

Crookham Village Parish Neighbourhood Development Plan

Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a distinctive vision for the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The maps are effective and clear. The Plan makes good use of photographs.

The Plan has been thoroughly and comprehensively prepared. It is a major achievement for a relatively small community

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now in a position to raise issues for clarification with the Parish Council. There are also specific questions for the District Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan.

Questions for the Parish Council

Policy BE01

I can see that this is a general policy which seeks to apply sustainable development principles.

I am minded to take the 'as appropriate' from the second criterion and insert it within the opening element of the policy. This would make the policy applicable to the vast majority of development proposals. For example, as submitted a proposal for employment development would have to provide affordable housing (third criterion) to meet the policy. Such an approach would be unreasonable.

Does the Parish Council have any comments on this proposition?

Policies BE03/04/05

In general terms these policies are an excellent response to the design requirements for distinctive parts of the neighbourhood area

Policy BE04

I looked at the Zebon Copse Ward Character Area as part of my visit. I understand the thrust of the final criterion. However, it is part policy and part supporting text. I can see that the Rationale explains the matter further (pages 41 and 42).

I am minded to recommend a modification to the criterion so that it simply refers to parking provision in Policy TM01. Does the Parish Council have any comments on this proposition?

Policy BE05

I have identical comments and proposition for the final criterion as those raised in relation to Policy BE04.

Policy BE06

The second paragraph appears to take a prescriptive approach rather than to exercise the NPPF approach on sequential testing.

Please can the Parish Council comment on the way in which this part of the policy was developed?

Policy PA03

The policy reads well in its own rights.

However:

- has the Parish Council considered the relationship of this policy with the policy on the Dogmersfield Conservation Area in the (now made) Dogmersfield Neighbourhood Plan?
- should the policy be explicit that it would apply only to that part of the conservation area in the Crookham Village neighbourhood area?

Policy PA04

This is a generally well-developed policy. The schedule of property details and photographs is extremely helpful.

However how would the first paragraph be implemented? Am I correct that its purpose to support the activities of landowners/property owners to restore/preserve/conservate heritage assets in the neighbourhood area?

Policy PA05

This is a well-considered policy.

However, the final section is more about the clarification of the scope of the policy rather than policy itself. I am minded to reposition it to the supporting text. Does the Parish Council have any comments on this proposition?

Policy NE01

I can see that the Evidence section of this policy makes reference to the proposed Main Modifications of the emerging Local Plan. Has the Parish Council undertaken any detailed work or collected any evidence to support its proposed designation of the identified Gaps between Settlements?

In addition, has the Parish Council undertaken a separate or related study on the differences between the proposed Gaps in the neighbourhood area in the adopted Local Plan and those proposed in the submitted neighbourhood plan?

From what I could see when I visited the neighbourhood area the northern boundary of the proposed Local Gap to the north of Pilcot Road appeared to be an artificial line. Please can

the Parish Council advise on this point. In particular is the proposed boundary that included in the adopted Local Plan?

Policy NE02

I looked at several of the views as part of my visit.

The second part of the policy clearly relates to the development management process. The first part of the policy suggests that the Parish Council will be doing something to protect and enhance the key views. If this is so, should this be a Parish Aspiration rather than a policy?

In general terms am I correct that the policy:

- defines a series of Key Views; and
- provides policy guidance on what type of development will and will not be supported?

If so, could the second part of the policy be expressed positively rather than negatively?

This could then identify that development will be supported where it would respect/safeguard the defined key views through its location, scale, massing and height.

Policy NE03

The policy and its supporting information (Appendix C5) are very-well developed.

Policy NE04

The detail on the proposed Open Spaces is commendably comprehensive.

Policy TM01

Does this policy add any practical value to national and local policies?

In particular is the evidence about car ownership levels in the Zebon Copse and Netherhouse Moor parts of the neighbourhood area so compelling as to justify the second and third criteria of the policy?

Questions for the District Council

What is the anticipated timescale for the adoption of the Hart District Local Plan?

When is the decision anticipated on the recent appeal for the proposed Crookham Care Village?

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

In particular:

- does it wish to comment on the representations made to Policy NE01 in general terms, and the relationship of the policy approach with the Local Plan main modifications in particular?
- does it wish to comment on the representation by Berkeley Homes on the implication of some of the Plan's policies on the extant outline planning permission?
- Does it wish to comment on the District Council's suggested refinements to certain policies?

Protocol for responses

I would be grateful for responses and the information requested by 9 October 2019. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please could it all come to me directly from the District Council.

In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Crookham Village Parish Neighbourhood Development Plan.

20 September 2019