

Hemswell Cliff 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 vision for the neighbourhood area.

The presentation of the Plan is good. The difference between the policies and the supporting text is clear. The various supporting documents helpfully underpin the policies.

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 able 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 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 1

The final element of the policy provides valuable information. However, it reads as supporting text rather than policy.

I am minded to recommend that it is repositioned into the supporting text. Does the Parish Council have any comments on this proposition?

Policy 2

In general terms this is a good policy underpinned by the Character Appraisal and the Design Code.

I am minded to recommend that the first part of the policy is applied in a proportionate fashion otherwise the various criteria will not apply to certain development proposals. Does the Parish Council have any comments on this proposition?

Policy 3

As submitted, there is a lack of clarity and consistency between part 1 of the policy and the contents of paragraph 5.3.8. Please can the Parish Council advise about its intentions on this matter?

Does the Plan propose to allocate sites H1, H2, H3, and H4? This is implied in the policy but the Plan's approach is not clear.

Map 3 refers to the pre-submission Plan. Does the map identify the Parish Council's current approach?

I understand the logic of the approach to the phasing of housing development in part 6 of the policy. However, is the approach reasonable and has it been agreed with the relevant landowners/developers?

The same question applies to part 7 of the policy.

Policy 4

The title of the policy is potentially misleading. Should it refer to 'A Planned Village Centre'?

In general terms this is a well-considered policy and its implementation will assist in promoting sustainable development.

Policy 5

Does the second part of the policy bring any added value to national and local planning policies?

Has the third part of the policy been considered against the contents of paragraph 203 of the NPPF?

Policy 6

Is there any intended relationship or overlap between the policy and the Local Development Order?

Should the policy take account of the implications of the ongoing operation of the Order?

Policy 7

This policy takes a well-rounded approach to community facilities. However, would the third part of the policy be better placed in the supporting text as it describes a process?

Policy 8

The policy includes a good selection of local green spaces underpinned by the Assessment.

The third part of the policy reads as a separate policy. I am minded to recommend that it is incorporated into a new policy and that it should be applied in a proportionate way. Does the Parish Council have any comments on this proposition?

Community Aspirations

The Plan includes a good series of Aspirations.

Representations

Does the Parish Council wish to comment on any of the representations received to the Plan?

I would find it helpful if the Parish Council commented on the representations received from the District Council and Global Berry Limited (via Savills).

Protocol for responses

I would be grateful for responses by 24 April 2023. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If 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 Cliff Neighbourhood Development Plan.

23 March 2023