

## Scothern Neighbourhood Development Plan Review

### Examiner's Clarification Note

#### *Purpose*

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 Parish Council's ambition to review the Plan responds positively to national guidance and associated best practice. The Plan continues to provide a clear vision for the neighbourhood area. The review addresses a balanced range of issues and is underpinned by a Character Assessment. Moreover, it properly takes account of the adoption of the Review of the Central Lincolnshire Local Plan.

The presentation of the Plan is very good. The package of submission documents is proportionate to the neighbourhood area in general, and to the review of the Plan in particular. In combination the various documents helpfully identify the aspects of the Plan which have been updated.

I agree with the Parish Council's assessment about the significance of the proposed modifications to the Plan. As such I have concluded that the Plan needs both an examination and a referendum. The examination will proceed on this basis

#### *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 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 the review of 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 H1*

The broader ambitions of the policy are very commendable. However:

- is the limit of 94 houses on the two allocated site in general conformity with the strategic policies in the review of the Central Lincolnshire Local Plan and does it follow the guidance in its paragraphs 13.2.3/13.2.4? **These figures have been taken from the adopted Central Lincolnshire Local Plan, but we understand that these are indicative.**
- do the seven criteria in the policy relate to the allocated sites, windfall sites or both? **The criteria has been developed to manage future windfall development. The site allocations have their own management policies.**

#### *Policy H2*

In general terms the policy takes a positive approach to house types. However:

- is the policy supported by any recent local housing market assessment? **No recent housing market assessment has been undertaken, but feedback from the community has been used to identify the type of homes required. The concern is that only larger dwellings will be built, so a requirement for a share of smaller homes is what the community would prefer.**
- is the final sentence of the first part of the policy a matter which can be addressed through the land use planning process? **This is based on the criteria adopted by WLDC. Agree however, that this may not be appropriate to include within the Policy.**
- are the contents of the second and third parts of the policy already adequately addressed by national and local planning policies? **Agree that these points are addressed by local national planning policy.**

### *Policy H3*

In general terms this is a well-constructed policy. However:

- is the limit of 54 houses on the allocated site in general conformity with the strategic policies in the review of the Central Lincolnshire Local Plan and does it follow the guidance in its paragraphs 13.2.3/13.2.4? **We do acknowledge that these numbers are indicative. This should be reflected in the language within the Policy.**
- is Criterion f) now needed?
- is criterion o) a land use matter?

### *Policy H4*

In general terms this is a well-constructed policy. However:

- is the limit of 41 houses on the allocated site in general conformity with the strategic policies in the review of the Central Lincolnshire Local Plan and does it follow the guidance in its paragraphs 13.2.3/13.2.4? **We do acknowledge that these numbers are indicative. This should be reflected in the language within the Policy.**
- is criterion h) a land use matter?

### *Policy D1*

In combination the policy and the Character Assessment present an excellent local response to Section 12 of NPPF

### *Policy T1*

I understand the approach taken in the policy.

Nevertheless, is there any specific justification for the higher car parking standards proposed, especially as the parking issues identified in the Plan are long-standing matters which are unlikely to be addressed by higher parking standards for new homes? **These parking Standards have been carried forward from the currently made Neighbourhood Plan. We believe that the local parking circumstances when these were introduced still remain today.**

### *Policy E2*

The representations received on this policy pull in different directions. In addition, national policy on biodiversity net gain continues to evolve.

Please can the Parish Council advise about the way in which it has developed the policy and how it would dovetail with the national approach towards biodiversity net gain? **This policy was developed in response to local concern about the impact development is continuing to have**

on the environment. At the time of drafting the Policy, the National picture on biodiversity net gain was unclear. However, we now know that this will be introduced from January 2024. We believe that this needs to be reflected within Policy E2 now legislation has moved forward since the time of submitting the Plan earlier this year.

The next section of this note provides an opportunity to comment on the representations received.

### ***Representations***

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

I would find it helpful if the Parish Council commented on the representations submitted by:

- Fytche-Taylor Planning and Design;
- Gladman Developments Limited;
- Lincolnshire County Council; and
- Greater Lincolnshire Nature Partnership.

The District Council makes a series of comments on the Plan. I would find it helpful if the Parish Council responded to the various comments and the suggested modifications.

### ***Protocol for responses***

I would be grateful for responses to the questions in this note by 22 December 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. In addition, please can all responses make direct reference to the policy concerned.

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Independent Examiner

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4 December 2023