

Shiplake 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 relationship between the objectives of the Plan and its policies is very clear (and as shown in the table in paragraph 5.3.3). This provides a robust structure for the Plan.

The Plan is underpinned by a comprehensive range of background documents. It is clear that the Character Assessment and Character Appraisal and Design Guide directly inform some of the policies in the Plan.

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 various maps which are produced to a high quality.

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 both with the Parish Council and with the District Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination 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 SV2

Does the policy bring any added value to national and local policies?

Policy SV4

Does the second part of the policy (after the bullet points) bring any added value to national and local policies?

Policy SV5

As I read this policy it is more of a process matter than a policy.

Please could the Parish Council explain the basis on which it crafted the policy?

Might it be better used as supporting text for policies SV1-SV3?

Policy SV8

This policy reads partly as a policy and partly as a process matter

Please could the Parish Council explain the basis on which it crafted the policy?

Could it be incorporated into the contents of Policy SV9?

Policy SV9

It is clear that this policy is at the heart of the Plan.

Is the use of 'valued landscapes' in the policy wording intended to trigger the contents of paragraph 174 of the NPPF?

Please can the Parish Council comment about the methodology used to prepare the Character Assessment (Kirkham and Terra Firma). In particular, did the Assessment take account of the Landscape Institute's Technical Guidance Note 02/21 and the Guidance for Landscape and Visual Impact Assessment 3?

Policy SV10

The policy strikes a positive and non-prescriptive note.

However, will any or all of the 'enhancements' identified in the policy always be applicable to riverside-related development proposals?

Policy SV16

I saw the scale, significance and importance of the Memorial Hall during my recent visit.

Paragraph 6.5.65 of the Plan neatly explains the purpose of this policy. However, does the Parish Council have any comments about the scale, nature and location of enabling development which would meet the tests of the Community Infrastructure Levy Regulations?

Policy SV18

Paragraph 6.5.69 comments about the context to the policy. However, the policy does not seem to relate to the supporting text and, as submitted, appears to suggest to focus on the ability of additional development to provide infrastructure rather than the ability of any development to mitigate its own impacts.

Please could the Parish Council explain the basis on which it crafted the policy?

Policy SV19

Does the policy bring any added value to national and local policies?

Policy SV22

As I read this policy it is more of a process matter than a policy.

Please could the Parish Council explain the basis on which it crafted the policy? Might it be better used as supporting text for the other policies in this part of the Plan?

Policies SV24 and SV25

These policies have been very carefully prepared and are underpinned by the Character Appraisal and Design Guide. They are major achievements.

In combination they will do much to ensure high quality development throughout the Plan period.

Policy SV26

Plainly pre-application advice has the ability to promote and encourage high quality schemes. However the policy reads as a supporting statement rather than a policy

Please could the Parish Council explain the basis on which it crafted the policy?

In addition, does the policy bring any added value to the national and local approach on this matter?

Question for the District Council

The representation from Victoria Land comments about the supply of housing land in the District. Please could the District Council provide me with its most up-to-date assessment of this matter.

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 by:

- Bolney Court Inc (including the Landscape and Visual Appraisal prepared by Hankinson Duckett Associates);
- Victoria Land; and
- Phillimore Estate?

The District Council proposes a series of refinements to Policies SV 2/5/7/10/14/15/20 and 25. Does the Parish Council have any comments on these specific matters?

Protocol for responses

I would be grateful for responses and the information requested by 4 February 2022. 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 would be 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

Shiplake Neighbourhood Development Plan.

13 January 2022