

Willoughby 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 distinctive vision for the neighbourhood area.

The presentation of the Plan is excellent. The difference between the policies and the supporting text is very clear. The maps are very effective. The use of colour is helpful to the layout of the Plan. The photographs are particularly helpful and well-chosen. The Plan has carefully formulated policies to add value to the wider development plan.

Sections 1 and 2 of the Plan provide a very effective introduction to the 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 in a position 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 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.

Questions for the Parish Council

Policy W1

Criterion F is very different from the other criteria in the policy.

Are the 'green gaps' defined in any document? In any event are all the green gaps within the neighbourhood area?

On what basis might 'proposed' green gaps come forward?

Is criterion F underpinned by the details provided in paragraph 4.2.20?

Policy W2

I saw that the various views had been carefully-chosen.

Policy W7

The policy is an excellent local response to this important national matter.

The policy requires that new developments should demonstrate how they have addressed a series of design principles. However, it does not provide any direct policy guidance about the outcome of planning applications which do so. In addition it may have the unintended consequence of allowing a developer to comment that it had addressed the design principles and then chosen not to incorporate them into the final design.

I am minded to recommend a modification to the opening part of the policy so that it offers support to proposals which demonstrate how they have incorporated the design principles into the development as relevant to the specific scheme. Does the Parish Council have any comments on this proposition?

Representations

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

Protocol for responses

I would be grateful for responses and the information requested by 28 August 2019. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of 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 Borough Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Willoughby Neighbourhood Development Plan.

16 August 2019