

## Alvington Neighbourhood Development Plan

### Independent Examiner's Clarification Note

#### **Context**

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 Plan is very well-presented. The Plan provides a clear and distinctive vision for the neighbourhood plan area. It is very well-presented and it makes good use of carefully-selected photographs. The distinction between the policies, the supporting text and the Projects is very clear

Its focus on community facilities, design and open spaces is both appropriate and distinctive to the neighbourhood area.

#### **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 in a position to raise some initial issues for clarification. They are designed for the Parish Council. The comments that are made on these points will be used to assist in the preparation of my report. They will also inform any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

#### General

The Plan uses a variety of words in a policy context. Where it takes a positive approach, it uses either 'supported' or 'encouraged'. Where it takes a negative approach, it uses 'not supported', 'opposed' or 'resisted'. I am minded to recommend a modification which simply uses 'supported' and 'not supported'

Does the Parish Council have any observations on this proposition?

#### Policy F1

Is the first paragraph of the policy intended to have a bearing on proposals for residential development through the development management process?

The final paragraph of the policy reads as a Project rather than as a policy.

Please can the Parish Council advise on how it developed this policy.

Could it be incorporated as a Project in the Plan rather than as a policy without losing the intended purpose?

#### Policy NE1

Is there any reason why the Policy Aim and the Rationale are included in the policy rather than within the supporting text?

#### Policy NE2

In the third paragraph should Map 6 and page 22 read Map 8 and page 25?

Is the final paragraph of the policy intended to have a bearing on proposals for development through the development management process?

Policy BE1

This is a very good policy.

I make specific comments about section 6 later in this Note

Paragraphs 7.13 to 7.18

This part of the Plan comments about open spaces/local green spaces. Table 4 provides an assessment of various parcels of land against the local green space criteria in the NPPF. Map 11 adds to this assessment.

However, as I read the Plan it does not have a direct policy approach to the designation of local green spaces.

Please can the Parish Council advise on its intentions on this matter?

There is also a consequential impact on the wider contents of Policy BE1

Policy HM1

Is there any reason why a threshold of three dwellings is identified?

Should the yield on any site be related to its size and location within the village?

Could information on the actual yield be incorporated into the supporting text?

Policy E2

Could the second paragraph of the policy effectively be redesigned so that it had a positive approach rather than the submitted largely double-negative approach?

Projects

The schedule of five projects is correctly included in a separate part of the Plan.

It is also clear that they are distinctive and appropriate to the neighbourhood area.

### ***Representations made to the Plan***

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

***Protocol for responses***

I would be grateful for comments by 13 January 2019. Please let me know if this timetable may be challenging to achieve. It reflects the factual basis of the questions raised.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please can all responses be sent to me by the District Council and make direct reference to the policy concerned.

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Independent Examiner

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19 December 2019