

Clifton Hampden Neighbourhood Development Order

Independent Examiner's Second Note

The hearing topics and other related matters

Context

This Note updates the previous note of 8 July 2024. It addresses three issues:

- the hearing topics;
- the hearing participants; and
- the proposed planning obligation and planning conditions

The hearing topics

The hearing on Tuesday 15 October 2024 will address the following topics:

- the evolution of the Order and how the parties to the Order were assembled;
- the purposes played by the Green Belt (NPPF paragraph 143) within the two sites affected by the Order;
- the relationship between the various elements of the Order proposal and paragraphs 154 and 155 of the NPPF;
- the extent to which the proposed housing development (both private and affordable) addresses local housing needs;
- the benefits to the community which will be delivered through the development of an enlarged village hall;
- the benefits to the community which will be delivered through the development of new allotments and the local demand for allotments;
- the benefits to the community which would be delivered through the development of a new GP surgery;
- the deliverability of a new GP surgery; and
- the extent to which the proposal would represent very special circumstances which would justify the granting of planning permission through the Order.

Where necessary, other matters which arise between now and the hearing will be discussed on the day.

The hearing participants

The previous note advised that the Parish Council (as the qualifying body) and the District Council (as the local planning authority) have a statutory role at the hearing. It also advised that the Parish Council may wish to include the organisations associated with the proposed Order in the presentation of its case at the hearing.

Since that time, the Parish Council has asked if some of its membership could assist in presenting the objectors case at the hearing based on their earlier representations on the submitted Order. The Parish Council has also asked if others who support the Order could present the case for the qualifying body.

I have considered these requests very carefully and have taken account of the changed nature of the Parish Council since the Order was submitted. I have concluded that the Parish Council's proposal is acceptable and will assist in a full and detailed discussion of the issues listed in this Note at the hearing. This approach acknowledges that the neighbourhood

plan/neighbourhood development order process enables a local community to be involved in the preparation of (potentially controversial) development proposals in its locality.

I will liaise with the District Council on how these arrangements can best be achieved.

The proposed planning obligation and planning conditions

The package of submitted information on the Order included a proposed planning obligation and planning conditions. I will approach the District Council and the County Council to understand the extent to which these matters properly reflect the ambitions of the proposed Order and would ensure its delivery. I will also ask if any of the information as submitted needs to be updated.

This is a matter-of-fact, procedural and without prejudice exercise. It does not indicate that either I, the District Council or the County Council have concluded that the Order meets the basic conditions.

Andrew Ashcroft

Independent Examiner

Clifton Hampden Neighbourhood Development Plan Order

28 August 2024