

## **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?

**Agreed. To keep the relevant text within the Plan, the Parish Council supports the repositioning of this within the supporting text.**

##### *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?

**The Parish Council agree with this recommendation.**

##### *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?

**The Parish Council suggest that Paragraph 8.3.8 is reworded to:**

Since the adoption of the Central Lincolnshire Local Plan in 2017, sites WL/HEMC/007 and WL/HEMC/001 to the south of the A631, as identified on Map 3, have now commenced. The review of the Central Lincolnshire Local Plan has identified an additional site for housing development. This site, identified as H1 on Map 3, is allocated for around 103 dwellings.

In addition to these sites and to help to support the development of the FEZ, this Neighbourhood Plan has identified a further three sites for housing development over the plan period. These are identified as H2, H3 and H4 on Map 3 and are, collectively, allocated for around 170 additional dwellings.

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.

Site H1 is allocated within the review of the Central Lincolnshire Local Plan. Sites H2, H3 and H4 are those sites in addition to H1 (which is already allocated) and those existing committed sites. Therefore, these additional sites are proposed to be allocated within the Neighbourhood Plan.

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

To provide clarity. The Parish Council propose that Map 3 is re-labelled to reflect the status of the sites in terms of allocations in the Local Plan and Neighbourhood Plan.

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?

To successfully promote a well design and sustainable development, the development of sites H1 and H2 must be carefully controlled. The Parish Council want to ensure that the development of H2 does not compromise the character of the village and lead to piecemeal development. Part 6 of the Policy does support its development, but this should either be alongside the delivery of H1 or once H1 has largely been developed.

In terms of the access point, the Parish Council are mindful that any access to the site needs to be of an adequate size and safe. Therefore, a revision is proposed to the Policy is suggested to refer to 'an access to the standard specified by the Highway Authority'.

#### *Policy 4*

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

The Parish Council agree that the title is misleading and support the recommended change 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?

This part of the policy largely just reflects national policy and therefore doesn't bring any additional added value.

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

Part 3 of the Policy should only refer to those non-designated heritage assets. This part of the Policy does bring added value as it identifies those buildings that are considered Non-designated heritage assets. The Parish Council believe these should be identified on a Plan and a reference made in the Policy.

#### *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?

The parish Council believe that Policy 6 and the LDO should support one another. Policy 6 1(a) impacts the LDO area, but the rest of the Policy covers business related development outside the designated LDO area.

#### *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?

The Parish Council agrees with the recommendation for part 3 of the Policy.

#### *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?

The Parish Council agrees with the recommendation for a separate policy.

#### *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).

In relation to Map 6 and Policy 6, The Parish Council believe that this should reflect the most up to date position in terms of the Central Lincolnshire Local Plan and the FEZ LDO. Additional context on the extent of the FEZ project is also supported to be included within a revised supporting text to Policy 6.

The narrative around the Masterplan should also be up to date to reflect the most recent version in line with WLDC comments.

In terms of affordable housing, Hemswell Cliff housing stock is different compared to other villages in relation to its tenure and affordability. The majority of existing properties are below

the average local house price and more recent development are helping to rebalance the housing stock. The larger sites within the Plan will provide some affordable housing as per Local Plan policy. It is therefore suggested that the supporting text to Policy 3 be amended to further explain the local housing issues and identify the likely number of affordable homes to be delivered via the proposed housing allocations.

***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 be 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