

# INDEPENDENT EXAMINATION OF THE NEWINGTON NEIGHBOURHOOD PLAN

EXAMINER: Patrick Whitehead DipTP (Nott) MRTPI

Dave Coates  
Chair Newington Forum

Keith Griffiths  
Hull City Council

Examination Ref: 01/PW/NNP

15 November 2022

Dear Mr Coates and Mr Griffiths

## NEWINGTON NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Newington Neighbourhood Plan (the Plan/NNP) for examination, I would like to clarify several initial procedural matters. I also have a number of questions for the Newington Forum (NF). These are attached as an Annex to this letter and I would like to receive the responses by **29 November 2022**.

### 1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the draft Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement and the Regulation 16 representations, to enable me to undertake the examination.

Subject to my detailed assessment of the draft Plan, I have not at this initial stage identified any very significant and obvious flaws in the Plan that might lead me to advise that the examination should not proceed.

### 2. Site Visit

I will aim to carry out a site visit to the neighbourhood plan area in the period 17 – 24 November 2022. The site visit will assist in my assessment of the draft Plan, including the issues identified in the representations.

The visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

I may have some additional questions, following my site visit, which I will set out in writing should I require any further clarification.

### 3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing should a matter come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

#### 4. Further Clarification

From my initial assessment of the Plan and supporting documents, I have identified a number of matters where I require some additional information and clarification from Newington Forum. These are set out in the Annex to this letter. I would be grateful if you can seek to provide a written response by **29 November 2022**.

#### 5. Examination Timetable

As you will be aware, the intention is to examine the Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within 4-6 weeks of submission of the draft Plan. However, as I have raised several questions, I must provide you with sufficient opportunity to reply. Consequentially, the examination timetable will be extended. Please be assured that I will aim to mitigate any delay as far as is practicable. The IPE office team will seek to keep you updated on the anticipated delivery date of the draft report

If the Newington Forum or Local Planning Authority has any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter is placed on both the Newington Forum and the Hull City Council websites?

Thank you in advance for your assistance.

Yours sincerely

*Patrick T Whitehead*

Examiner

## ANNEX

From my initial reading of the Newington Neighbourhood Plan 2022-2032 and the supporting evidence, I have the following questions for Newington Forum. If Hull City Council (HCC) has any observations on the questions, these would also be welcome. I have requested the submission of responses by **29 November 2022**, though an earlier reply would be much appreciated.

1. Paragraph 1.6 indicates that the NNP builds upon the Newington and St Andrew's Area Action Plan (NaSA). Saved policies from NaSA are outlined or referenced in the Hull Local Plan - Appendix A (HLP) but not detailed. Can a link to NaSA be provided please?
2. Does the Design Guidance in Section 9 of the NNP supersede or complement the Design Principles and Design Guidance referred to in the saved policies of NaSA on pages 307 – 313 of HLP?
3. Newington and St Andrew's is identified in the HLP, paragraph 5.18 and figure 5.2 as a housing regeneration priority area (HRPA). This provides the basis for HLP Policy 4 which emphasises housing renewal through demolition or improvement and the re-use of brownfield land. Policy 4 is identified in the NNP as underpinning policies GP4 and GP7 and also, although not referenced as such, Policy GP2. Can the NF or HCC provide further information on progress of the implementation of the HRPA and its implications for the NP area?
4. Policy 5 in the HLP is concerned with rebalancing the housing stock, the provision of affordable housing and custom and self-build housing. It requires that at least 70% of new – specifically affordable - housing should contain no more than 2 bedrooms. Policy GP5 makes no reference to affordable housing, but the supporting text suggests it is related to the provisions of HLP Policy 5. Am I correct in understanding this is the basis for the inclusion of single-person accommodation in Policy GP5?
5. Can the NF provide clarification on the relationship between Policy GP7, placing significant restrictions on the subdivision of existing dwellings, and Policy GP5, encouraging the provision of single-person accommodation?
6. Can the NF provide reasons why it has chosen not to use the designation of Local Green Space, as advised in the NPPF, paragraphs 101 – 103, for the protection of existing open spaces under Policy GP10?
7. Can the NF provide specific survey evidence to support the assertion that there is an over-concentration of hot food takeaways on the eastern side of Anlaby Road? Does this provide sufficient justification for Policy AR1 to be applied to both sides of Anlaby Road?