

Northill Neighbourhood Plan

CBC response to Examiner's additional questions (17/06/2019)

My first question, addressed to Central Bedfordshire Council, is what is the Council's view on whether Policy NP3 is in general conformity with Policy CS8 of the Core Strategy and Development Management Policies Development Plan Document 2009? It would also be helpful to share the Council's view on whether Policy NP3 aligns with the emerging Central Bedfordshire Local Plan Policy H5, albeit I appreciate that is not yet the adopted policy.

CBC are of the opinion that Policy NP3 is in general conformity with Policy CS8 and also our emerging Policy H5. The majority of the policy requirements of NP3 are also referred to in either CS8, H5 or both and although we don't seek the allocation of Rural Exception Sites, we are supportive of the approach in the Northill Neighbourhood Plan.

My second and third questions are for both Councils. The text at paragraph 4.5.7 of the Plan states "*Rural Exception Sites cannot be allocated*". What is the basis for this proposition? Rather confusingly, having stated this, the five related sites in Policies NP8-11, and their inclusion on the Policy Map as delineated allocations, would seem to run contrary to this proposition. What are the Councils' views on this?

Rural Exception Sites are not usually allocated and are not through our Local Plan policies (in either existing CS8 or emerging H5), however CBC are supportive of the approach in the Northill Neighbourhood Plan. The community made clear their desire to deliver affordable housing through the sites identified in the Neighbourhood Plan in order to meet the needs identified in the evidence base and to achieve NP Objective 2. Perhaps the text at para 4.5.7 should be amended from '*cannot*' to '*are not usually*'.

CBC can confirm we have no outstanding concerns in regard to the contents of the Northill Neighbourhood Plan.