

## Winchfield Neighbourhood Development Plan Review

### Examiner's Clarification Note

#### *Purpose*

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 Parish Council's ambition to review the Plan responds positively to national guidance and associated best practice. The Plan continues to provide a clear vision for the neighbourhood area. The review addresses a balanced range of issues and is underpinned by an appropriate evidence base and research. Moreover, it properly takes account of the adoption of the Hart Local Plan 2032.

The presentation of the Plan is very good. The package of submission documents is proportionate to the neighbourhood area in general, and to the review of the Plan in particular. In combination the various documents helpfully identify the aspects of the Plan which have been updated. The review has helpfully continued with the format of the 'made' Plan.

#### *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 my report and in recommending any modifications that may be necessary to the review of the Plan to ensure that it meets the basic conditions.

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

#### *Policy NE3*

The broader ambitions of the Parish Council to secure improvements to Brenda Parker Way are very commendable.

However, does the third sentence of the policy have any substantive purpose given that no development is proposed in the Plan which would affect the proposed corridor?

In any event are the Parish Council's ambitions for Brenda Parker Way addressed by the first and third paragraphs of Policy P&C1?

#### *Policy HE2*

The policy correctly reflects the approach taken in paragraph 203 of the NPPF.

I am minded to recommend that the third part of the policy (the schedule of assets) appears at the beginning of the policy. Does the Parish Council have any observations on this proposition?

### *Policy BE4*

This is a good policy

It is an excellent local response to Section 12 of the NPPF.

### *Policy P&C3*

This is another good policy. It identifies an important range of community facilities and proposes an approach for their protection within the Plan period whilst recognising that commercial viability issues may change and/or that development proposals may be associated with replacement community facilities.

### *Community Aspirations*

The package of proposed Aspirations is both comprehensive and distinctive to the parish.

## ***Representations***

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

I would find it helpful if the Parish Council commented on the representations submitted by the Trustees of the Fisk Family Trust (Representation 11) and Pearson Strategic Ltd/Kim Hull (Representations 19 and 24).

The District Council makes a series of comments on the policies in the Plan. I would find it helpful if the Parish Council responded to the various suggestions.

## ***Protocol for responses***

I would be grateful for responses to the questions in this note by 27 July 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 concerned.

Andrew Ashcroft

Independent Examiner

Winchfield Neighbourhood Development Plan Review

6 July 2023