

Burton and Dalby 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 locally-distinctive issues.

The presentation of the Plan is excellent. It makes good use of carefully-chosen photographs. The maps are particularly effective.

The package of submission documents and the information contained in the evidence base/appendices is both comprehensive and proportionate to the neighbourhood area. The Design Code is particularly effective and feeds directly into the content of 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 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.

Policy B&D3

In general terms the policy is well-developed.

Did the Parish Council consider setting out the detailed matters (a-g) in a positive rather than a negative fashion?

Policy B&D4

As Policy B&D3 (in this case a-f).

Policy B&D5

This is a very well-considered policy. I looked at the area of separation carefully during the visit. The purpose of the policy is self-evident.

Policy B&D6

As Policy B&D3 (in this case a-c)

Policy B&D7

This policy addresses a range of important matters which contribute towards the distinctiveness of the parish.

I am minded to recommend a modification to the policy so that it more clearly sets out how developers should respond to such matters in preparing their proposals. As submitted, the

policy reads as a combination of a policy and a community aspiration without any direct mechanism to achieve its objectives. Does the Parish Council have any comments on this proposition?

Policy B&D9

In general terms the policy has been well-developed. It is clear that the local green spaces (LGSs) have been carefully selected to reflect the character and nature of the parish.

However, I have specific queries on three of the proposed LGSs. In some cases, they overlap with comments received from the landowners concerned:

LGS8

Please can the Parish Council expand on its assessment of the proposed LGS in Appendix 1.

I can see the scale of the proposed LGS on Map 7 and electronic maps. Nevertheless, it is not immediately obvious from public vantage points. Please can the Parish Council comment on how it addressed this matter in its assessment of the parcel of land as LGS?

LGS9

Please can the Parish Council expand on its assessment of the proposed LGS in Appendix 1.

I can see the scale of the proposed LGS on Map 7 and electronic maps. Nevertheless, it is not immediately obvious from public vantage points. Please can the Parish Council comment on how it addressed this matter in its assessment of the parcel of land as LGS?

LGS12

What is the particular local significance of the proposed site (as generally highlighted in Appendix 1)?

Policies B&D 10/11/12

These policies are very effective. In particular, they are underpinned by the extensive evidence base. In their different ways, the three policies are excellent local responses to Sections 12 and 16 of the NPPF.

Policy B&D13

The format of the policy is an excellent way of identifying specific facilities to which the relevant Local Plan policy will apply.

Policy B&D15

The final paragraph of the policy correctly relates the proposed local approach to national policy. Nevertheless, it reads as supporting text rather than policy. I am minded to recommend a modification to the policy so that the final paragraph is deleted and incorporated into the supporting text. Does the Parish Council have any comments on this proposition?

Policy B&D17

On what basis was the ceiling of six new homes established? Does it have any relationship with the information in paragraph 8.29 of the Plan?

The second part of the policy refers to the potential for additional development. As such, is it anticipated that the overall effect of the policy might result in the development of more than six homes?

Policy B&D24

Is there any site-specific or historic reasoning behind the policy's focus on B2 and B8 uses?

To what extent does the approach taken have regard to paragraphs 81 to 84 of the NPPF?

Representations

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

In particular, does the Parish Council wish to comment on the representations from JPG Properties and Melton Borough Council?

Protocol for responses

I would be grateful for responses and the information requested by 2 August 2022. Please let me know if this timetable may be challenging to achieve. 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 can it 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

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8 July 2022