

Hartley Wintney Neighbourhood Development Plan

Independent Examiner's Clarification Note

Questions for the Environment Agency

Context

The examination of the neighbourhood plan has now started. I have read the various documents and visited the neighbourhood area.

I looked in particular at two of the three proposed housing allocations in the Plan at Nero Brewery, Brew House Lane/Hardings Lane (HWS1) and Pools Yard, Brew House Lane (HWS3).

The submitted Plan includes a letter of 7 September 2018 from the Agency to Hart District Council on the proposed HWS3 site (Your reference WA/2017/124447/04-LO1).

In relation to the proposed allocation of the HWS1 site (Nero Brewery) the Plan comments at paragraph 5.4.8 that 'it follows that the Nero Brewery site will automatically be reclassified from Flood Zone 3 to Flood Zone 2'.

Points for clarification

For the purposes of the examination I would find the Agency's comments on the following questions very helpful:

- Have any equivalent discussions on flood risk taken place between the owners of the Nero Brewery site (HWS1) and the Agency?
- In any event is the Parish Council's conclusion in paragraph 5.4.8 of the submitted Plan correct and evidence-based?
- Are there any in-combination effects of the proposed residential development of both HWS1 and HWS3 that the examination process should consider?

The wider examination

For your information I have sent a broader range of questions to the Parish Council on the submitted Plan. It includes a similar question on paragraph 5.4.8 of the Plan.

Neighbourhood plan examinations are expected to be open and transparent. The comments that are made on the points in this specific note to the Agency and the wider clarification note to the Parish Council will be used to assist in the preparation of my report. They will also inform any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

To assist in openness, I have asked the District Council to publish both the notes and the responses received on its website.

Protocol for responses

To maintain the momentum of the examination it would be helpful to have the Agency's comments by 12 April 2019.

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 can all responses be sent to me through Hart District Council.

Andrew Ashcroft

Independent Examiner

Hartley Wintney Neighbourhood Development Plan

28 March 2019