

HARLESTONE NEIGHBOURHOOD PLAN

Submission Draft Version

**Commencement of Examination Procedural Note
Harlestone Neighbourhood Development Plan
by Independent Examiner, Rosemary Kidd**

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27 November 2022

Harlestone Neighbourhood Plan

I am writing to confirm that I have commenced the examination of the Harlestone Neighbourhood Development Plan. All contact will be through a named representative of the Local Planning Authority. They will be responsible for forwarding all correspondence (except for contractual matters) to the representative of the Qualifying Body. All correspondence between myself, the Local Planning Authority and the Qualifying Body (except for contractual matters) should be placed on the Local Authority's website to ensure that the examination is conducted in an open and transparent manner.

From my initial appraisal of the submitted documents I consider that it is unlikely that a hearing will be necessary, provided that I receive satisfactory answers to any questions and matters for clarification.

I have undertaken a detailed appraisal of the background documents to check that the legal requirements have been satisfied and that adequate consultation has taken place to meet the requirements of the Regulations. I am satisfied that the legal requirements have been met.

I will undertake a detailed appraisal of the Plan and the policies to ensure that they satisfy the Basic Conditions, taking account of any representations. I will also undertake an unaccompanied site visit.

From my initial appraisal of the Plan, the Policies Map does not show the boundaries of the Plan area and appears to be based on the Conservation Area. To assist me in considering the policies it would be helpful if you could provide me with a map showing the Plan area with the Conservation Area marked. I am presuming that there is a small area cut out from the conservation area. Would you confirm that this is correct.

Policy H3 lists six properties. Would the QB confirm that these are identified as potential non-designated heritage assets. Paragraph 4.15 refers to the aspiration of having these assets included in the Local List. Would the LPA confirm their procedure for Local Listing and comment on whether the 6 properties satisfy their criteria.

Policy H4 includes several views selected by the Steering Group in addition to those included in the CAAMP. Would the QB let me have the criteria they have used to select the additional views and descriptions to justify their selection.

Policy H5 I have noted the LPAs comments on these sites that together they amount to an extensive tract of land. I will consider the value of the sites on my site visit. At this stage I will comment to say that for a site to be designated as a Local Green Space it has to be of particular importance to the community. It is not usual practice to designate agricultural land where the only public access is via a public footpath. Would the QB confirm that they have consulted the landowners of the sites proposed as LGS.

I will set out my questions and matters for clarification separately once I have considered the policies in detail.

- I will present my Examination Questions and matters for clarification to the Local Planning Authority by 16 December 2022. This will also seek agreement to any significant wording changes to policies.

- I will allow 5 weeks for a response by the Local Planning Authority and Qualifying Body. (20 January 2023)
- Following receipt of responses to my questions and matters of clarification, I will prepare my draft Examination Report for fact checking.
- I will allow 7 days for a response by the Local Planning Authority and Qualifying Body.
- I anticipate that I will issue my final report to the Local Planning Authority and Qualifying Body by mid February.

All dates are indicative at this stage and may be revised, if necessary, should significant issues or additional questions arise or extensions of time be requested by the Local Planning Authority and/or Qualifying Body.