
From: Ann Skippers
Sent: 27 May 2018 17:56
To: Rosemary Williams
Cc: planning.policy@stratford-dc.gov
Subject: Questions of Clarification from the Examiner on the Harbury and Deppers Bridge Neighbourhood Plan

Dear Rosemary,

I am writing to let you know I am making good progress with the above examination and have nearly completed my assessment. However, 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 and some of its supporting documents. Subject to the satisfactory resolution of these matters, I am confident at this stage that a hearing will not be needed. It is not unusual at all for me to have a few queries or to ask for some further information so please reassure the Parish Council that this is quite 'normal'.

I would be most grateful if both Councils as appropriate would respond to these queries which are detailed in the attachment. I have sent you this in word format so that the 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 and that just one bundle of responses is sent to me.

I would usually suggest a week or so for responses to come back to me to maintain momentum with the examination, but I am conscious it is a holiday period and that you yourself are out of the office until later this week as I am myself. Therefore would it be possible for you and the PC to come back to me by close of business on Friday 8 June please? All being well, assuming no further queries, I would then try and have a fact check report to you on the NP early the following week.

This email, the attachment with the queries (and the responses to them) will be a matter of public record and should be placed on the appropriate websites and so I anticipate you will forward this email on to the Parish without any delay.

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.

Kindest regards Ann

Ann Skippers
Ann Skippers Planning
Chartered Town Planners

Examinations of the Harbury and Deppers Bridge Neighbourhood Plan
Questions of clarification from the Examiner to the Parish Council and Stratford on Avon District Council (SDC)

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.

Questions relating to the Neighbourhood Plan

1. Was a dedicated website for the Neighbourhood Plan established?
2. Page 58 of the Consultation Statement indicates that Tables 5 and 6 set out the responses received to the 'second' Regulation 14 period of consultation. Please confirm whether this is correct and if so whether the Consultation Statement includes the requisite information.
3. Page 13 of the Plan refers to a Planning Policy Assessment and Evidence Base Review and other technical documents. Do these remain relevant to the Plan and if so, please direct me to where I might find them.
4. Please provide me with a copy of, or a link to, a map that shows the approved neighbourhood plan area (the link on the SDC does not provide this).
5. Please confirm the date the neighbourhood plan area was approved by SDC.
6. Please confirm the start and end dates of the Plan period.
7. Please provide me with a copy of, or a link to, any response received from Natural England in relation to the consultation on the Habitats Regulations Assessment.
8. Please provide me with a copy of, or link to, the separate report on Deppers Bridge referred to on page 22 of the Plan.
9. Is the map on page 28 of the Plan, Map 1 referred to in Policy H.01?
10. Please would SDC:
 - a) provide up to date housing figures to update paragraph 5.7 on page 32 of the Plan
 - b) confirm whether or not SDC is satisfied the Plan makes appropriate provision for housing in line with CS requirements at the current time
 - c) confirm the time period for these figures to ensure it aligns with the Plan period (see question 6 above).
11. In relation to Policy H.07, has the proposed Local Green Space at Manor Orchard Green been correctly identified on Map 2a?
12. There is a slither of land identified on Map 2a that does not seem to be a proposed Local Green Space. Is this right? Please let me know what this area is.
13. Is the photograph of Queens Close Green on page 43 correctly included in the Plan?

14. In relation to Policy H.08, are [all] these other small, open spaces identified in Appendix 2 of the Plan? If not, what are the other spaces not identified as proposed Local Green Spaces in Appendix 2?

15. Please provide me with a copy of, or link to, the Village Design Statement.

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
27 May 2018