

INDEPENDENT EXAMINATION OF the WESTON TURVILLE NEIGHBOURHOOD PLAN

EXAMINER: Andrew Freeman MA Oxon MRTPI

Sarah Copley
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Stephanie Buller
Aylesbury Vale District Council

Examination Ref: 01/AF/WTNP

Via email:

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27 March 2018

Dear Ms Copley and Ms Buller

WESTON TURVILLE NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Weston Turville Neighbourhood Plan (NP) for examination, I would like to confirm several initial procedural matters. I also have a number of preliminary questions for Weston Turville Parish Council (the QB), which are set out in the attached Annex.

1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the draft Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement and the Regulation 16 representations. These will enable me to undertake the examination.

Subject to my detailed assessment of the NP, I have not identified any very significant and obvious flaws that might lead me to advise that the examination should not proceed.

2. Site Visit

I intend to undertake a site visit to the neighbourhood plan area during the week commencing Monday 9th April 2018. This will assist in my assessment of the NP, including the issues identified in the representations.

The site visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing should a matter(s) come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

4. Further Clarification

I have a number of questions seeking further clarification, which I have set out in the Annex to this letter. I would be grateful if you could provide a written response within 2 weeks of receipt of this letter.

5. Examination Timetable

As you will be aware, the intention is to examine the NP (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within 4-6 weeks of submission of the draft Plan.

However, I am conscious that I have raised a number of questions and therefore must provide sufficient time for the parties to respond. Consequently, the examination timetable may be extended. Please be assured that I will aim to minimise any delay as far as is practicable. The IPe office team will seek to keep you updated on the anticipated delivery date of the draft report.

If you or the qualifying body have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter, and any responses to it, are placed on both the local authority and parish council websites.

Thank you in advance for your assistance.

Your sincerely

Andrew Freeman

Examiner

ANNEX

From my initial reading of the Weston Turville Neighbourhood Plan (NP) and the supporting evidence, I have a number of questions for the Qualifying Body (QB). I have requested the submission of responses within two weeks of the receipt of this letter, but earlier responses would be welcome.

1. In its Regulation 16 representations, Aylesbury Vale District Council has several “*outstanding concerns*”. What are the comments of the QB on the eight matters raised?
2. Does the QB have any comments to make on the representations of Historic England (12 March 2018)? In particular, what are the comments of the QB on the suggested amendments to the Vision and to Policies H1, H2 and H3?
3. With regard to the representations of Historic England and Buckinghamshire County Council, does the QB have any views on the appropriateness or otherwise of strengthening the protection of designated and non-heritage assets, including archaeological features?
4. In the NP Paragraph 2.3, should the first sentence refer to the Policy Review, January 2018 as opposed to September 2016?
5. Policy H1: Can the QB please provide a justification for the chosen limitation of 12 houses?
6. A reading of NP Policy H1 ii suggests that well-designed new buildings would be an exception to the restriction of development proposals outside Settlement Boundaries. Is this the intention?
7. Policy H2, first bullet point: Is there any guidance (that could be referenced) on what would constitute “*distinctive local landscape features*” and similarly with regard to the “*distinctive qualities of the special and attractive areas of open space*” (bullet point four)?
8. Policy H3, third bullet point: Could the QB please explain what is meant by “*positive features of the existing area*”?
9. Policy H4: Could the QB please explain how the figure of 30% was arrived at?
10. Policy H4, fourth bullet point: Could the QB provide information on:
 - What proportion of houses will need to be suitable for older person households?
 - What features are required to be “*suited to occupancy by older person households*”?

Could the QB provide additional text for the policy to address these matters?

11. Could the QB please explain the phrase in Policy T1 – “*in line with current planning policies*”. To what does this refer?
12. Policy T2: Where and what are the “*current industry standards and the Highways Authority policies*”. Can the QB please provide a link or reference to these standards and policies?
13. Policy T3: Could the QB please provide a reference to the source for the DfT thresholds mentioned in the policy?

14. Policy T3: Where and what are the “*current industry standards and the Highways Authority policies*”. Can the QB please provide a link or reference to these standards and policies?
15. Policy E1: Could the QB confirm if reference to figures 6 and 7 should read Figure 8?
16. Policy E2: Views identified in the Conservation Area Appraisal and in the Neighbourhood Plan. Can the QB please confirm if these are the same views?
17. Paragraph 6.21: What is meant by *precise* ecological assessment by *suitably qualified people* to *accepted national standards*? Could the QB provide appropriate text that provides clarification for these requirements?
18. Policy E3: Is there any significant difference between bullet points one and three? Also, could the QB explain what is meant by “*restrictive use of storage lagoons*” and provide text to make this clear?
19. Policy C2: Is the evidential test appropriate to all the facilities listed in paragraph 6.27? For example, would you expect the recreation ground to have been marketed for a period of 12 months? What, if any, amendments to the text would be appropriate?
20. Policy HE2: Could the QB explain how the Policy HE2 proposals are compatible with the provisions / the District Council’s intentions with regard to the Community Infrastructure Levy?
21. Policy B3: Could the QB provide information on the industry standards to which reference is made?
22. Basic Conditions Statement – Paragraph 6.3: May I have an electronic copy of the correspondence from Historic England (18 May 2017) and Natural England (17 May 2017)?
23. Consultation Statement - page 8: Reference is made here to the emerging Vale of Aylesbury Local Plan and absence of need for allocations in Weston Turville. Can the QB please provide me with the precise source of this statement?
24. The appendix to the Aylesbury Vale District Council Strategic Environmental Assessment (SEA) Screening Report of the Weston Turville Neighbourhood Plan (May 2017) is entitled *Responses from Statutory Consultees*. However, the appendix is incomplete as these responses are not present. Could the QB provide me with electronic copies of the responses on the SEA Screening Report from all the statutory consultees?