

Dunton Bassett Neighbourhood Plan 2020 - 2031

Further Comments of the Independent Examiner

Prepared by

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20th July 2022

1. I am grateful to both the Parish Council and the District Council for the responses to my Initial Comments document. I have considered the responses carefully.
2. I note that the District Council has now prepared an Addendum to the SEA Screening Determination and is currently consulting the 3 consultation bodies. I assume that after receiving and considering the responses received, it will then issue a final determination. I would ask that the consultation responses are also forwarded to me, alongside the final determination document.
3. As the Aitchison Rafferty's Regulation 16 representation refers to the Strategic Heritage Assessment, I would ask that the District Council sends a copy of its Addendum to Nigel Ozier and invite him to submit any comments on that determination which can be forwarded to me and I suggest that he be given a 3- week period to respond.
4. I also understand that Richborough Estates, who I assume are the landowner of the allocation site, have been asked by the Parish Council to respond to some of my initial enquiries. I have been told these will be available shortly and I will await their receipt before coming to my final decision as to whether I need to call a public hearing. However, I would advise that based on the responses I have received to date to some of my questions, I am minded to call for a public hearing which will allow me to explore in more detail particular aspects of the plan. I stress that this is only a preliminary view and I will issue a further note as to whether a hearing is required, once I receive the further information.
5. If it does turn out that a hearing will be required, I will set out the specific matters which I will want it to cover and which parties I would like to be invited to take part in the hearing. A public hearing can now be held in person, rather than by video conferencing (as occurred during the pandemic) and hopefully it can be held in the village.
6. There are some matters upon which I wish to seek further representations, which can be dealt with in the interim period. In particular, there are a number of cases where the Parish Council has not fully and satisfactorily addressed the specific questions I was requesting in my Initial Comments. I hope that my questions were clear, but the responses, particularly to questions 26,28 and 32 have not fully answered the questions that I was asking. If the meaning of the questions is unclear, please come back to me and I will try to make my request clearer.
7. Turning to other supplementary matters, I would like to know the landowner's views on the plan's proposal to designate The Beats as local green space. I note that the response was that the Parish Council will address this with the landowner, but such consultation is expected to be done earlier in the process rather than after the examination. I need to know whether they support or oppose the proposed designation.

8. Can the District Council send me the decision notice and officer report in respect of the refusal of the development proposal on that land including, if appropriate, a copy of any appeal decision.
9. Relating to the same site, can I ask specifically what the reasons are, that leads the Parish Council to conclude that the land is demonstrably special to the local community so as to warrant LGS status, as it stated that is not for its recreational use.
10. Similarly, can the Parish Council expand on the reasons why it believes the village places particular significance on the Parish Council Field Site H, which justifies its proposed local green space status.
11. The Parish Council's response to my question 29 referred me to the policy following the approach of the District Council, in terms of how it deals with bungalows on affordable housing schemes. In that case, I would ask the District Council to address that question please.
12. I was somewhat confused by the Parish Council's response to question 46, where it refers to the matter being dependent on the purchase of land direct from the landowner. My question was aimed at exploring whether the policy would allow support to be given for new school buildings if they are required to be built on part of the school playing fields. Can the Parish Council clarify its position.
13. The other area where my question may have been misconstrued is in response to question 52, where I was seeking to understand the reason why an existing row of houses was included in the proposed area of separation as it was already built up. I had always appreciated it was in Dunton Bassett parish.
14. I propose to give the Parish Council and the District Council, a three-week period to respond to these matters ie I would ask for responses to be sent to me by 5pm on **10th August 2022** by which time I hope to be in a position to decide whether the examination will require the holding of a public hearing or not.
15. I would request that copies of this note and the respective responses are placed on the Neighbourhood Plan's and also the Borough Council's website.

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