

Date: 22/10/2024

Paragraph 1.10.5. in Part 2 of the *Neighbourhood Planning Independent Examiner Referral Service Guidance to service users and Examiners* advises that: *the independent examiner will initially undertake a high-level assessment of the plan*

*documents. If there is an obvious and potentially fatal flaw, the independent examiner will write to alert the local planning authority and qualifying body.*

I have undertaken an initial high - level assessment and unfortunately I have identified that the Consultation Statement does not fully meet the necessary regulations.

Regulation 15 (2) (c) in the Neighbourhood Planning (General) Regulations 2012 (as amended) states that the Consultation Statement must summarise the main issues and concerns raised by persons consulted.

The Consultation Statement Document submitted with the High Littleton and Hallatrow Neighbourhood Plan does not include all the necessary information regarding consultation on the pre-submission Regulation 14 Draft Plan, as required above. Appendix D in the Consultation Statement does not adequately summarise the main issues and concerns raised by persons consulted.

I would like to give the Parish Council the opportunity to submit a revised Consultation Statement that fully complies with the Regulations. This can be an amendment to Appendix D in the existing Consultation Statement. There do not appear to be any references to comments made by local people at the Regulation 14 consultation stage. If there were any responses, these should be incorporated into a revised Appendix D.

Unfortunately these requirements will mean that a revised Consultation Statement will have to be subject to a further 6 week Regulation 16 consultation period. In these circumstances I will have to suspend the examination until the outcome of that consultation, although I would be happy to look at the revision to the Consultation Statement prior to consultation. This will be a consultation limited to the revised Consultation Statement. I will not accept representations on the content of the submission plan and those people who have already made representations on the plan do not need to re submit those representations.

On another matter, Section 3.3 in the Plan refers to the Landscape Character Assessment (LCA) undertaken by Hankinson Duckett Associates. Appendix B in the submission Plan is a Snapshot Character Summary from that document, but does not include the whole document. As a number of the policies are reliant on the findings of the LCA as their justification, in order for me to take it into consideration, the whole document needs to be published for public consultation. I suggest that this consultation period is combined with that for a revised Consultation Statement.

Please can this email be placed on the Bath and North East Somerset Council's webpage for the Plan.

Please can the Parish Council confirm receipt of this email and confirm that a revised Consultation Statement and LCA will be made available for consultation.

Kind Regards

Janet Cheesley