

INDEPENDENT EXAMINATION OF THE PETERCHURCH NEIGHBOURHOOD
DEVELOPMENT PLAN

AGENDA AND SUPPORTING NOTES

R J Bryan BA. Hons. M.R.T.P.I.

Examiner of the Plan

Following my initial consideration of the Plan, I have decided that a public hearing is required to assist my examination of the Plan and this will commence at 10.00am on Wednesday 12 July at Peterchurch Village Hall, Closure Place, Peterchurch, Herefordshire HR2 0RS.

I anticipate that a one-day hearing should be sufficient to deal with the issues. This Note provides guidance as to how the hearing will be conducted, and includes an agenda and a further note of issues to be discussed.

In the statutory provisions, the general rule is that the examination of issues by the Examiner is to take the form of the consideration of written representations. I can assure all parties that I have considered, and will continue to consider, all the written representations, which have been made.

I have decided to hold the hearing so as to ensure that adequate examination is made of certain issues, which are set out below in the “Issues for the Hearing”.

A number of residents and organisations have made representations at the Regulation 16 stage. I have read all of these and they will inform my conclusions. This will be a public hearing and anyone can attend but it is only concerned with the matters referred to below.

The parties whom I wish to invite representations from, at the hearing are specified in the notes below in ***bold italics***. I do not intend to seek further views from other persons at the hearing.

It is for the examiner to decide how the hearing is conducted. In particular, I shall decide the nature and extent of any questions, and the amount of time for oral representations. The principle to be applied, is that questioning will be done by myself, except where I feel that questioning by other

parties should be allowed to ensure either adequate examination of a particular issue, or that a party has a fair chance to put their case.

We will take a short break during the morning session and, if necessary, in the afternoon session. I will have an adjournment for lunch at a suitable moment in the proceedings.

This hearing should be completed on this day.

Site visits

I will have already carried out an unaccompanied site visit to the Neighbourhood Plan area on the day prior to the hearing. The purpose of any site visit was simply to identify matters, which have already been presented in the representations.

Agenda

The Agenda will generally be as follows:

(1) **Opening remarks-** by myself as Examiner

(2) **Discussion based on my individual questions:** These will look in turn at the questions, which I have attached to this note below. I have identified in these questions who should speak on them.

(3) **Examiners Closing Remarks**

Persons who may need special adaptations at the venue are asked to contact Malcolm Walker, Peterchurch Parish Council Clerk on Peterchurchclerkmw@btinternet.com in order that arrangements can be considered to respond to the situation.

ISSUES for the HEARING

POLICY P1 New Housing Development in Peterchurch village

Has the application at Hawthorn Rise referred to in policy P1/1 been granted yet. If not, what is the delay? I need to establish that the site is deliverable.

It is noted that the development, as applied for, could provide 89 dwellings and that there appears scope for other development within the settlement boundary. I need to examine the reasons the policy is allowing development adjoining/outside the settlement boundary when it appears is not necessary to meet the minimum housing target, of 54 dwellings as indicated by Herefordshire Council based on the Core Strategy (plus a 5% buffer¹) for the village?

I need to establish whether the policy is in general conformity with Core Strategy policy RA3.

I request the views of the Council and Parish Council on this matter.

POLICY P1/1 Land adjoining Hawthorn Rise

I wish to address the representations on behalf of Mr. and Mrs. P Smith, as follows;

Why are the allocated site area and the recreation area (proposed under policy 10/1) different from that shown in the application, which has been approved subject to a section 106 agreements?

The proposals map on page 24 of the Plan is different in depiction of northeastern boundary of the site (and also the allocated school parking area) to that shown on the separate village policies map. Which is the definitive map?

How will vehicular and pedestrian access be achieved to the recreation area as shown on the policies map?

I request the views of the Council, Parish Council and Mr. and Mrs. Smith and/or their representatives on this matter.

¹ See para. 4 of NPPF

Settlement boundary

What criteria have been applied in drawing up the settlement boundary?

Why has Dorefield House, the "Old Rectory" and Crossways House been omitted from the settlement boundary (Mr. & Mrs. Smith's) representation.

Why has Hinton Fields and the Nags Head been excluded from the settlement boundary? (Mr. Herdman's representation).

I request the views of the Council and Parish Council on this matter.

R J Bryan BA Hons., M.R.T.P.I.