

## **Asfordby 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 four appendices is both comprehensive and proportionate to the neighbourhood area.

Section 2 sets out a distinctive Vision and objectives for the Plan. It helpfully sets the scene for the remainder 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 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 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 A1*

Am I correct in concluding that the principal intention of the policy is to provide geographic clarity to the Areas of Separation as included in Policy EN4 of the Local Plan?

If so, is this approach in general conformity with the Local Plan policy (and paragraph 7.4.4 of the Plan) which specifically decided not to define precise areas?

To what extent does the approach taken in the submitted Plan relate to the paragraphs 49-54 (on the relationship between the local plan and neighbourhood plans) and paragraph 184 (areas of separation) of Local Plan inspector's report?

#### *Policy A4*

This is a good policy underpinned by the information in Appendix 1.

#### *Policy A5*

The first part of the policy defines a size threshold. Does the same threshold apply to the second part of the policy?

In any event would the policy read better if the order of the two parts of the policy was reversed?

*Policy A9*

This is another distinctive policy. In this case it responds positively to the Borough Council's Design of Development Supplementary Planning Document and provides a local response to Section 12 of the NPPF.

*Policy A10*

In general terms the policy takes a positive approach to windfall development.

However, should the policy acknowledge that policies SS2 and SS3 of the Local Plan would support development adjoining identified settlements (which include Asfordby)?

*Policies A11/12*

These are good local policies which positively promote residential use. In addition, the criteria are distinctive to the sites concerned.

*Policy A14*

The policy commendably responds to the national agenda on First Homes.

However, is the Parish Council satisfied that the figures in the second part of the policy are underpinned by robust and recent evidence and information?

*Policies A20/A21*

In both cases there appears to be a conflict between the general wording in the second part of the policies (which refer to B2 and B8 uses) and part A which refers to non-B class uses.

Please can the Parish Council explain its approach on these policies?

To what extent is the Parish Council satisfied that the policies are in general conformity with Policy EC1 (Employment Growth in Melton Mowbray) and Policy EC3 (existing employment sites) of the Local Plan given their requirements for mixed use developments?

*Policy A23*

This is an interesting and distinctive policy.

I can see the information in the supporting text. However, is criterion C reasonable? Is there a risk that its matter-of-fact application may prevent the overall vision which the Parish Council has for high-quality and sustainable development on the site?

## Representations

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

Does the Parish Council wish to comment on the specific representations from:

- Rotherhill (Asfordby) Ltd;
- Deeley Homes;
- Gladman Developments Limited; and
- Jelson Homes?

Melton Borough Council offers a series of detailed suggestions to ensure that various policies meet the basic conditions. I would find it helpful to have the Parish Council's comments on the matters raised.

## Protocol for responses

I would be grateful for responses and the information requested by 22 February 2023. Please let me know if this timetable may be challenging to achieve. If 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

Asfordby Neighbourhood Development Plan.

25 January 2023