 26 December 2022. These regulations introduce gigabit broadband infrastructure and connectivity requirements for the construction of new homes in England. Consequently we agree that Policy GA12 is unnecessary and the Parish Council would support its deletion.

Policy GA17

The wording of Criterion D of Policy GA17 has evolved in response to concerns expressed by Natural England about the potential effects of development on the Upper Nene Valley Gravel Pits SPA. The Parish Council agrees that it may not be necessary to refer to Natural England specifically as the body is likely to be a consultee on any planning application. However, the Parish Council would like to draw the Examiner's attention to the recommendation of the Habitats Regulations Assessment which states that for technical reasons it is recommended that policy wording to Policy GA 17 is amended as follows (text underlined to be added):

“The proposal must demonstrate to the satisfaction of Natural England that there is an adequate solution to mitigate the effects of development on the Upper Nene Valley Gravel Pits SPA to ensure no adverse effects on the integrity of the Habitats Site result prior to any grant of planning permission”

This recommended modification was not incorporated in the Submission document, so the Examiner may wish to reflect on whether the revision is required.

Policy GA18

The Parish Council's expectation is that proposals for five or more homes should address both housing size requirements and the needs of older people.

Policy GA22

The Parish Council is relaxed about the Examiner's proposed modification noting that the policies of the development plan only apply to planning applications in any event.

Representations

The Parish Council has reviewed the representations on the Submitted Neighbourhood Plan. Many of them are familiar as they are similar to representations made at Pre-

Submission stage. They were considered in detail then, as set out in Appendix 3 of the Consultation Statement, so there is no need to repeat the Parish Council's response. However, the Parish Council notes that Cranford Parish Council's representation has identified a couple of typos that do require the Plan to be modified.