

# **Misterton Neighbourhood Plan**

## **Examiner's Clarification Note**

11th April 2019

## **Misterton 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, 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.

#### ***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*

This is a very effective policy in general terms.

However, is section 4 necessary? In effect it is the exact opposite of the combination of Policy 1 and Policy 2 (parts 1-3).

##### *Policy 3*

The way in which I read the policy suggests that the Plan either has no view on the density of housing schemes of less than 10 dwellings or that it would support schemes which might not reflect the site's location and the immediate surrounding area.

Are either of these inferences correct?

In the round please could the Parish Council advise me on its thoughts on density requirements for smaller schemes

##### *Policy 5*

I understand the thinking behind the policy. Plainly the provision of affordable housing is a land use matter as captured in the Bassetlaw Core Strategy.

However, is the allocation of the affordable housing generated by this process a land-use matter?

*Policies 7-12 (Numbering)*

The policy titles also include a separate number (e.g. NP01). I can see from elsewhere in the Plan that the NP numbers refer to the site numbering system that was used to identify the various sites considered in the plan-making process.

Whilst this is not a basic condition point, the end result in the submitted Plan is potentially confusing. I am minded to recommend the removal of the NP numbering system. Does the Parish Council have any comments on this proposition?

*Policies 7-12 (Design considerations)*

In each case the policy is commendably concise. However, in the context of the development management process (in the event that the Plan is made) do the policies need to make explicit reference to Policy 2?

*Policies 7-12 (Details)*

Each policy also refers to the Site Assessment document. I have looked at that document and paragraphs 10.25 to 10.31 of the Plan. I can understand the approach taken. However, it would require a potential developer and the development management team at the District Council to access the Site Assessment document to understand the criteria in the relevant policy.

I am minded to recommend that the site-by-site assessment (from page 18 onwards in the Site Assessment document) should be reproduced either within the Plan on a policy-by-policy basis or collectively within an appendix to the Plan.

Does the Parish Council have any thoughts on this proposition in general, and a preference for either option in particular?

*Policies 7-12 (Boundary treatments)*

In several cases the proposed housing allocations will have a boundary with the open countryside. The handling of this aspect of their future development will be an important factor in the way in which the sites concerned are satisfactorily incorporated into the surrounding landscape.

I am minded to recommend that where necessary the policy concerned includes a boundary treatment criterion. Does the Parish Council have any thoughts on this proposition?

*Policy 9 Gringley Road (South)*

I looked at the site as part of my visit.

On what basis has the Parish Council concluded that it is located in a sustainable location?

*Policy 13*

To what extent has the policy taken account of any potential flooding issues (and therefore national policy)?

*Policy 14*

The second part of the policy is very appropriate in general terms. Given that many such proposals would not generate the need for planning permission I am minded to insert 'Insofar as planning permission is required' at the beginning of the policy.

Does the Parish Council have any thoughts on this proposition?

*Policy 16*

This is a very effective and well-considered policy in general terms.

However, is the third part necessary given its overlapping nature with Core Strategy policies?

*Policy 18*

The policy and the Local Green Spaces Assessment are very well-developed.

What is the size of LGS 4 (Chesterfield Canal/Church Farm Estate)?

***Representations***

Does the Parish Council have any comments on the various representations made to the Plan?

In particular does it have any comments on the representations received from Bassetlaw District Council?

***Protocol for responses***

I would be grateful for comments from the Parish Council by 29 April 2019. 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.

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Independent Examiner

Misterton Neighbourhood Development Plan.

11 April 2019