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**From:** ann [REDACTED]  
**Sent:** 07 February 2024 17:18  
**To:** Anthony Taylor  
**Subject:** Questions of Clarification on the Easton NDP from the Examiner  
**Attachments:** Questions of Clarification from the Examiner.docx

Dear Anthony,

I am making good progress with the above examination and have nearly completed my assessment.

Some matters have arisen on which I would be grateful for your kind assistance. Subject to the satisfactory resolution of these issues, I do not consider at this stage that a hearing will be needed, but this will depend on the information provided. It is not unusual at all for me to have a few queries or to ask for some further information (as you very well know) so I'd like to reassure the Parish Council that this is quite 'normal' for me.

I would be most grateful if both Councils as appropriate would respond to these queries which are detailed in the attachment. I have sent you this in word format so that some of the answers may be easily added in to it if you so wish.

I would usually suggest a week or so to come back to me with the responses to maintain momentum with the examination so please may I ask for your response by close of business on **Wednesday 21 February**. However, if a little more time is needed please let me know.

It would be very helpful to me if all the answers could be collated together and that just one bundle of responses is sent to me by Anthony at ESC please.

This email, the attachment with the questions (and the responses to them) will be a matter of public record and should be placed on the appropriate websites.

With many thanks in anticipation of your kind assistance, and of course please do not hesitate to contact me if anything is not clear or if any queries arise.

Kind regards Ann

Ann Skippers PPRTPI  
Director Ann Skippers Planning  
Chartered Town Planners

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## Easton Neighbourhood Plan Examination

### Questions of clarification from the Examiner to the Parish Council and ESC

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. ESC, in their representation, indicates that paragraph 4.7 on page 23 of the Plan would benefit from amendment. I invite the Steering Group to provide wording for a revised paragraph that would address this concern.
2. Please could the Parish Council confirm whether the fourth criterion of Policy ETN1 is separate and additional to the other three criteria and forms part of the growth strategy i.e. two and three bedroomed homes will be supported in addition to commitments, the proposed site allocation, windfall sites and infill development across the Plan area?
3. ESC suggest, and, noting the Parish Council have no objections, I agree, that the second part of Policy ETN1 be split and formed into a separate policy. Please could the Parish Council provide some suggested supporting text be provided for the policy, taking account of ESC's comments on the reference to the draft Rural Development Supplementary Planning Document in their representation?
4. Is it the intention of the Plan to amend the settlement boundary to include the proposed site allocation in Policy ETN2?
5. In relation to the Easton Conceptual Development Approach to Allocated Site document which has been prepared by AECOM two queries arise. 1. Are some of the photographs included within the AECOM document of sites other than the site proposed for allocation or perhaps they are labelled incorrectly? If so, please could you advise me of the page numbers in the document? 2. Is it Option 2 or 3 that is preferred as there seems to be some confusion in the document?
6. With regard to Policy ETN4, please could the Parish Council check and confirm that all the important views/viewpoints have been transposed accurately on the Policies Maps? If any changes are needed, please specify them.
7. ESC state that ESC has been incorrectly identified as the owner of a proposed Local Green Space, the Eaton closed cemetery green space around All Saints Church. Please could the Parish Council confirm whether or not the correct owner has been consulted regarding the proposed designation?
8. With regard to Policy ETN8, please could the Parish Council check and confirm that all the proposed Non-designated Heritage Assets are a) shown and b) shown accurately on the Policies Maps? In addition, there seems to be three "20"s; is that right? If any changes are needed, please specify them.
9. In relation to Policy ETN9, paragraph 9.13 of the supporting text indicates that this was produced before the National Model Design Code came into being, but the version of the

Design Guide submitted is dated September 2023. Therefore I think this paragraph needs to be updated. If this is the case, please could the Parish Council provide the revised wording?

10. Reference is made in Policy ETN9 to “Important Open Areas” and indicates they are identified on the Policies Maps. I assume this is now a redundant phrase, but please advise.

Thank you very much for your help on these matters.

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 remember to only send me information that is already within the public domain.

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  
Independent Examiner  
7 February 2024