

INDEPENDENT EXAMINATION OF THE DORDON

NEIGHBOURHOOD PLAN

EXAMINER: Andrew S Freeman BSc (Hons) DipTP DipEM FRTPI

Councillor Davina Ridley
Dordon Parish Council

Susan Wilson
North Warwickshire Borough Council

Examination Ref: 01/AF/DNP

16 March 2023

Dear Councillor Ridley and Ms Wilson

DORDON NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Dordon Neighbourhood Plan (the Plan) for examination, I would like to clarify several initial procedural matters. I also have 20 questions for Dordon Parish Council, which are attached as an Annex to this letter, to which I would like to receive a written response(s) **by Thursday 6 April 2023**.

1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the draft Plan and accompanying documentation, including the Basic Conditions Statement (including the SEA/HRA Screening Determination); the Consultation Statement; and the Regulation 16 representations, to enable me to undertake the examination.

Subject to my detailed assessment of the draft Plan, I have not at this initial stage identified any very significant and obvious flaws in the Plan that might lead me to advise that the examination should not proceed.

2. Site Visit

I will aim to carry out a site visit to the neighbourhood plan area in the week beginning 10 April 2023. The site visit will assist in my assessment of the draft Plan, including the issues identified in the representations.

The visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

I may have some additional questions, following my site visit, which I will set out in writing should I require any further clarification.

3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing should a matter(s) come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

4. Further Clarification

From my initial assessment of the Plan and supporting documents, I have identified a number of matters where I require some additional information from the Parish Council which I have set out in the Annex to this letter. I would be grateful if you can seek to provide a written response(s) **by Thursday 6 April 2023**.

5. Examination Timetable

As you will be aware, the intention is to examine the Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within around 6 weeks of submission of the draft Plan. However, as I have raised questions, I must provide you with sufficient opportunity to reply. Consequentially, the examination timetable will be extended. Please be assured that I will aim to mitigate any delay as far as is practicable. The IPE office team will seek to keep you updated on the anticipated delivery date of the draft report.

If the Parish Council or Local Planning Authority have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter and any subsequent response is placed on the Parish Council and Local Planning Authority websites.

Thank you in advance for your assistance.

Your sincerely

Andrew Freeman

Examiner

ANNEX

From my initial reading of the Dordon Neighbourhood Plan and the supporting evidence, I have 20 questions for Dordon Parish Council. I have requested the submission of response(s) **by Thursday 6 April 2023**, although an earlier response would be much appreciated. All the points set out below flow from the requirement to satisfy the Basic Conditions.

Questions for Dordon Parish Council

1. Regulation 14 consultation: Please explain the thinking behind the various rounds of Regulation 14 consultation.
2. Please confirm the start date of the Regulation 16 consultation.
3. Consultation Statement – Responses of residents to the second Regulation 14 Consultation: Does Appendix C show all the responses/ere any responses made other than via the on-line survey? How were the issues and concerns considered by the Parish Council? Is this all wrapped up in the Conclusion on Page 2 of the Addendum to the Consultation Statement?
4. Please confirm the date of designation (Paragraph 8 of the Plan says 7 November 2017 but the Council’s decision letter is dated 20 September 2017).
5. Paragraph 1a) of Policy 1 is not clear. Please clarify. Should not the provision (integration and compatibility of development) apply across the parish? Why is there reference to “adjoining the existing built up area”? What is it within Policy 4 to which the provision should be tied?
6. Policy 1b) – “amenity of Dordon Residents”: Is this residential amenity/living conditions or something else?
7. Policy 2, Paragraph 2: Who is to carry out an “up-to-date assessment”. If it is the applicant, how will the applicant identify “local conservation priorities”? Where are “Local Nature Recovery Strategies (or equivalent)” to be found?
8. Policy 2, Paragraph 3: How will an applicant know which are the “Mature hedgerows identified as significant”?
9. Policy 2, Paragraph 4 – reference to national policy: Is this intended to be a reference to Paragraph 131 of the National Planning Policy Framework (NPPF)?
10. Policy 3: Who is the owner of Freasley Common? If in private ownership, has the owner been specifically consulted on the proposed designation? Have there been objections to the proposed designation from such an owner? If so, please provide details and comment thereon.
11. Policy 4, Paragraph 3: What is meant by “the land to the east”?
12. Policy 4, Paragraph 5: What is meant by “the actions of the landscape and built features”?
13. Policy 5, Paragraph 6: What specifically is the national guidance to which reference is being made?
14. Policy 6, Paragraph 6 – former drovers’ lanes: Are other parts of the network that are shown on Map 8b (St Helena Road and Sandy Way Lane) regarded as having historic and rural

landscape character (and should be the subject of the policy)? How would you expect applicants to show regard to the character?

15. Policy 7, Paragraph 1: What is the justification for restricting development in Flood Zones 2 and 3 to that “essential for regeneration”? In this context, what is meant by regeneration?
16. Policy 7, Paragraph 3: Please provide a specific reference or link to “the Strategic Flood Risk Assessment”.
17. Policy 7, Paragraph 6: Presumably, the reference should be to Maps 9a and 9b. What is meant by the “areas identified” on those maps?
18. Policy 8, Paragraph 1: Has the Dordon Design Guidance and Code been the subject of public consultation (such as would be undertaken for Supplementary Planning Guidance)?
19. Policy 12, Paragraph 3: Is this provision intended to apply to all the land within the parish that lies to the south of the A5?
20. Policy 13 – “Proposals should ensure parking is integrated into the layout of the scheme”: Would this provision apply solely to on-site parking? Would there be scope within the policy for off-site parking?