

Ewelme 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 clear and concise 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 Plan makes good use of photographs. The various maps are produced to a high quality.

The Village Character Assessment and the Protection of Views reports are first-class supporting documents.

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.

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.

Policy EP3

Is Cottesmore a sufficiently well-defined settlement to justify the approach taken in the third part of the policy?

Policy EP4

Does the first part of the policy apply only to the four identified open spaces?

Does the second part of the policy apply to each of the open spaces identified on Figure 8?

Policy EP6

This policy largely repeats existing local policies.

Has the Parish Council made a detailed assessment of the extent to which a policy of this type is needed within the neighbourhood plan?

Policy EP8

I am minded to recommend a detailed modification to the wording of the policy insofar as it refers to non-designated assets. This would take account of the comments made by Historic England. Its impact would be to ensure that this part of the policy has regard to national policy.

Does the Parish Council have any comments on this proposition?

The relationship of the neighbourhood plan with the emerging Local Plan

The Parish Council will be aware that significant progress has been made in recent months on the final stages of the Local Plan.

In the event that the adoption process takes place in line with current expectations I will examine the neighbourhood plan against the newly-adopted Local Plan rather than the Core Strategy. The Parish Council will not need to undertake any supplementary work in this scenario.

Representations

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

Protocol for responses

I would be grateful for responses and the information requested by 15 December 2020. 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 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

Ewelme Neighbourhood Development Plan.

30 December 2020