

INDEPENDENT EXAMINATION OF THE CLAVERDON NEIGHBOURHOOD DEVELOPMENT PLAN

INDEPENDENT EXAMINER:
Christopher Collison BA(Hons) MBA MRTPI MIED MCMi IHBC

To Margo Key Parish Clerk Claverdon Parish Council and Matthew Neal Policy Officer
Stratford-on-Avon District Council (copy to Jo Bozdoganli S-o-A DC) by email.

Dated 26 April 2019

Dear Margo and Matthew

Claverdon Neighbourhood Development Plan Independent Examination – Examiner letter seeking clarification of matters, and agreement to fact check

In my email of 15 April 2019, I stated I may at any time during the Independent Examination seek written clarification of any matters that I consider necessary. At this stage I have identified the following matters that require clarification and would be grateful if the Parish Council and District Council could send me a joint response to the following matters by 12.00 Noon on Friday 3 May 2019, or sooner if possible:

1. Policy H1. The District Council representation proposes the Village Boundary should include an additional residential property (Beechwood Ridge) and the part of a domestic garden currently shown outside the Village Boundary in another location off Henley Road. The Parish Council do not support the amendment regarding Beechwood Ridge and has stated *“the guidance of the Village Boundary not splitting properties has been followed”* and in respect of part of a garden being left outside the boundary has stated exact details would be required. I request the District Council provide the exact details requested by the Parish Council and that the Parish Council submits a further comment to me, if desired.
2. Policy E3. In a representation the District Council states *“It is unclear whether live-work units are unacceptable outside the Village Boundary. Policy CS.22 (8th para) in the Core Strategy states that this is the case. It is important that the NDP confirms this or justifies a different approach.* Policies H1 and H2 do not provide for the development of live-work units outside the Village Boundary and no justification is provided for such development. I request the Parish Council confirms it is intended Policy E3 should support live -work units only within the Village Boundary.
3. Policy NE4. Appendix 3 sets out Local Green Space Assessments which seek to identify site characteristics and *“special qualities and local significance”*. The Assessment of proposed Local Green Space CLAV5 includes a statement that *“a public footpath runs through the wood”* and the summary and suitability for designation relies heavily on the fact a path runs through the proposed area for designation. As my inspection of the Warwickshire County Council public right of way map did not confirm this, I am seeking clarification from the Parish Council.

I may seek further clarification to any responses to these requests, and I may seek clarification of other matters as I work towards finalising my draft report. The other outstanding matter at this time is your confirmation of position regarding Habitats Regulations Assessment.

As soon as it has reached a suitably advanced stage of preparation, and before I undertake my final checks, it is my intention to send a confidential draft of my report of Independent Examination to both the Parish Council and the District Council. I will be sending the draft report for fact checking only, so that I may correct any errors of fact. I normally ask for a response within a few days and this has usually been found to be sufficient.

If either Council share the draft with other parties please ensure the confidential and draft status of the document is made clear. This fact check procedure should not be seen as an opportunity to make further representations. Indeed, it is important that this should not occur as if I were to take into consideration further representations at that stage, this could leave the process open to successful challenge.

I would be grateful if both the Parish Council and the District Council could confirm agreement to be given the opportunity to undertake a fact check of my confidential draft report on the terms set out in this email. Please publish your response to the matters for clarification and this email on the District Council website so that the examination process is open and transparent to all interested parties.

Best regards
Chris Collison

Independent Examiner
Planning and Management Ltd
collisonchris@aol.com