

## Alton Neighbourhood Development Plan Review

### Examiner's Clarification Note

#### ***Purpose***

This Note sets out my initial comments on the submitted Plan. It also sets out two areas where it would be helpful to have some further clarification.

For the avoidance of any doubt matters of clarification are entirely normal at this early stage of the examination process.

#### ***Initial Comments***

The Town Council's ambition to review the Plan responds positively to national guidance and associated best practice. The Plan continues to provide a clear vision for the neighbourhood area. The review addresses a balanced range of issues. It is underpinned by an appropriate evidence base and properly takes account of the elements of the Plan which have been implemented since it was 'made'.

The presentation of the Plan is very good. The package of submission documents is proportionate to the neighbourhood area in general, and to the review of the Plan in particular. In combination the documents helpfully identify the aspects of the Plan which have been updated.

#### ***Points for Clarification***

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now in a position to raise issues for clarification with the Town Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to the review of the Plan to ensure that it meets the basic conditions.

In both cases they raise matters of presentation rather than substance.

#### ***Policy HO3 (f)***

I am satisfied that the approach taken in this policy is both appropriate and timely.

In presentational terms this element of the policy incorporates two separate housing sites into the same element of the policy. This is unusual in its own right. In addition, it does not conform with the approach taken elsewhere in the policy (one site per element of the policy).

I am minded to recommend that Policy HO3 (f) becomes Policy HO3 (f) and Policy HO3 (g) for Molson Coors and the Magistrate Courts sites respectively.

Does the Town Council have any observations on this proposition?

#### ***The deletion of housing allocations HO3 (b) and HO3 (d)***

The Modifications Proposals Statement fully explains the reasoning for the deletion of these sites from the Plan.

Once the Plan review is made it will become a free-standing document. As such I recommend that some of the details in the Statement on the deletion of the two is associated with the

headings of the two former elements of the policy (rather than 'Deleted' as currently drafted). This would provide a better audit trail for the reader of the Plan in the future.

This approach could also be usefully applied to the map on page 29 in general, and to the striking out of the two sites concerned in the key in particular.

Does the Town Council have any observations on this proposition?

### ***Representations***

Clarification notes provide an opportunity for qualifying bodies (here the Town Council) to comment on the representations made to the Plan. Given the nature of the comments received on the Plan this opportunity does not naturally arise. Indeed, the comments further highlight the professional way in which the Plan has been reviewed.

### ***Protocol for responses***

I would be grateful for responses to the questions by 10 August 2021.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please could it come to me directly from East Hampshire District Council. In addition, please can the responses make direct reference to the policy or the matter concerned.

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Independent Examiner

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27 July 2021