

Long Wittenham Neighbourhood Development Plan Review

Examiner's Clarification Note 3

This Note sets out areas where it would be helpful to have some further clarification on the Plan as recently reconfigured.

Initial Comments

It is clear that revised Plan has comprehensively addressed the changing circumstances which have arisen since the Plan was initially submitted. It is also clear that the Parish Council has worked collaboratively with key agencies and statutory bodies.

The package of supporting documents is similarly comprehensive. The Evidence Papers are particularly helpful and the revised SEA is well-considered. The Schedule of Modification will no doubt have proved very useful to those who have wanted to track the changes which have been made to the Plan.

Points for Clarification

I have read the updated submitted documents and the recent representations made to the Plan.

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.

Policy LW1

The revisions which have been made to Sections B and C are both helpful and detailed.

The approach taken in Section D of the policy is entirely appropriate. However, the matter would traditionally appear in a Section 106 agreement at the planning application stage. Does the Parish Council consider the matter to be a land use issue or is it a contractual matter best addressed in the supporting text?

Plainly the development of the community hub site has now been refined following the identification of the Scheduled Monument. Does the Parish Council have any up-to-date information on the extent to which the development of the community hub site is viable? Similarly, does developer interest still exist in its eventual development to the specification now included in Policy LW1?

Policy LW5

The approach taken on protected views is very comprehensive. The revised supporting text is particularly helpful.

Nevertheless, did the Parish Council consider including the reverse of the approach in the policy which would ensure that development proposals which did not accord with the policy (and the supporting text) would not be supported?

Implementation and Monitoring

The Plan properly addresses these important matters to good effect.

I am minded to recommend a reference to the possibility that changes to national planning policy may occur within the lifetime of any 'made' Plan and that the Parish Council may need to assess the importance of any such changes.

Does the Parish Council have any comments on this proposition?

Representations

Does the Parish Council wish to comment on any of the representations made to the revisions to the Plan in the recently-concluded consultation period?

In particular, does it wish to comment on the representations made by:

- Lagan Homes;
- The University of Reading; and
- Oxfordshire County Council.

Protocol for responses

I would be grateful for responses and the information requested by 31 March 2022.

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

Long Wittenham Neighbourhood Development Plan.

15 March 2022