

Hemswell and Harpswell 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 doubt, matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a clear and concise vision for the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is clear. The Plan makes good use of various maps. The various background reports helpfully underpin the policies. The Site Assessment Report and the Design Principles are particularly informative documents.

Points for Clarification

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

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 ensure that the Plan meets the basic conditions.

I set out specific clarification points below in the order in which the policies appear in the submitted Plan:

Policy 2

Parts 2 and 3 of the policy read as supporting text rather than policy. I am minded to recommend that they are repositioned into the text. Do the Parish Council/Parish Meeting have any comments on this proposition?

Policy 3

As I read the policy the first part is policy and parts 2, 3 and 4 are supporting text. Please can the Parish Council/Parish Meeting explain the approach taken on this matter?

In addition, please can I be provided with an explanation of the precise purpose of the first part of the policy? In particular, to what extent does the policy have regard to paragraph 60 of the NPPF which seeks to boost the supply of housing?

Similarly, would any harm be caused by additional sensitive development coming forward given that the Central Lincolnshire Local Plan comments about the ability of neighbourhood plans to bring forward with an increased level of growth (paragraph 3.4.15)?

Policy 4

The policy reads as a statement of intent rather than a policy. In any event, is the intended outcome already identified in the Local Plan? Paragraph 5.2 provides the statistical clarity for the application of the Local Plan approach and paragraph 5.5 comments that the District Council has been applying such an approach since the Local Plan was adopted.

Policy 6

This policy is an excellent local response to Section 12 of the NPPF. The Design Principles is a first-class document.

As submitted, the policy would apply in a universal way. In these circumstances, many of its elements would not apply to the minor and domestic applications which will continue to represent the majority of development proposals which come forward in the neighbourhood area.

As such, I am minded to recommend that the policy should apply in a proportionate way to take account of the scale and nature of proposals. Do the Parish Council/Parish Meeting have any observations on this proposition?

Representations

Do the Parish Council/Parish Meeting wish to comment on any of the representations?

In particular, do they wish to comment on the representations received from Fytche Taylor Planning and the District Council?

Protocol for responses

I would be grateful for responses by 31 August 2022. 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 would happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the District Council and make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Hemswell and Harpswell Neighbourhood Development Plan.

1 August 2022