

Burcot and Clifton Hampden 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 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. The Plan's policies are underpinned by a distinctive vision and an associated series of objectives.

For clarity, this note refers only to the submitted Plan. A separate note will be prepared on the Clifton Hampden Neighbourhood Development Order.

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 able 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 the examination report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

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

Policies BCH3/4

These policies take a proportionate approach to design in different parts of the neighbourhood area. In the round, they are a very good local response to Section 12 of the NPPF.

Policy BCH5

This is a good policy. I saw the importance of the various facilities during the visit. The policy acknowledges that the use and viability of the facilities may alter in the Plan period.

Has the third part of the policy been designed to address proposals which would result in the loss of the identified facilities (by way of a proposed redevelopment or a change of use to a non-community use)?

Policy BCH6

As submitted, the policy adds little value to national and local policies on built heritage.

In addition, there appears to be a conflict between the content of paragraph 7.38 (on the importance of providing additional protection to non-designated heritage assets) and paragraph 7.39 (which comments that there are no identified non-designated heritage assets in the neighbourhood area).

It would be helpful if the Parish Council elaborated on its approach to these matters.

Policy BH9

This is an excellent policy. The identified Network is clear and evidence-based.

Representations

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

I note that some of the representations also refer to the submitted Order. In this context, I would suggest that the Parish Council take the opportunity to comment on any representations about the Order in its response to the separate note on that matter.

The District Council proposes a series of revisions to certain policies and the supporting text in the Plan. Does the Parish Council have any comments on the suggested revisions?

Protocol for responses

I would be grateful for responses and the information requested by 30 August 2023. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be 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

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9 August 2023