

George Pavey

From: Christopher Lockhart-Mummery QC <clmummery@landmarkchambers.co.uk>
Sent: 08 October 2020 12:16
To: George Pavey
Subject: [External] Gilston Area Neighbourhood Plan
Attachments: Guidance Design (Web).pdf

Dear George

As you know, I have been appointed to carry out the independent examination of the above Plan (which I will refer to as the NP). This is my first formal email concerning the examination.

I have a number of preliminary queries and comments, as follows:

1. On procedural aspects, I will have regard to the attached NPIERS Guidance, which all those involved might wish to review.
2. I am assuming that you will be the point of contact at the Council throughout the examination. Please confirm.
3. Please supply me with the contact at the HEGNPG, the qualifying body—name and email address. Please forward this email to that contact. I will from now on copy all communications both to you and that contact.
4. Can I assume that, from now on, all communications will be posted on the websites of the Council and the NPG?
5. We have had separate correspondence on contractual matters. Please advise as to the selected date of commencement of the examination.
6. Was a health check of the NP undertaken? If so, I would like to see it (though would not insist).
7. I have received all the regulation 16 representations. I have seen nothing as to the position of the Council on the NP, ie committee reports and related decisions. Please supply.
8. The above Guidance indicates (2.8.3) that normally the NPG would be given the opportunity to comment on the representations. Does the NPG wish to do so? Having regard to the very wide-ranging representations of, in particular, the two landowners and Hunsdon House, I appreciate that this could be an extensive exercise. Despite this, if the NPG wishes to take up this opportunity, I would only be willing to accept concise comments on the main points, by which I mean documents of 6-10 pages. I would set a short deadline if any comments are to be made.
9. It is normal practice that the examiner's site view is unaccompanied. In view of the size and complexity of the site, and the issues, I do not think this would be optimal. It may well be, however, that COVID restrictions and natural precaution will not permit a shared vehicle. I do not know whether a sufficiently large and "spaced" vehicle could be arranged. Perhaps the preferred solution would be that we would go in our separate vehicles on a planned route, with stopping points? The participants would be myself and one representative of the Council, the NPG, each landowner, and (if they wish) Hunsdon House. It goes without saying that I would receive no representations/opinions etc, but simply have relevant points/views pointed out. Please let me have comments on this point. I would be available for a visit on several days in the next two weeks.

I will shortly be setting out a number of comments and queries relating to the substance of the NP. As contemplated in the original papers, my preliminary view is that a hearing will be necessary.

I will confirm my view on this aspect this shortly.

I look forward to responses on the above.

Regards

Christopher Lockhart-Mummery QC
Examiner

dd. [REDACTED] | t. [REDACTED]

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