

INDEPENDENT EXAMINATION OF CHILBOLTON NEIGHBOURHOOD PLAN

EXAMINER: Mary O'Rourke BA(Hons) DipTP MRTPI

Fiona Barrie
Chilbolton Parish Council

Sarah Hughes
Test Valley Borough Council

Examination Ref: 02/MOR/CNP

Via email

26 March 2020

Dear Ms Barrie and Ms Hughes

CHILBOLTON NEIGHBOURHOOD PLAN EXAMINATION

Further to my letter of 20 March 2020, I visited Chilbolton on 23 March 2020.

From my reading of the Chilbolton Neighbourhood Plan (the Plan) and what I saw on my visit I have a number of questions which I hope that you can help me with. These are set out in the annex to this letter.

I would be grateful if you can provide a written response within **2 weeks** of the date of this letter, if feasible.

I appreciate that this may extend the examination timetable but I will try 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.

In the interests of transparency, would you ensure a copy of this letter is placed on the Parish Council and Local Authority's websites.

Thank you in advance for your assistance.

Your sincerely

Mary O'Rourke

Examiner

Annex

Chilbolton Neighbourhood Plan

Examiner's Questions to Chilbolton Parish Council

1. I have looked at the Chilbolton and Wherwell Community website, both the Parish Council pages and those for the Neighbourhood Plan. Please advise me as to where I can find the background evidence and studies that underpin the policies in the Plan, including those on Local Green Space designation, important views and parking.
2. There are multiple and variable references in the Plan to Cow Common and to Chilbolton Common. For example, Cow Common and Chilbolton Common are marked on the base map (see Map 3), whilst on page 24 there are references to 'Chilbolton Common (that includes Cow Common)' and to 'Chilbolton Common (Cow Common)'. Policy EN3 refers to Chilbolton Common (including Cow Common) as a 48 acre SSSI¹, yet looking at the Local Plan Inset Map 18 it appears that only Cow Common is an SSSI and not Chilbolton Common. In the interests of clarity, would you provide me with a plan to a suitable scale that clearly shows the extent of the two Commons and of the SSSI.
3. Map 3 is titled Chilbolton Local Facilities but the list on page 9 does not relate to the numbers on the stars. Please provide a list that cross refers to the Map.
4. Policy EN3 deals with Local Green Spaces. These are not mapped on the Plan and their locations are indicated merely by stars on Map 8. Please provide me with detailed maps at a suitable scale showing the boundaries of the proposed Local Green Spaces and their sizes in square metres/hectares.
5. The criteria for designation as Local Green Space are set out in the NPPF at paragraph 100. They include the green space being local in character and 'not an extensive tract of land'. The PPG (Ref ID: 37-011-20140306) also advises that 'if land is already protected by designation, consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space'. Justification for the Local Green Spaces identified in policy EN3 is set out at pages 63-65 of the Plan. However, I note that it does not refer either to the extent of the land or specifically to any other designations on the land. Please advise me on these matters, particularly in respect of LGS1, LGS7 and LGS14.
6. Policy EN1 deals with the protection of views and sets out 15 'notable views'. Please advise me as to where I find the evidence to justify the views listed and where I can find what it is about the listed views that make them notable/important.
7. In respect of policy EN1, please explain why the supporting text refers to 'important views' whereas the text uses the term 'notable views'. Is there any difference between the two terms? If not, and they are interchangeable, which is considered to be the most appropriate term?
8. The views listed in policy EN1 are identified on Maps 6 and 7 by means of thick numbered arrows making it very difficult to identify the location of the viewpoints and their field and angle of view. Please provide me with new Maps 6 and 7 showing clearly the viewpoints and the direction and field of view that the policy seeks to protect.
9. In addition, I draw your attention to a number of mistakes on the Maps and the photos on page 27 that need correcting. Views 1 and 3 are both indicated by 2 arrows going in

¹ Site of Special Scientific Interest.

different directions, yet there is no arrow for view 2. For view 13 there are four arrows facing in 4 directions. View 9 is described as being the southern end of Drive Road towards the Observatory, yet the arrow is located at the northern end of Drove Road from where it would not be possible to see the Observatory. Photographs 5 and 15 are the same and neither appear to relate to the view that would be seen in the direction of their respective arrows.

- 10.** On page 25 of the Plan, there is a reference in the right hand column 5th bullet point to Crawley Down and potential exploration for oil and gas. Please explain its relevance and any local policy context.
- 11.** In respect of the Hampshire County Council's consultation response, please clarify whether the reference to the Environment Agency (EA) flood warning system on page 34 right hand column 3rd bullet is to groundwater flooding or fluvial flooding. If to fluvial flooding, please confirm which EA Flood Zone (2 or 3) it is referring to.
- 12.** What is the local evidence that supports the proposed higher parking standards set out in policy HD7?
- 13.** Where can I find the adopted Chilbolton Village Design Statement 2003?