**Scalford 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 vision for the neighbourhood area. It is thorough and comprehensive. It is underpinned by an appropriate evidence base.

The presentation of the Plan is good. The maps are generally effective.

The package of submission documents is proportionate to the neighbourhood area in general, and the Plan in particular.

***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 clarification points below in the order in which the policies concerned appear in the submitted Plan.

*Policies as a whole*

The policies are not sufficiently different in their appearance from the supporting text. I am minded to recommend that they are incorporated within text boxes or some other equivalent distinguishing feature.

Does the Parish Council have any comments on this proposition?

*Policy H1*

Is the Parish Council currently satisfied that the allocated sites are commercially viable and deliverable within the Plan period?

*Policy H2*

The criteria listed on page 19 for determining the proposed limits to development are very helpful.

In the context of the representation from Mr and Mrs Golding please can the Parish Council explain the way in which it defined the limits to development in the general location of Nether Hall Farm/South Street/Melton Road?

*Policy H4*

As currently proposed the policy is not in general conformity with the Local Plan.

I am minded to recommend a modification to remedy this matter.

Does the Parish Council have any comments on this proposition? In particular does it have any comments on the changes suggested by the Borough Council on this matter?

*Policy H6*

This policy takes a comprehensive and locally-distinctive approach to this important matter.

*Policy ENV1*

Appendix 8 helpfully describes and assesses the proposed Local Green Spaces (LGS).

In respect of LGS112/113 I saw that the site was in close proximity to Scalford and was local in scale. Please can the Parish Council expand on the extent to which it considers the site is ‘demonstrably special to the local community and holds a particular local significance’

*Policy ENV5*

As drafted the second part of the policy is internally inconsistent. The first element comments that loss and damage is to be avoided whilst the second element comments about the balancing exercise. Please can the Parish Council explain its intentions for this policy.

Figure 9.2 shows the existing ridge and furrow features in the neighbourhood area. In doing so it identifies three levels of quality. How would the differing levels of quality be applied in the context of the submitted policy?

*Policy ENV6*

I understand the proposed approach and the work on identifying notable trees.

However, does the policy bring any additional value beyond the approach in local and national policies?

In any event is its focus on public safety appropriate to the planning process?

*Policy ENV8*

I can see the distinctive nature of the second paragraph of the policy.

However, does the first part of the policy bring any additional value beyond the approach in local and national policies?

*Policy ENV9*

Has the appropriateness of View 2 now been overtaken with the allocation of the housing site in the Local Plan?

*Policy CAF 1*

Are there community facilities in the neighbourhood area other than those identified in the policy?

If this is the case there may be uncertainty on the application of the policy within the Plan period.

Could the policy be applied simply to the identified facilities?

*Policy TR2*

Is the specification necessary and/or too prescriptive?

*Policy TR3*

As I read a) to c) they are supporting text rather than policy.

I am minded to recommend that they are relocated to the supporting text to remedy this matter.

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 in general?

Does the Parish Council wish to comment on the representations made to the Plan by the Borough Council and Mr and Mrs Golding in particular?

***Protocol for responses***

I would be grateful for responses and the information requested by 24 April 2020. Please let me know if this timetable may be challenging to achieve. This period is longer than I would usually suggest. It reflects the current circumstances which the country faces.

For clarity there is no need for the Parish Council to meet physically to discuss and agree its response. I recommend those who have been involved in the preparation of the Plan consider this Note electronically.

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

Scalford Neighbourhood Development Plan.

27 March 2020