

Carlton-in-Lindrick 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 very clear and distinctive vision for the neighbourhood area. In particular it addresses a series of important issues in a positive and effective fashion.

The layout and presentation of the Plan is excellent. The various maps add to its depth and interest. The differences between the policies and the supporting text is very clear. The combination of text, photographs, charts and maps maintains the interest of the reader throughout the document. It inspires confidence that it has been professionally prepared and can eventually become a part of the development plan in Bassetlaw.

In this context this clarification note raises matters of detail rather than of principle.

Points for Clarification

I have read the submitted documents and the representations made to the Plan and have 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:

Policy 2 Section 1

The use of the subsection (a) either appears unnecessary or suggests that there were other subsections which have been removed during the preparation of the Plan.

I am minded to recommend a modification that incorporates all of the subsection a) within the first paragraph.

Do you have any comments?

Policies 3/4/5

The policies require any development proposal to 'consider' a series of criteria (that are distinctive to each of the sites). Was the use of 'consider' deliberate?

In my view 'consider' is somewhat ineffective. I am minded to replace it with 'incorporate'. This would be more prescriptive and would ensure that your intentions are achieved.

Do you have any comments?

Policy 7 (1)

The opening part of the policy is unclear.

Did you mean to say that proposals will be supported where they meet the three criteria (a/b/c)?

Map 7

Plainly the Langold Country Park is partly within and partly outside the neighbourhood area. I can see that you have correctly identified the neighbourhood area in Map 7. I will need to recommend something similar for that part of Langold Country Park to the north of the neighbourhood area. This reflects that a neighbourhood plan cannot comment on land outside the neighbourhood area.

I will need to insert a sentence in the supporting text to explain this matter. The policy would remain unaffected (although it would only apply in the neighbourhood area).

Policy 12

The range of proposed sites and Table 6 are fine.

Nevertheless, I am proposing to recommend two modifications. The first would include the policy guidance for local green spaces (LGS) from paragraph 78 of the NPPF (2012) into the policy. As submitted it identifies the LGSs but does not comment on the policy implications of their designation.

The second would reposition section 2 of the policy into the supporting text. Taken literally some of the proposed development envisaged here would conflict with LGS policy designation. Plainly throughout the Plan period the District Council would be able to make individual decision on any ancillary development which is designed to improve the use of the LGSs.

Do you have any comments?

Policy 13

Sections 2 and 3 are very clear

Section 1 is less clear. Is its intention to safeguard and protect the existing facilities as shown on Map 10?

Representations

Does the Parish Council have any comments on the various representations made to the Plan in general, and to the following two in particular?

- Cllr Pidwell (Policy 4)
- The Coal Authority (Policy 3)

Protocol for responses

I would be grateful for comments from the Parish Council by 4 October 2018. 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 District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Carlton-in-Lindrick Neighbourhood Development Plan.

20 September 2018