

Gaddesby 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 addresses a comprehensive range of issues. 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. There is also a specific question for the Borough 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.

Clarification matters for the Parish Council

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?

Plan preparation – General

Does the Parish Council wish to comment on the representations made to the Plan by the Ovens Family (and in particular Appendix 4 by Clyde and Co) about the way the Plan has been prepared?

Policy HBE1

Insofar as it was practicable for me to do so, I looked at the proposed settlement boundary when I visited the neighbourhood area.

Please can the Parish Council comment on the extent to which the way in which it defined the Settlement Boundary in the following locations in relation to the helpful principles on pages 16/17:

- to the east of the properties in Main Street (between its junction with Cross Street and its junction with Paske Avenue)?
- to the east of the northern most property on the eastern side of Church Lane? and

- to the properties to the south of Ashby Road (including the School)?

Policy HBE3

As currently proposed the policy is not in general conformity with the strategic policies in the Local Plan. I am minded to recommend a modification to remedy this issue.

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

Policy HBE5

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

Policy ENV1

What are the individual sizes of proposed local green spaces (LGS) 148,197 and 198?

On what basis has the Parish Council concluded that the proposed LGSs are local in character and not extensive tracts of land?

I can see the individual scores for the various LGSs in Appendix 5. In their context as three separate parcels of agricultural land to what extent does the Parish Council consider that the proposed LGSs are 'demonstrably special to the local community and hold a particular local significance'?

I saw that the three parcels of land were separate one from the other and managed in different ways. Nevertheless, collectively they occupy a major area of land to the east of Gaddesby. Planning Policy Practice (ID: 37-015-20140306) comments that 'blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name'. In this context please can the Parish Council comment on the extent to which its proposed package of LGSs would have regard to national policy?

Policy ENV4

As submitted 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?

How was the work undertaken to produce figure 7.3?

To what extent does it take account of the green/purple distinctions as shown in figure 7.2?

Policy ENV7

I looked carefully at the proposed important views as part of my visit.

How were the Important Views identified?

Is the policy intended to apply from the numbered circle and within the extent of the arrow as shown in figure 11?

What does the Parish Council anticipate would be included within an 'individual treatment of view design statement'?

View 2- I looked at this carefully as I walked along the footpath. The policy itself comments that the view is taken from several points on the Leicestershire Round. I saw first-hand how the views (particularly to the south) change dependent on the location of the view's source along that footpath. The relationship between the contours and the trees within the middle field is a major influence.

Please can the Parish Council clarify its intentions for this viewpoint in general, and the location from which the photographs for this viewpoint in Appendix 8 were taken?

View 3 – I took the same approach for View 3. In this case I walked up to the road bridge along Ashby Road. At this point I saw that proposed LGS 198 and the Church were obscured by the hedge and trees on the northern side of Ashby Road. I saw fleeting glimpses of both approximately half way between the bridge and the 20mph sign. Later in the day I saw more distant views of the Church and the southern parts of Gaddesby from the junction of Ashby Road and Gaddesby Lane.

Please can the Parish Council clarify its intentions for this viewpoint in general, and the location from which the photographs for this viewpoint in Appendix 8 were taken?

Would the incorporation of this view in the Plan provide the Borough Council with the necessary clarity for the consistent implementation of the policy through the development management process within the Plan period?

Policy CA1

This is a good policy in general, and through its identification of the community facilities in particular.

Policies T1/T3

Is there a missing Policy T2 or can T3 be renumbered?

Section 6

The Plan has followed best practice by recognising the need for any 'made' Plan to be monitored and reviewed. Its connection with the review cycle of the Local Plan is also commendable.

Clarification matters for Melton Borough Council

The representations from the Ovens Family (and Appendix 4 in particular) question the way in which the Plan has been prepared.

Please can the Borough Council comment about this matter in general, and the way in which the preparation of the Plan has complied with the Neighbourhood Plan Regulations in particular?

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 about the various policies made by the Ovens Family in particular?

Protocol for responses

I would be grateful for responses and the information requested by 14 July 2020. Please let me know if this timetable may be challenging to achieve. It reflects the current circumstances which the country faces.

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

Gaddesby Neighbourhood Development Plan.

26 June 2020