

# INDEPENDENT EXAMINATION OF THE STEEPLE CLAYDON NEIGHBOURHOOD PLAN

EXAMINER: PATRICK WHITEHEAD DipTP (Nott) MRTPI

Cllr Paul Firth

Steeple Claydon Parish Council

Examination Ref: 01/PW/SCNP

Via email: [paul@firth.vnworks.net](mailto:paul@firth.vnworks.net)

cc: Stephanie Buller – Aylesbury Vale District Council

21 July 2017

Dear Cllr. Firth

## Steeple Claydon Neighbourhood Plan

As a result of the initial work I have undertaken in relation to the Steeple Claydon Neighbourhood Plan examination I would like to seek the assistance of the Parish Council (PC) in providing additional information on the following questions.

The Plan seeks to protect areas of Local Green Space (LGS). I have two questions relating to these proposed designations.

The first relates to an area east of Rookery Way which is included in Policy SC6 as having recreational value (item 5). It appears as simply a small area of woodland. Can the PC tell me who owns and whether the owner is in agreement and has been consulted on the proposed designation?

The second relates to the area south and east of St Michael's Church (item 8). From my visit, I can see the LGS value of the land directly to the rear of the graveyard which is, in essence, a mature avenue of trees which has an intrinsic visual appeal and provides a framed vista towards the Church, and I did see dog walkers using it. However, the land to the south which follows the line of the road appears to me to be agricultural land which, at the time of my visit was being grazed by a herd of cattle. There is a line of a public footpath adjacent to the graveyard, but otherwise it does not appear to provide any public benefit. Can the PC point me to the evidence which justifies its inclusion as LGS?

Finally, can you provide confirmation regarding the correct title of the local estate please? The PC refer to the landowners as the Verney Estate, but the Regulation 16 responses from the Estate's agents use the title Claydon Estate. Which is correct?

Can I have a response on the above matters by 4<sup>th</sup> August 2017 if possible. If you feel that you need more time to put this information together, then please let us know as soon as possible.

In the interests of transparency, may I prevail upon you to ensure a copy of both this letter and the respective response (in due course) are placed on the relevant websites.

Thank you in advance for your assistance.

Your sincerely

*Patrick Whitehead*

Examiner