

From: Richard Walker [REDACTED]
Sent: 21 July 2023 10:
To: Daniel Hawes [REDACTED]
Subject: Winchfield Neighbourhood Plan, Policy NE3

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Hello Daniel

I see that the examination of the review of the Winchfield Neighbourhood Plan is underway.

From what I gather HDC is acting as the defecto programme officer. I'm not sure what the protocol is for writing to the examiner, but I assume that we need to go through HDC, hence this email

To that end are you able to forward this email to the examiner and the comments below.

We note that the examiners' Clarification Note of 6 July and that this is directed to the parish council and that they have been asked to respond by 27 July. Three questions are posed in respect of NE3 and related effect of P&C1. We don't intend to comment (and are not invited to) but observe that the Inspector has picked up on the overall thrust of our representations, which is good to see.

Prior to the Clarification Note the parish council published its response to the Regulation 16 Representations on 1 July. At the bottom of page two there is a commentary on Policy NE3 and the responses to it (made by Pearson Strategic and Mr Hull). The examiner clearly understands that these representors don't think that the mapping of any corridor is justified, certainly not one that strays beyond the canopy line, but that in the event that the examiner takes a different view, that the requisite clarity is required as regards Figure 5.8 and its key.

In this regard we wish to comment on the following sentence within the parish council 1 July letter, notably the underlined section.

"The Parish Council agrees that additional information should and will be added to the legend to identify the area which, in this aerial view, shows the outline of the tree canopy. The word 'indicative' can also be added to the text for further clarity.

If the intention for Figure 5.8 is to draw a shape that follows the outline of the tree canopy, it is an approach that we have no issue with (if there is to be any shape at all beyond the lime green line that portrays the hedgerow and the dashed proposed line).

However, to our eye, the currently drawn shape extends well beyond the maximum tree canopy, even allowing for any drafting error that traced the shadow of the canopy rather than the canopy itself. All have access to Google Earth as a

resource, but for completeness, we attached a screen grab of the canopy in July 2021. We can provide an overlay of Figure 5.8 against this aerial photo, but feel that the the

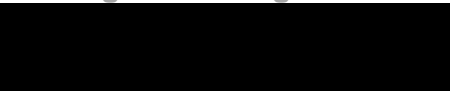
We ask the examiner to take a view as to whether Figure 5.8 as drawn reasonably follows the canopy line or whether it is unreasonably inflated, even in an indicative sense. We can provide an overlay of the current shape on top of this July 2021 aerial photo if needed, but we assess that our observations are plain enough to appreciate without this. Clearly, the only way to draw an accurate canopy plan is based on a full arboricultural survey and this does not form part of the evidence base. Thus, and we appear to be in agreement with the parish council on this matter, any shape is drawn and is said to portray the canopy, it must be labelled as indicative. We say even an indicative canopy line is clearly capable of being drawn more accurately than is currently the case. It is for the examiner to request a redraft for review should he feel this is needed/useful. In such circumstances a redraft might usefully be circulated more widely for comment.

It appears to us that based on the parish council's 1 July letter and the examiner's 6 July clarification note, that a hearing in NE3 would be overkill. This is not our call to make anyway, but we do not seek to waste anyone's time, particularly if relatively short additional comments such as in this email can be received by the examiner and parish council as part of the process.

Thank you

Richard

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Strategic Planning Director



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