

Deborah McCann Ltd.

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Dear Participant,

Liskeard Neighbourhood Plan Hearing
The Long Room, Liskeard Town Council Offices,
3-5 West Street, Liskeard PL14 6BW
Date: Monday 26th March 2018
Time: 10.30 am start

I refer to your invitation to participate in the Hearing into Liskeard Neighbourhood Development Plan. As you are aware the above Hearing is being held principally to assist me on the matters of policies:

- NP1
- EM1
- EM2A
- EM2B
- EM3
- H1
- H2
- H3
- H5
- TC2
- OSL10
- OSL 11

This is to enable me to assess whether the Plan meets the Basic Conditions in particular that it is in general conformity with the Development Plan and National Planning Policy objectives.

You were issued with a draft of the issues I wish to cover with my questions at the Hearing in the initial invitation which also gave the broad format for the morning. I have now revised the programme slightly and released a set of questions to help structure the discussion (see attached sheet). To help the discussion I have indicated in brackets which participant should open on each question.

I do not expect written submissions on these questions in advance of the Hearing but rather they are to indicate the questions which I would like the discussion to answer. I would suggest therefore all you need to prepare for the day is some notes for yourself to help you remember the points you want to make in response.

A full note of the discussion will be taken on the day so that there is a record of participants' views after the Hearing. The questions I have posed do not necessarily preclude a related point or question being made in respect of the topic under discussion. They are simply a framework to ensure that the issues that have occurred to me, whilst reading the Neighbourhood Plan, supporting documents and representations received are covered.

I am looking forward to meeting you on the day and to an informed discussion. The form of any Hearing in Neighbourhood Plan Examinations is very informal – it is not the place for set piece presentations nor any cross examination of participants. In that way I hope we can have a relaxed and useful discussion about the Plan and the areas where there remain concerns.

Yours faithfully

Deborah McCann BSc MRICS MRTPI Dip Arch Con Dip LD
Planning Consultant
NPIERS Examiner
CEDR accredited mediator
14th March 2018

**Examination of Liskeard Neighbourhood Plan –
The Long Room, Liskeard Town Council Offices,
3-5 West Street, Liskeard PL14 6BW
Date: Monday 26th March 2018
Time: 10.30 am start**

INVITEES

Representatives of Liskeard Neighbourhood Plan Group
Representatives of Cornwall Council
Representative of Persimmon Homes
Representative of Wainhomes
Representative of ACQUIRO Ltd
Representative of D2 Planning

Independent Examiner's Pre-Set Issues to Guide the Discussion.

GENERAL QUESTIONS: (CC)

Which Strategic Policies of the Cornwall Local Plan are relevant for the Liskeard Neighbourhood Plan Strategic Housing Market Needs Assessment 2013- What is the indicative housing allocation for Liskeard across the Neighbourhood Plan period?
What is Cornwall Council's position regarding the definition of a settlement boundary around Liskeard?

POLICY NP1- Development Boundary (LNPG)

How has the development boundary been established and what is the evidence base supporting it?
How does the development boundary as chosen relate to the strategic policies of the Cornwall Local Plan in relation to housing delivery?
How will the housing need identified be delivered across the plan period?
How does it provide for flexibility across the plan period?
What is Cornwall Council's position regarding the definition of a settlement boundary around Liskeard?

POLICY EM1 (LNPG)

What evidence is there to justify the 30 housing threshold and how does this policy fit with existing national and local policy and meet the Basic Conditions?

EM2 (LNPG)

What is the justification for this policy and how does it fit with existing national and local policy?
EM2B is the land East of Charter Way deliverable for employment during the plan period?

EM3(LNPG)

What is the justification for including a policy which relates to land outside the NP area?

Policy H1 ((LNPG))

Is this policy in general conformity with the strategic policies of the Cornwall Local Plan?

Is the figure of 1400 houses a "target" and has deliverability been adequately considered?

POLICY H2 (LNPG)

What is the justification of this policy? How does it meet the Basic Conditions?

POLICY H3 (LNPG)

What evidence is there to justify the 30 housing threshold and how does this policy fit with existing national and local policy and meet the Basic Conditions?

POLICY H5(LNPG)

The policy refers to a trajectory, how is this trajectory set out within the plan?

How does the monitoring approach fit with CC's approach?

How many dwellings have been completed during the plan period to date and how does that relate to deliverability across the plan period?

POLICY TC2 (LNPG)

What is the evidence to support the reduced threshold requirement for a Retail Impact Assessment?

Policy OSL10

What is the evidence supporting this policy? (LNPG)

POLICY OSL 11(LNPG)

What is the evidence supporting the identification of the views and is there a map identifying them?

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