

Brightwell-cum-Sotwell 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. It is underpinned by an appropriate evidence base and research. Moreover, it properly takes account of the adoption of the South Oxfordshire Local Plan 2035.

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 documents helpfully identify the aspects of the Plan which have been updated. The review has helpfully continued with the format of the 'made' Plan.

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 BCS5

In general terms this policy is a good local response to the national agenda on First Homes.

I can see the justification in the Plan for the nine dwellings cap. However, might this be too prescriptive and prevent otherwise acceptable homes from coming forward?

Is part B of the policy reasonable given the support for specialist and older persons' accommodation both in national policy and in Policy H13 of the Local Plan?

Policy BCS6

The policy and the new Design Code provide a very distinctive context to secure high-quality design in the parish. In the round the approach taken is an excellent local response to Section 12 of the NPPF.

Policy BCS17

This is an excellent policy. As the Modification Statement advises, it improves the clarity of the policy in the made Plan by bringing listing the buildings and land to which it applies in the

policy itself and showing them on the Policies Map. It also reflects the contents of Policy CF1 of the Local Plan and the revised Use Class Order (notably new Class E).

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 the District Council (Representation 1) and Croudace Homes (Representation 11).

Protocol for responses

I would be grateful for responses to the questions in this note by 14 July 2023. 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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21 June 2023