

## **Dunholme 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 the 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.

#### ***Policies 2-5***

In combination, these policies will bring forward a package of sites for housing purposes. Policy 2 expands on the allocation in the Central Lincolnshire Local Plan, and Policies 3-5 propose smaller sites.

Some of these policies comment that they should respond positively to 'evolving urban scale and character'. It would be helpful if the Parish Council elaborates on its approach to this matter.

#### ***Policy 6***

This policy raises some challenging issues. On the one hand, it positively supports the development of self-build homes. However, on the other hand, the policy offers only a limited amount of information about the way in which the overall site would be made available, co-ordinated, delivered, and sensitively separated from the countryside to the north and the east.

It would be helpful if the Parish Council elaborates on its approach to the structure of the policy and the delivery of the site.

#### *Policy 7*

The policy takes a very positive approach to design. It is underpinned by the excellent Character Assessment. In the round, it is an excellent local response to Section 12 of the NPPF.

#### *Policy 9*

In general, the policy addresses business development in a positive way. Nevertheless, I am minded to recommend the reversal of the order of the two elements. This will ensure that the parish-based elements supplement the strategic approach taken in the Local Plan. Does the Parish Council have any comments on this proposition?

#### *Policy 10*

As I read the third part of the policy, it largely repeats the final element of the first part. It would be helpful if the Parish Council elaborates on its approach to the structure of the policy.

#### *Policy 14*

I note that the wording proposed in the submitted Plan (Green Wedge) is different to that used in the made Plan (Settlement Breaks) and that the area affected by the policies remains unchanged. I also note that the approach taken in the policy has also been revised. It would be helpful if the Parish Council explains its thinking on this matter.

For clarity, do the two parts of the submitted policy relate directly to the identified Green Wedge (as shown on Map 7)?

### ***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 Anglian Water, and the Environment Agency.

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 21 February 2025. 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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28 January 2025