

Latham, James

From: Ann Skippers
Sent: 01 August 2019 22:16
To: Johnson, Karla
Subject: Note and questions of clarification from the examiner on the Whitchurch and Ganarew NP
Attachments: Note and Questions of Clarification from the Examiner.docx
Follow Up Flag: Follow up
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Dear Karla,

I am making good progress with the above examination and have nearly completed my assessment. However, some matters have arisen on which I would be grateful for the kind assistance of both the Group Parish Council and HC.

First of all, there is a note regarding the settlement boundary for Symonds Yat West which I draw your attention to.

Secondly, a number of queries of a factual nature or matters on which I seek further clarification or information have arisen during my review of the NP. It is not unusual at all for me to have a few queries or to ask for some further information so please be reassured that this is quite 'normal'.

I would be most grateful if both Councils as appropriate would respond to my note and the queries which are detailed in the attachment. I have sent you this in word format so that answers may be easily added in to it if you so wish.

It would be very helpful to me if all the answers could be collated together by HC and that just one bundle of responses is sent to me by HC.

If it is at all possible for the response to be back with me by close of business on **Friday 9 August**, I would be most grateful. This means (all being well) I am likely to be able to send a fact check report to you the following week for consideration before I go on extended leave. However, I am conscious that the note will no doubt generate some discussion and that we are in the summer holiday period when people might be away. Please therefore could you, once you and the QB have had a chance to digest the note and consider my queries, let me know if you will be able to meet this suggested date or whether more time is needed. This will allow me to programme it in on my return from leave.

This email, the attachment with the questions (and the responses to them) will be a matter of public record and should be placed on the appropriate websites in due course.

With many thanks in anticipation of your kind assistance, and of course please do not hesitate to contact me if anything is not clear or if any queries arise.

Kind regards Ann

Ann Skippers
Ann Skippers Planning
Chartered Town Planners

Whitchurch and Ganerew Group Parish Neighbourhood Plan Examination
Note and questions of clarification from the Examiner to the Group Parish Council and HC

Having completed my initial review of the Neighbourhood Plan (the Plan), I would be grateful if both Councils could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information. Please do not send or direct me to evidence that is not already publicly available.

Note from the examiner for consideration

1. A settlement boundary has been defined for Symonds Yat West (Policies WG2 and WG5). Whilst I note the settlement is identified in Table 4.15 of the Core Strategy as a settlement where proportionate housing is appropriate, it falls in an Area of Outstanding Natural Beauty (AONB). National policy is clear that within AONBs, great weight should be given to conserving and enhancing landscape and scenic beauty as such areas have the highest status of protection. The scale and extent of development should be limited.

The Core Strategy also allows flexibility where more than one settlement is identified in Tables 4.14 and 4.15 as in this case as Whitchurch is also identified in 4.14.

I understand that the Group Parish has already met its housing target (albeit this is a minimum figure); is this correct? I would be grateful for clarification on the latest available figures.

The settlement's nature and character is such that it is arguably difficult to write a policy that would only permit what might be considered to be limited and acceptable development.

I am therefore concerned that defining a boundary for Symonds Yat West is not necessary or desirable and may inadvertently result in far more development than is envisaged. As a consequence, I am considering whether this should be deleted from the Plan.

I would be grateful for any comments on these thoughts (which are given informally and without prejudice).

Questions of clarification where further information is sought

2. Please confirm the date the Plan was submitted to HC.
3. Please confirm whether the Group Parish has been given an opportunity to make any comments on all or any of the representations received at Regulation 16 stage and if so, send me a copy of any comments made or confirm that no comments has been made.
4. In relation to the settlement boundary for Whitchurch (policies WG2 and WG3), three matters arise:
 - a. A representation suggests that additional land to the rear of Old Court Hotel should be included. I would welcome your comments on this. This may already be part of any comments submitted on Regulation 16 representations of course.

- b. I consider that the car wash/car park/ Jo's Place 'island' site in between the Old Ross Road and the A40 could potentially be included in the settlement boundary. Why was it excluded?
 - c. I consider the dwelling adjacent to the primary school might potentially be added to the settlement boundary. Why was this property excluded?
5. Are there any assessment/evidence documents in the public domain relating to the definition of the settlement boundaries for Whitchurch and Symonds Yat West? If so, please send me a copy or link.
 6. The proposed site allocation (Policies WG3 and WG4), land adjacent to Yew Tree Close, seems to rely on access through the committed site. Please send me brief details of the permission for the committed site including a site/layout plan and comment on this issue. What work has been done to look at both sites holistically? Has the land owner(s) confirmed access is available for the allocation? Is the land within the same ownership?
 7. The Environment Agency has raised concern in relation to Policy WG9. I would welcome your comments on this and any suggestions on how to overcome the concern.

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils' websites as appropriate.

With many thanks.

Ann Skippers
Independent examiner
1 August 2019