

Chilton Neighbourhood Development Plan

Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a clear and concise vision for the neighbourhood area. The Character Assessment and Design Styles is a very impressive supporting document.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Plan makes good use of various high-quality maps and photographs.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now in a position to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to ensure that the Plan meets the basic conditions.

I set out specific clarification points below in the order in which they appear in the submitted Plan.

Policy P1

Is there a specific reason why the policy comments about 'limited' residential development?

In any event does the Plan define the scale/nature of 'limited' development?

Policy P2

The first part is a good policy underpinned by Character Assessment (Appendix 1)

In the second part I can understand the reference to the North Wessex Downs AONB and the details of its Management Plan given the location of the parish.

However, does the Management Plan largely address detailed design matters rather than the principle of new development? In any event, is the Management Plan part of the development plan?

Policy P6

I experienced the noise profile of the A34 at first hand during the visit.

However, in the second part of the policy I am minded to recommend a modification so that the policy would be applied in a proportionate way to the scale and nature of the development proposed.

Does the Parish Council have any comments on this proposition?

Policy P9

The policy incorporates a series of well-defined local green spaces which are suitably underpinned by the analysis included in Appendix 3.

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

In particular does it wish to comment on:

- the representation from Summix (Chilton) Developments LLP; and
- the detailed changes suggested in the District Council's representation?

Protocol for responses

I would be grateful for responses and the information requested by 4 June 2021. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Chilton Neighbourhood Development Plan.

17 May 2021