

## **Towersey 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 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 TOW1***

This is a very good policy. It sets the scene for the remainder of the Plan.

#### ***Policy TOW3***

The District Council raises very specific issues on this policy and the way in which they overlap with a recent examination elsewhere in the District. I would welcome the Parish Council's responses to the District Council's comments on this matter.

#### ***Policy TOW4***

This policy takes a very distinctive approach to the national design agenda. It represents a positive local response to Section 12 of the NPPF.

#### ***Policy TOW6***

This is an excellent policy. The proposed local green spaces (LGSs) have been carefully selected and the policy follows the format of paragraph 103 of the NPPF.

Does the Parish Council have any comments on the representation made by the County Council about the overlap between the Duck Pond LGS and the highway boundary?

#### ***Policy TOW 8***

This is another excellent policy. It identifies an appropriate range of community facilities and sets out a well-balanced approach to their protection within the Plan period.

*Policy TOW11*

During the visit I saw that the Local Gap was self-evident.

***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 to the questions raised by 11 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.

Andrew Ashcroft

Independent Examiner

Towersey Neighbourhood Development Plan

24 July 2023