

Lewknor Neighbourhood Development 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 provides a clear and concise vision for the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Plan makes good use of various high-quality maps and photographs.

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 both with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending 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 SS1

In general terms the policy has been well-prepared.

However, does the Parish Council have any comments on the District Council's representation about the defined settlement boundaries (point 9)?

Policy CH1

I saw the importance of the proposed non-designated heritage assets in Appendix 3. Please can the Parish Council advise about the extent to which the owners of the properties concerned have been advised about their proposed identification in the Plan.

As submitted, the policy makes no distinction between designated and non-designated heritage assets. I am minded to recommend modifications to the policy so that it addresses this matter and has regard to paragraph 203 of the NPPF.

Does the Parish Council have any comments on this proposition?

Policy CH2

In general terms the policy has been well-prepared.

Nevertheless, is it intended to be applied proportionate way? Plainly a major proposal would have a different impact from that which would arise from a domestic extension.

Policies DC1/DC2

These policies take a very distinctive approach to the national design agenda.

In combination they represent a positive local response to Section 12 of the NPPF.

Policy FI1

I can see that the proposed local green spaces (LGS) are shown in Appendix 2. Nevertheless, I am minded to recommend that the relevant maps are included in the Plan itself so that all the relevant information is in the same place. Does the Parish Council have any comments on this proposition?

The proposed Box Tree Lane LGS (Postcombe) has a different character to the proposed LGSs in Lewknor. In addition, the analysis in Appendix 2 suggests that the Parish Council has assessed its potential as a future playground rather than its inherent value as a LGS (as advised in paragraphs 101 and 102 of the NPPF). It would be helpful if the Parish Council would advise on its thinking on this matter.

Policy HO1

To what extent does the policy bring any added value beyond the approach taken in the adopted Local Plan?

Policy TH1

This policy reads as a process matter (the need for a travel plan) rather than as a land use policy (which would be used to determine planning applications). It would be helpful if the Parish Council would advise on its thinking on this matter.

Representations

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

The District Council proposes a series of revisions to certain policies and the supporting text in the Plan. Does the Parish Council have any comments on the suggested revisions?

Protocol for responses

I would be grateful for responses and the information requested by 14 August 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 or the matter concerned.

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Independent Examiner

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24 July 2023