

West Hanney 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. Its strength is its very sharp focus on a distinctive series of issues. The Character Assessment 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.

A key element of the Plan is the way in which its objectives and evidence directly inform and underpin the resulting policies. The approach taken provides assurance to all concerned that the Plan has addressed key local issues.

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 RS1

In general terms this is a robust and distinctive policy.

There is a separate question later in this note in relation to the District Council's representation on the details of the policy.

Policy RS2

I saw the importance of the open gap between West Hanney and East Hanney to the character and appearance of the parish during the visit. I took the opportunity to walk into and through the defined Gap.

How did the Parish Council identify the boundaries of the Gap for the purposes of developing a planning policy in general, and along its northern and southern boundaries in particular? To what extent did this process overlap with the approach taken in Section 5 of the Character Assessment?

Is the Gap as proposed in the Plan the smallest area necessary to secure the objectives of the policy?

Would the policy have the same effect if the northern boundary of the Gap was defined by the footpath which runs due east from Winter Lane at the northern edge of the village and along the northern boundary of the community orchard to the south of the village?

Policy INF1

This policy properly makes a proportionate link between new development and the nature of any developer contributions.

It is also usefully underpinned by the Community Infrastructure Report.

Nevertheless I am minded to recommend the inclusion of additional information in the supporting text to draw attention to the need for any developer contributions to have regard to national policy in general, and to the Community Infrastructure Levy Regulations in particular.

Does the Parish Council have any observations on this proposition?

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 District Council's comments about Figure 1 (and its suggested revised map) and the details of Policy RS1?

Protocol for responses

I would be grateful for responses and the information requested by 2 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

West Hanney Neighbourhood Development Plan.

14 May 2021