

# INDEPENDENT EXAMINATION OF PAYHEMBURY NEIGHBOURHOOD DEVELOPMENT PLAN

EXAMINER: MARY T O'ROURKE BA (Hons) DipTP MRTPI

Keith Williams  
Chair, Payhembury Parish Council

Phil Twamley  
East Devon District Council

Examination Ref: 01/MOR/PNP

Via email

11 December 2018

Dear Mr Williams and Mr Twamley

## PAYHEMBURY NEIGHBOURHOOD DEVELOPMENT PLAN EXAMINATION

Following the submission of the Payhembury Neighbourhood Development Plan for examination, I would like to clarify several initial procedural matters. I also have a number of preliminary questions for East Devon District Council and for the Parish Council.

### 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, 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 intend to undertake a site visit to the Neighbourhood Plan area during the week commencing 24 December 2018. This will assist in my assessment of the draft Plan, including the issues identified in the representations.

The site 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.

### 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

I have a number of initial questions seeking further clarification, which I have set out in the Annex to this letter. I would be grateful if you can seek to provide a written response by 7 January 2019.

## 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 4-6 weeks of submission of the draft Plan.

As I have raised a number of questions, I must provide the District and the Parish Council with sufficient opportunity to reply. Consequentially, the examination timetable will be extended. Please be assured that I will seek mitigate any delay as far as is practicable. The IPe office team will keep you updated on the anticipated delivery date of the draft report.

If there are 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 a copy of this letter and any respective responses, are placed on both the Parish Council and the District Council websites?

Thank you in advance for your assistance.

Your sincerely

*Mary O'Rourke*

Examiner

## **Annex**

From my initial reading of the Payhembury Neighbourhood Plan and the supporting evidence, I have the following preliminary questions for the Parish Council and for East Devon District Council.

### **Questions to Payhembury Parish Council**

1. Paragraph 1.11 of the Plan refers to supporting evidence, set out on page 33, as comprising the evidence base for the Plan. Please advise me as to where I find the community evidence documents listed there, as I have not been able to find them on either the Parish Council or the District Council's web pages.
2. Please provide me with a plan showing the brownfield site referred to in paragraph 3.17 of the Plan.
3. Please would the Parish Council provide me with its response to the representations made by Mr William Dean in respect of the changes made to the Policy PNP1 Village Settlement Boundary, as between the Pre- Submission Version and Submitted Version of the Plan.

### **Question to East Devon District Council**

4. Please advise me as to which document constitutes the adopted East Devon Villages Plan 2017.