

From: checplanningltd@gmail.com
Sent: 03 February 2020 10:24
To: Emily Corfield; Andrew Rushmer; Burghclere Parish; Burghclere chair
Subject: Burghclere Parish Neighbourhood Plan Examination
Attachments: NPIERS_Guidance_to_Service_Users_and_Examiners_030418_hl.pdf

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I am writing to set out how I intend to undertake the examination of the Burghclere Parish Neighbourhood Plan. My role is to determine whether the Plan meets the Basic Conditions and other legal requirements. I intend to ensure that the Parish Council feels part of the process. As such, I will copy the Parish Council into all correspondence, apart from contractual matters that are dealt with direct with the local planning authority. Likewise, please can you ensure that any correspondence from you is copied to all parties at the top of this email. This will ensure fairness and transparency throughout the process.

Emily will be my main point of contact . Once I have read all the papers, I may ask for any missing documents or seek clarification on some matters. It may be appropriate for me to seek clarification on matters from the Parish Council. I must emphasise very strongly that this does not mean that I will accept new evidence. In the interest of fairness to other parties, I cannot accept new evidence other than in exceptional circumstances. If the Parish Council is unsure as to whether information it is submitting may constitute new evidence, may I suggest that you send it to Emily in the first instance for an opinion. If I do seek clarification, I will ask for my request and any responses to be published on the Basingstoke & Deane Borough Council's web site.

It may be that there is very little correspondence from me during the examination. I will endeavour to keep you both up to date on the progress of the examination. The default is for an examination to be conducted without a hearing. If I feel one is necessary, I will inform you both as early as possible, but this is likely to be near the end the examination process. If I do intend to hold a hearing, I will inform you of the procedure at that time.

I will be visiting the Plan area during the examination. I will not need to be accompanied during my visit. I hope to visit sometime in the next two weeks. I would appreciate it if I am left to my own devices if spotted!

I confirm that I have received the submission documents from Basingstoke & Deane Borough Council together with the Regulation 16 representations. I have given the Parish Council the opportunity to make comment on these Regulation 16 representations. I will consider any comments when I receive them in due course and they should be placed on the Basingstoke & Deane Borough Council's web site.

I enclose a recently published NPIERS Guidance to Service Users and Examiners, which may be of interest regarding the examination process.

Please can Emily arrange for the web site to be updated to announce that I have started the examination of the Plan and for all regulation 16 representations to be placed on the website and redacted if necessary

I will issue a draft report for fact checking by both parties. I will ask you both to check my report for factual errors such as dates, sequence of events, names and so on that might need to be corrected. The report will be confidential and must not be presented to a public meeting. I must emphasise that this is not an opportunity to make comments on the report other than those that relate to factual errors. In particular, I will not be inviting, and will not accept, comment on any suggested modifications. The draft report will only be published as the final version if there are no factual errors found and if there is no other reason, such as a sudden change in national policy, that could be significant to my recommendations. I will endeavour to issue my final report shortly after the fact checking stage.

Prior to the of the examination, BDBC sent me emails on 30 January and 31 January and I responded via email on 31 January 2020. These emails related to procedural matters including the consultation process at Regulation 16 stage. Further email correspondence has been exchanged today on this matter. Please can the emails be placed on the Basingstoke & Deane Borough Council's web site.

Please can this email be placed on the Basingstoke & Deane Borough Council's web site. If there is future correspondence regarding matters of clarification, I will ask for those to be similarly made available.

To assist the examination, please can I have electronic links to the following documents referred to in the Plan:

- 1) the recently adopted NW Downs AONB Management Plan
- 2) BDBC SHMA
- 3) BDBC Housing SPD
- 4) BDBC Economic Needs Assessment (Feb 2018)
- 5) BDBC Design and Sustainability SPD (July 2018)
- 6) The Revised Village Design Statement. Please can I have a paper copy of this as well.
- 7) BDBC Landscape, Biodiversity and Trees SPD
- 11) BDBC Parking SPD
- 12) All documents listed in the Schedule of Evidence on page 50 of the Neighbourhood Plan that I have not already received and are not in the list above.

I am seeking clarification on the following matters:

1) Paragraph 5.43 refers to background evidence for the identification of Local Heritage assets. Please can I have any publicly available background evidence.

2) I am unsure of the meaning of the last sentence in Policy B11 -
"Proposals will not be supported which comprise buildings or other structures, the height and/or mass of which will obstruct or undermine an Important View."

Am I to read this as:

"Proposals will not be supported which comprise any buildings or other structures, as the height and/or mass of

any buildings or other structures will obstruct or undermine an Important View";

or

"Proposals will not be supported which comprise buildings or other structures, if the height and/or mass of the proposed buildings or other structure will obstruct or undermine an Important View".

Regards
Janet Cheesley