

From: CHEC Planning Ltd
Sent: 21 October 2024 12:44
To: George Blanchard; High Littleton Parish Council; simon_gould@highlittleton.org.uk
Subject: High Littleton and Hallatrow Neighbourhood Plan Examination
Attachments: NPIERS_Guidance_to_Service_Users_and_Examiners_030418_hl.pdf

I am writing to set out how I intend to undertake the examination of the High Littleton and Hallatrow Neighbourhood Plan. My role is to determine whether the Plan meets the Basic Conditions and other legal requirements. I intend to ensure that the Parish Council feels part of the process. As such, I will copy the Parish Council into all correspondence, apart from contractual matters that are dealt with directly with the local planning authority. Likewise, please can you ensure that any correspondence from you is copied to the other party. This will ensure fairness and transparency throughout the process.

George will be my main point of contact . Once I have read all the papers, I may ask for any missing documents or seek clarification on some matters. It may be appropriate for me to seek clarification on matters from the Parish Council. I must emphasise very strongly that this does not mean that I will accept new evidence. In the interest of fairness to other parties, I cannot accept new evidence other than in exceptional circumstances. If the Parish Council is unsure as to whether information it is submitting may constitute new evidence, may I suggest that you send it to George in the first instance for an opinion.

It may be that there is very little correspondence from me during the examination. I will endeavour to keep you both up to date on the progress of the examination. The default is for an examination to be conducted without a hearing. If I feel one is necessary, I will inform you both as early as possible, but this is likely to be near the end of the examination process. If I do intend to hold a hearing, I will inform you of the procedure at that time.

I will be visiting the Parish during the examination. I will not need to be accompanied during my visit. If I am 'spotted', I would appreciate it if I were not approached.

I will issue a draft report for fact checking by both parties. I will ask you both to check my report for factual errors such as dates, sequence of events, names and so on that might need to be corrected. The report will be confidential and must not be presented to a public meeting. I must emphasise that this is not an opportunity to make comments on the report other than those that relate to factual errors. In particular, I will not be inviting, and will not accept, comment on any suggested modifications. The draft report will only be published as the final version if there are no factual errors found and if there is no other reason, such as a sudden change in national policy, that could be significant to my recommendations. I will endeavour to issue my final report shortly after the fact checking stage.

I enclose the NPIERS Guidance to Service Users and Examiners, which may be of interest regarding the examination process.

I confirm that I have received a link to the documents from Bath and North East Somerset Council, including the Regulation 16 representations. I would like to give

the Parish Council the opportunity to comment on the Regulation 16 comments. Please can George make these available to the Parish Council. The Parish Council does not have to make any comments if it does not wish to. Comments should not include new evidence. If the Parish Council does not intend to make any comments, please could they let me know. Please can I receive any comments by **Monday 4 November 2024**.

As part of an examination, I can seek clarification on matters and ask for documents referred to in the submitted neighbourhood plan. Please can I have responses to the following:

- 1) Appendix B in the Neighbourhood Plan is a snapshot character summary prepared in January 2024. On page 7 of the Neighbourhood Plan, there is mention of a Landscape Character Assessment undertaken by Hankinson Duckett Associates. Is Appendix B part of that assessment or a separate document? Has the Hankinson Duckett Associates assessment been made available for public consultation?
- 2) Please can George provide links to the B&NES Ecological Emergency, Joint GreenSpace Infrastructure Strategy for the West of England and B&NES Green Space Strategy for the Somer Valley referred to on page 14 in the Neighbourhood Plan.
- 3) Please can I have clarification as to which plans comprise the Climate Emergency Action Plans referred to in Policy PD4.
- 4) Please can I have a link to the Somer Valley Rediscovered Partnership Project referred to under Policy ES4.
- 5) Please can I have a link to the Hallatrow and High Littleton Design Statement (2003) referred to in Policy HB3.
- 6) I note that the Local Plan policies are contained in the Composite Plans Document. Please can George clarify which of the policies are considered to be strategic policies.

Please can this email be placed on the Bath and North East Somerset Council's website. If there is future correspondence regarding matters of clarification, I will ask for those to be similarly made available.

Please can it be mentioned on the Bath and North East Somerset Council's website that I have started the examination.

At the end of the examination, I would welcome feedback as to whether the way the examination has been conducted has enabled the Parish Council to feel included in the process.

Regards

Janet Cheesley