

## Cherry Willingham 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 any doubt matters of clarification are entirely normal at this early stage of the examination process.

#### ***Initial Comments***

The Plan provides a very clear and distinctive vision for the neighbourhood area. In particular it addresses a series of important issues in a positive and effective fashion.

The layout and presentation of the Plan is excellent. The various maps add to its depth and interest. The differences between the policies and the supporting text is very clear. The combination of text, charts and maps maintains the interest of the reader throughout the document. It inspires confidence that it has been professionally prepared and subject to satisfactory progress through the various statutory stages) can eventually become a part of the development plan in West Lindsey.

#### ***Points for Clarification***

I have read the submitted documents and the representations made to the Plan and have visited the neighbourhood area. I am now in a position to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions. I set out specific policy clarification points below in the order in which they appear in the submitted Plan:

##### *Policy H2*

I understand the local significance of the sixth part of the policy. Nevertheless, as I read this component of the policy it appears more as supporting text rather than policy. In addition, it has the clear potential to conflict with WLDC's statutory requirements under the Housing Acts. I am minded to recommend that this part of the policy is repositioned into the supporting text (and as recommended to be modified by WLDC's Hosing Strategy and Supply Manager).

Does the Parish Council have any comments on this proposition?

##### *Policy E1 2*

I looked at the Village Centre closely when I visited the neighbourhood area. Does Policy E1 2 refer specifically to the area between the rear of the shops and the railway line (as identified in paragraph 10.3)?

If this is the case:

- Has the proposal been discussed with the owners of The Parade/the land concerned?
- Is its development viable and practicable?
- What impact would it have on the delivery/layout of the allocated housing site to the immediate north?

*Policy HE1*

How were the non-designated assets identified and assessed?

*Maps 3/4*

Can the maps be produced at a more appropriate scale so that the buildings are more readily identified and can be aligned with respective schedules?

*Policy OS1*

As I read the policy and paragraphs 12.13/12.14 it would primarily apply to the development of the allocated housing sites. Was this your intention in preparing the Plan?

If so, is the matter already addressed in Policy H1 1d)?

Is it also intended that Policy OS1 would apply to any infill development that may come forward in general, or pursuant to Policy H3 in particular?

*Policy OS2*

The assessment of the proposed local green spaces is very detailed and comprehensive.

*Policy R1*

In the second condition in the policy how would an 'identified community need' be understood and recognised consistently by the District Council and potential developers?

Has the Parish Council identified and published any such community needs?

*Policy CF1*

I saw from my visit to the neighbourhood area (and after a conversation with the local postman) that the Post Office (CF12) had recently closed. As such I will need to recommend the removal of this (former) community facility from the policy, Map 10 and paragraph 17.4.

The footnote does not appear in full. Please can you advise me of its contents.

*Community Priorities*

The following are not basic condition points. Nevertheless, I will be raising the following advisory matters in my report:

- Are the various projects listed or assessed in any priority order?
- Could the site-specific proposals be shown on a map for clarity?

***Representations***

Does the Parish Council have any comments on the various representations made to the Plan in general, and to the following two in particular?

- West Lindsey District Council (Policy H1 -parts 1&3, Policy H3 part 3, paragraph 9.3)
- JH Walter (paragraph 12.4)

***Protocol for responses***

I would be grateful for comments from the Parish Council by 25 October 2018. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please could it all come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

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15 October 2018