

INDEPENDENT EXAMINATION OF THE REDBOURN

NEIGHBOURHOOD PLAN

EXAMINER: Andrew S Freeman BSc (Hons) DipTP DipEM FRTPI

Vicky Kidd
Deputy Clerk to Redbourn Parish Council

Wendy Frost
St Albans City & District Council

Examination Ref: 01/AF/RNP

01 November 2022

Dear Ms Kidd and Ms Frost

REDBOURN NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Redbourn Neighbourhood Plan (the Plan) for examination, I would like to clarify several initial procedural matters. I also have 20 questions for Redbourn Parish Council, to which I would like to receive a written response(s) **by Tuesday 15 November 2022**.

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 Appendices; the Strategic Environmental Assessment and Habitat Regulations Assessment Screening 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 will aim to carry out a site visit to the neighbourhood plan area in the week beginning 14 November 2022. The site visit will assist in my assessment of the draft Plan, including the issues identified in the representations.

The 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.

I may have some additional questions, following my site visit, which I will set out in writing should I require any further clarification.

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

From my initial assessment of the Plan and supporting documents, I have identified a number of matters where I require some additional information from the Parish Council, 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 Tuesday 15 November 2022**.

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

If you have 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 that a copy of this letter and any subsequent response is placed on the Parish Council and St Albans City & District Council websites.

Thank you in advance for your assistance.

Your sincerely

Andrew Freeman

Examiner

ANNEX

From my initial reading of the Redbourn Neighbourhood Plan and the supporting evidence, I have 20 questions for Redbourn Parish Council. I have requested the submission of response(s) **by Tuesday 15 November 2022**, although an earlier response would be much appreciated. All of the points set out below flow from the requirement to satisfy the Basic Conditions.

Questions for Redbourn Parish Council

1. Is the Parish Council satisfied that the Neighbourhood Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998)?
2. Please confirm the dates of the second Regulation 14 consultation.
3. Policy RED 1, Paragraph 2 – loss of pubs and drinking establishments: From where will losses be resisted (the whole High Street; the Primary Shopping frontage; the Class E shop frontage)?
4. Policy RED 1, Paragraph 4 – reference to “these frontages”: Does this mean the Primary Shopping frontage and the Class E shop frontage?
5. Policy RED 1, Paragraph 4: Would it be appropriate to have a definition of “pop-up shops”?
6. Policy RED 1, Paragraph 5: Where is the Policies Map to be found?
7. Policy RED 2, Paragraph 1: What is meant by “small scale”?
8. Policy Red 2, Paragraph 1: Paragraph 1 a) refers to conversion of existing buildings “across the Neighbourhood Plan area”. Paragraph 1 b) refers to conversions “within the settlement boundary”. Which is correct?
9. Policy RED 2, Paragraph 2: Is there any definition of “local green ventures”?
10. Policy RED 3: Please identify any sites that are in private ownership, either wholly or in part. Have the owners of any such sites been specifically consulted on the Parish Council’s proposals for Local Green Space designation? Have there been objections to the proposed designation from owners? If so, please provide details and comment thereon.
11. Policy RED 4, Paragraph 1 – off-site measures to be located “as close as possible to the development site”: What is the reasoning behind this provision?
12. Should Policy RED 5 (and other policies) apply to land within the proposed Hemel Garden Communities area?
13. Policy RED 6, Paragraph 1.a): Is the built-up area defined anywhere?
14. Policy RED 6, Paragraph 1.b): How realistic is the 800m walking distance as applied to “all major development proposals”?
15. Policy RED 6, Paragraph 1.c): Are low noise zones defined anywhere?
16. Policy RED 7, Paragraph 3.c): Is the settlement boundary defined anywhere?

17. Policy RED 8, Paragraph 2: In what sense are proposals to be “accessible to the community” – in a physical sense or in the sense of being “open to the public”. If the latter, how is this going to be secured?
18. Policy RED 8, Paragraph 3.c): In what sense are proposals to be “easily accessible to all” – in a physical sense or in the sense of being “open to the public”. If the latter, how is this going to be secured?
19. Is Policy RED 9, Paragraph 7 intended to apply to all residential developments?
20. Policy RED 10, Paragraph 2: Are “positive features” identified anywhere?