

## Reepham Neighbourhood Development Plan

### 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 presentation of the Plan is good. The initial chapters set the scene for the remainder of the Plan and its policies.

The package of submission documents is proportionate to the neighbourhood area.

The maps are effectively presented and certain policies are underpinned by carefully selected photographs.

The Vision and Objectives of the Plan are both clear and locally-distinctive.

#### *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 2*

This is a good policy which responds positively to Section 12 of the NPPF. It is underpinned by the findings of the Character Assessment and the separate Design Codes.

#### *The Proposed Housing Allocations*

I note that the selection of housing allocations in the Plan is underpinned by the Methodology for site selection (Appendix D). I also note that the methodology is intended to build on the findings of the Site Selection report (AECOM 2019).

In relation to the Methodology report:

- when was it prepared?
- please can I be provided with a map showing the location of the nine Stage 2 sites; and
- to what extent is the Parish Council satisfied that the findings of the report relate to the most recent version of the National Planning Policy Framework (December 2023) and the adoption of the Central Lincolnshire Local Plan Review (April 2023)?

### *Policy 6*

The policy comments that development proposals should provide a sensitive edge of village development by retaining existing hedgerows where possible and providing adequate landscaping to help create a suitable transition between the development and the surrounding countryside.

However, is this approach practical as the proposed site is part of a much larger agricultural field?

### *Policy 7*

The proposed site is part of a wider proposed development (WL/REEP/008) which was considered, but not pursued, as part of the adoption of the Central Lincolnshire Local Plan. The submitted Plan does not comment on this matter. How has the Parish Council addressed this issue?

As with Policy 6, the policy comments about the need for development to 'provide a sensitive edge of village development by retaining existing hedgerows where possible and providing adequate landscaping to help create a suitable transition between the development and the surrounding countryside.' Has the Parish Council considered the practicality of this criterion and/or liaised with the landowner on the matter?

Does the proposed density for the development (criterion b) make the best use of the site?

Are criteria b (density) and criteria f-h (house types) compatible?

I note the approach taken in criterion c. However, how will access to the site be provided? I saw that there was water/drainage related infrastructure to the immediate south of the Walnut Tree Drive access during the visit.

I note the proposed interrelation between the sites captured in Policies 5 and 7. Does the Parish Council have any comments or information about the way in which the development of the two sites would be phased/coordinated?

### *Policy 13*

The distinction between the local green spaces and the Important Open Spaces is clear.

Nevertheless, how did the Parish Council assess the broader package of open spaces and determine which spaces should be designated as local green spaces?

### *Policy 14*

As Map 9 demonstrates, I saw that the separation between Reepham and Cherry Willingham is largely defined by the existing Green Wedge to the north of the railway line.

In this context, to what extent does the proposed Settlement Break bring any added value to the existing separation of settlements, especially as it is in an isolated location to the south of the railway line?

To what extent does the Settlement Break respond to the allocation of land for housing in Cherry Willingham (WL/CW/001)?

### ***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:

- Good and Sons;
- the various residents of Walnut Tree Drive; 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 revisions.

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

I would be grateful for responses to the questions in this note by 24 June 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.

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Independent Examiner

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3 June 2024