

Longhope Neighbourhood Plan

Examiner's Clarification Note

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. It provides a clear and distinctive vision for the neighbourhood plan area.

In addition, it is clear that there has been a close overlap between the evolution of the Neighbourhood Plan and its consultation and evidence base. This is best practice and follows the approach set out in Planning Practice Guidance.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the Plan area.

I am now in a position to raise some initial issues for clarification. They are designed mainly for the Parish Council. The District Council may be best placed to respond to the question on Policy H1b. The comments that you make on these points will be used to assist in the preparation of my report and any modifications that may be necessary to 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-based clarification

Policy H1b – I can see the link to CSP5. Does the threshold reflect the parish's designation as a designated rural area in the Housing Act 1985? Has that policy been affected by the Written Ministerial Statement of 2014?

Policy H1e – What is the justification for the policy to apply to all development?

Policy H1f – Why is development restricted only to minor development? Does this policy apply generally and not specifically to sites that will come forward in the FODDC Allocations Plan?

Policy H1g – Is the final sentence a matter of judgement for FODDC rather than a policy?

Policies H2a and H2b – what are the significance of Lifetime Homes, Building for Life criteria and Secured by Design? Are the first two factors affected by the Written Ministerial Statement of March 2015 (Plan making section)?

Policy E1b – The policy does not specify the use of the redeveloped site. What does the Parish Council have in mind? Is any redevelopment expected to be linked to business relocation? The title suggests this is the case but the policy does not say so directly.

Policy E1d – The policy does not identify the new uses to be supported. What does the Parish Council have in mind? In addition, the policy simply refers the reader to other policies. Was this intentional?

Policy AM1a – The policy appears to rely too much on a paragraph in the NPPF and ‘other’ (unspecified) policies in the Plan. Was this intentional?

Policy AM1c – How is a ‘significant’ increase in pupil numbers defined? What status does the Sustrans document have in the planning system? Who will be expected to provide ‘convenient off-street parking’ in the final section?

Policy C1 – The schedule in the policy does not relate precisely to paragraph 4.5. Are the community facilities in 4.5 the facilities that the policy wishes to safeguard?

Policy If1 – The policy relies heavily on paragraph 100 of the NPPF but fails to describe its remit. Is this deliberate?

Policy If2 – The policy is in effect an expression of process rather than policy. Is the purpose of the policy only to support proposals that are appropriately supplied with water and are appropriately drained?

Protocol for responses

I would be grateful for comments from the Parish Council by Tuesday 18 July 2017. Please let me know if this timetable may be challenging to achieve. It is intended to maintain momentum on the examination.

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 could it all come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or topic concerned.

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Independent Examiner

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5 July 2017