**Horsted Keynes Neighbourhood Development Plan**

**Examiner’s Clarification Note**

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of doubt, matters of clarification are entirely normal at this early stage of the examination process.

***Initial Comments***

The Plan has been prepared and presented in a very professional and effective manner. The photographs and the maps are excellent.

The Plan has a very good vision and objectives.

***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 able to raise issues for clarification with the Parish Council. The comments made on the points in this Note will assist in the preparation of my report and in recommending any modifications that may be necessary to ensure that the Plan meets the basic conditions.

*Policy HK1*

This is a very good policy which sets the scene for the other policies.

*Policy HK2*

This policy also takes a very positive approach.

*Policy HK3*

The first paragraph of the policy reads well. The second paragraph reads as supporting text rather than policy. As such I am minded to recommend that it is deleted and repositioned into the supporting text

Does the Parish Council have any comments on this proposition?

*Policy HK5*

This policy also reads well.

In relation to the second bullet point have any locations been identified which provide views into the countryside? Otherwise, this policy may be difficult for the District Council to implement with certainty within the Plan period.

*Policy HK6*

The policy reads well.

The final sentence reads as supporting text rather than policy. As such I am minded to recommend that it is deleted and repositioned into the supporting text.

Does the Parish Council have any comments on this proposition?

*Policy HK9*

This is a beautifully written policy. Nevertheless, to what extent does it add distinctive local value to existing policies in the Local Plan and to published AONB guidance?

Might it be more appropriate to refer to AONB issues in Policy HK4 (with links to the relevant policies/documents) rather than within a free-standing policy?

*Policy HK11*

Is the policy intended to apply to the development of the two allocated sites in the Local Plan?

*Policy HK17*

The policy reads well.

As submitted, it refers to all development. Most new development in the Plan period will continue to be minor and/or domestic in scale. As such, I am minded to recommend a modification so that the policy can be applied in a proportionate way.

Does the Parish Council have any comments on this proposition?

***Representations***

Does the Parish Council wish to make any comments on the representations made to the Plan by the District Council?

***Protocol for responses***

I would be grateful for responses by 19 December 2022. Please let me know if this timetable will be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the District Council and make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Horsted Keynes Neighbourhood Development Plan.

28 November 2022