

## **Nettleham 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 E2***

Whilst I understand the Parish Council's intentions to safeguard the separation between Nettleham and Lincoln, is the policy necessary given the contents of the Local Plan Review and the studies which informed the review of that Plan?

#### ***Policy E5***

In general, the policy takes a positive approach to Green Corridors. Nevertheless, I am minded to recommend modifications to the second part of the policy so that it can be applied by the District Council on a proportionate basis. Does the Parish Council have any comments on this proposition?

How have the buffer widths (30 and 15 metres) been selected? Is there a risk that they are too broad and that the requirements of the policy may impact unnecessarily on development proposals within the identified areas?

*Policy D1*

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?

*Policy D2*

I also understand the approach taken in the policy. However, will its contents always be practicable? In this context, a mechanistic application of the policy could prevent otherwise acceptable development from coming forward.

*Policy D4*

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

I note the relationship between the proposed density figure in the second part of the policy and the details in paragraph 6.26 of the Plan. Nevertheless, the proposed density figure is low and may restrict the delivery of the strategic target for the village. It is also prescriptive. It would be helpful if the Parish Council expanded on its approach to this matter.

*Policy D5*

This is a very positive policy.

I am minded to recommend the deletion of the need for EV charging points as this matter is now administered nationally through the Building Regulations. Does the Parish Council have any comments on this proposition?

*Policy D6*

Is the final part of the policy needed given the contents of the Local Plan Review and the other policies in the submitted Plan?

*Policies D8-D11*

These policies provide comprehensive details on the proposed development of the various sites. The work on Design Codes is very helpful.

The language used in each policy establishes a maximum yield for the sites concerned. I am minded to recommend modifications so that the figures used are approximates (as set out in the Local Plan Review). Does the Parish Council have any comments on this proposition?

The second parts of each policy refer to the need for a masterplan. However, as submitted, this element of the policy reads as an afterthought. Could this requirement be incorporated into the first part of the policy?

I am minded to recommend the deletion of the need for EV charging points as this matter is now administered nationally through the Building Regulations. Does the Parish Council have any comments on this proposition?

### ***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;
- the Pickwell Family (Jamie Mather);
- Lincolnshire County Council; and
- the 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 March 2024. 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.

Andrew Ashcroft

Independent Examiner

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27 February 2024