

Gainsborough 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 clear vision for the neighbourhood area. It is thorough and comprehensive. It is underpinned by an appropriate evidence base. It provides a complementary approach to that of the Central Lincolnshire Local Plan (CLLP).

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The maps are effective.

The package of submission documents is proportionate to the neighbourhood area in general, and the Plan in particular. The Heritage and Character Assessment is particularly impressive.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now in a position to raise issues for clarification with the Town Council. There is also a specific question for the District 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 clarification points below in the order in which the policies concerned appear in the submitted Plan.

Questions for the Town Council

Policy NPP2

Should the fifth component of the policy be supporting text?

As submitted, it reads as a process matter rather than a policy.

Policy NPP10

Please can I see a copy of the study referenced in paragraph 102 of the Plan where the Council carried out any detailed analysis of the various local green spaces (LGSs) against the three criteria in the NPPF (paragraph 100)?

In the event that the study does not identify the size of the proposed LGSs please can I be advised about the sizes of LGS1 and LGS3?

I am minded to reposition the third and fourth elements of the policy to the supporting text given that they make policy statements which go beyond the restrictive nature of LGS designation

Does the Town Council have any comments on this proposition?

In terms of the proposed LGSs:

- would the designation of LGS 3 and LGS 4 add any value to the protection already afforded by Policy LP23 of the CLLP (Important Open Space)?
- would the designation of LGS2 add any value to the protection already afforded by Policy LP21 of the CLLP (Biodiversity and Geodiversity - Local Nature Reserve)?

Policy NPP7

This is an excellent policy which is underpinned by the Character Assessment. The different character areas were immediately evident during my visit.

The policies which address CLLP allocated sites

The various policies in the Plan address the relevant CLLP allocated sites positively and provide appropriate levels of detail.

However, is there any reason why the wording of Policy NPP9 is different to that of the other policies?

Policy NPP15

Paragraph 236 of the Plan comments that the CLLP mistakenly includes Mercers Wood within allocated site CL4689.

For my clarity does the Town Council consider that the CLLP should not have included the Wood within the site or that there is an administrative error on the CLLP Policies Map?

I saw that construction work had started on the southern part of the site. Please can I be advised of the application number. Should this update be referenced in the supporting text?

Policy NPP18

This is another excellent policy underpinned by the Character Assessment.

Question to the District Council

Does the District Council have any comments about the appropriateness of the submitted Plan's proposal to designate a LGS within an allocated development site within the CLLP (LGS1 within CL4689)?

Representations

Does the Town Council wish to comment on any of the representations made to the Plan?

In particular does it have any comments on the representations made by the District Council on the wording of the policies which relate to the CLLP allocated sites?

Protocol for responses

I would be grateful for responses and the information requested by 16 December 2020. Please let me know if this timetable may be challenging to achieve.

For clarity there is no need for the Town Council to meet physically to discuss and agree its response. I suggest that those who have been involved in the preparation of the Plan consider this Note electronically.

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

Gainsborough Neighbourhood Development Plan.

30 November 2020