

From: [Tony Burton](#)
To: [Sarah Gaeta](#); [Massow, Alan](#)
Cc: [Mike Renow](#); [Johnson, Carolyn](#)
Subject: Hatfield Peverel Neighbourhood Plan review - Examination
Date: 10 January 2024 13:18:03

Having received the submitted documents my Examination has begun and I am visiting the neighbourhood area.

I have reviewed the material for any "fatal flaws" that would prevent the Examination proceeding and have found nothing to date.

Please may I be sent evidence of Natural England, Environment Agency and Historic England having been consulted on the conclusions of the SEA and HRA Screening Reports and any responses.

If they are available it would be helpful to be sent larger scale version of Map 13.2, 13.3 and 13.6 enabling the detailed boundaries to be located as soon as practicable. If a map showing the location of the Non-Designated Heritage Assets listed in paragraph 17.2.9 is available then this would also be helpful.

There are a number of points on which further clarification from Braintree District Council would be helpful:

- Please can you confirm what comprises the development plan for the neighbourhood area?
- Does Braintree District Council consider the submitted Plan to be in general conformity with the strategic policies of the development plan?
- Please may I be sent any representations from Braintree District Council on the pre-consultation draft plan and/or any other significant comments prior to its representations on the submitted plan

There are a number of points on which further clarification from Hatfield Peverel Parish Council would be helpful (and any additional comments from Braintree District Council on these would also be welcome):

- Does the evidence base for the neighbourhood plan comprise solely the documents listed in Appendix 5 and where is it publicly available?
- Policy ECN1 - What is the evidence for not supporting the use class change specified in Policy ECN1 B. and resisting proposals for B8 uses in Policy ECN1 C.?
- Policy ECN2 - What is the evidence supporting a need for "*work hubs*" in "*new larger housing schemes*" and what is defined as "*larger*"?
- Policy ECN4 - What is the basis for defining the boundaries of the three commercial zones shown in Map 12.1? Are there other locations in the plan area in the same land uses and on what basis are these not included?
- Table 12.3 - On what basis have projects been included in this Table that are not in the Open Spaces Action Plan which is reviewed on an annual basis? Have they been included in more recent iterations of the Open Spaces Action Plan?
- Policy HPE1 - On what basis does the Parish Council think it consistent to restrict planting to "*locally native species*" in Policy HPE1 D.i. while also needing to "*take account of the potential impacts of climate change*" in Policy HPE1 Diii.?
- Policy HPE3 - Is there any further evidence supporting the designation of each of the four Local Green Spaces to that provided in Table 13.2?
- Policy HPE3 - Were any other locations considered for designation as Local Green Space, such as Strutt Memorial Recreation Ground, and on what grounds was it

decided not to proceed with them?

- Policy HPE4 - Are the "*recreational facilities*" identified in Policy HPE4 A the same as the "*Recreation Points*" in Map 13.3?
- Policy HPE4 - Are the "*Proposed Community Park*" and "*Community Land*" currently in recreational use?
- Map 13.3 - Where is "*Community Land*" shown on this Map?
- Map 13.5 - What is the function of the single arrow shown pointing SSW towards View 10?
- Map 13.6 - There are differences between the boundary of the Coalescence Safeguarding Zone in Map 13.6 and that shown in Figure 12 of the Coalescence Safeguarding Zone Assessment - what is the basis for these differences and how does this support the need for "*a clearly defined, identifiable, sensible, and defensible area*"
- Are there any bridleways in the neighbourhood area - paragraphs 13.1.3 and 14.2.1 state there are none and 13.1.6 seeks their introduction while paragraph 14.2.2 seeks their protection. There is no mention of bridleways - either protection or introduction - in the Plan's policies
- Table 14.1 - How was this list of local infrastructure projects developed and what opportunities were provided for public input?
- Policy DE1 - What is the justification for departing from the approach to garden sizes in the Essex Design Guide in Policy DE1 C. and what is the evidence for the different dimensions for different dwelling types included in the Policy?
- Policy HE1 - Which elements of this Policy do not duplicate the development plan and/or the National Planning Policy Framework? Is the intention to have a policy which explicitly recognises the Non-Designated Heritage Assets listed in 17.2.9

It will be helpful to receive a response within two weeks or otherwise to be informed when it will be possible.

My current view is that a hearing will not be required.

These requests and the responses should be made publicly available, such as by being put online.

I may come back with further questions or requests as the Examination proceeds.

Thank you for supporting the process. It will be helpful if all correspondence is shared between the local planning authority, the Parish Council and myself.

Tony