

Chorleywood Neighbourhood Plan Examination

Questions of clarification from the Examiner to the Parish Council and TRDC

Having completed my initial review of the Neighbourhood Plan (the Plan), I would be grateful if both Councils could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information. Please do not send or direct me to evidence that is not already publicly available.

1. Please could TRDC advise if any representations were submitted late and if so, which ones.
2. Please could TRDC advise of any policies in the Development Management Policies Local Development Document or the Site Allocations Local Development Document which are considered to be strategic in nature and relevant to this particular examination.
3. The seventh paragraph on page 13 of the Plan refers to what the assessment of “significant detrimental impact” will mean, but the policy following does not include any such phrase. Is this definition on page 13 now redundant?
4. Please let me know the full reference for the Planning Practice Guidance quote in relation to tranquil areas quoted on page 13 of the Plan.
5. With regard to Policy 4 (Housing to meet the needs of local people), various queries arise:
 - a) The policy refers to “areas characterised by groups of bungalows”; a number of roads are then specified on page 18 of the Plan. Is it the intention the policy applies only to those specified roads?
 - b) Please direct me to the evidence base/work carried out to identify those roads.
 - c) The policy introduces a threshold of 10 or more dwellings in 4.3 and for 50 or more dwellings in 4.4. Please explain the rationale for selecting these thresholds.
6. Policy 5 (The location and design of flatted developments) introduces a height restriction. What work has been carried out to justify this?
7. In relation to Policy 6 (Variety of hospitality and retail), a number of queries arise:
 - a) I am struggling to understand what is intended by the policy. Please explain.
 - b) Please provide details of where the policy applies; the policy refers to “the Village”. A map of this has been provided, but this seems to include some of the primary and secondary frontages. Does the PC wish to send another plan?
 - c) How does this policy relate to those at District level? Is there any conflict between them?
 - d) Please explain the reference to “major development” in the policy.
8. Policy 7 (Community Facilities) refers to “existing community facilities” and “assets of community value”.
 - a) Is the intention the policy applies to the assets of community value only?
 - b) The assets of community value are listed in Annex E on page 48 of the Plan. Please confirm these are all formally listed as assets of community value by TRDC and what their status is.
 - c) Please identify the land behind Darvell’s Yard, Woodland Lane and Orchard Drive on a map (assuming this is one area of land).
 - d) What mitigation (referred to in the policy) is sought?

9. Policy 9 (Nature Conservation Sites). Please explain how this reflects the hierarchy outlined in the NPPF.
10. Policy 10 (Transport) refers to “Chorleywood Village centre”. Should this be identified on a map? Is it the same area as referred to in Policy 6?
11. Policy 11 (Community Leisure Facilities) identifies a number of proposed Local Green Spaces (LGS).
- I have already requested maps of each area and these have already been provided.
 - Please also provide a composite map that shows the location of all the proposed LGSs in the Plan area.
 - Please point me in the direction of any evidence or assessment undertaken as to how each space meets the criteria in the NPPF.
 - Please identify those areas which are allocated open spaces in the Site Allocations Local Development Document pointing out any differences (this could be part of the mapping provided).

Please do not send me evidence which is not already in the public domain.

12. Policy 16 (Assets of significant local value).
- Are assets of significant local value the same as areas of local importance? If so, which phrase is preferred? If not, should this policy refer to areas of local importance and/or those assets identified through the NDP process as being of local importance?
 - What work has been carried out to identify the areas of local importance?

Also please see the next question which is related.

13. Annex E contains a long list of assets of local significance. These include those of national importance such as listed buildings. It also details “Locally Listed” buildings or features and then “Unlisted Buildings of architectural and historic interest”.
- What is the difference between these two categories? I assume that the “Locally Listed” category is those locally listed by TRDC; is this right?
 - If the “Unlisted Buildings” have been identified as part of the NDP process, please provide the evidence base for these (but noting only that information already in the public domain should be sent to me please).
 - What status do the “surviving Thatched Houses” and “Thatched” categories on page 46 of the Plan have?

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. These queries are raised without prejudice to the outcome of the examination.

Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils’ websites as appropriate.

With many thanks,
Ann Skippers MRTPI
Independent Examiner
22 June 2020