

Blyth 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 distinctive vision for the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Community Projects and Aspirations are also distinct from the land use policies. The Plan makes good use of policies.

The various other submission documents are very comprehensive. In particular the Local Green Space Assessment is well-designed

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 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

Is the word 'only' necessary given the remainder of policy's contents?

Policy 3

Does the policy address an issue which is primarily for Bassetlaw District Council to consider under its responsibilities under the Housing Act rather than the Planning Acts? As such is it a land-use policy?

Policy 4

I can see that the supporting text highlights how the issue is addressed in the NPPF.

Nevertheless, is a specific policy necessary in the Plan given that the issue is already addressed in NPPF. In any event its first two parts are simply statements of process rather than policy.

Policy 5

Is the word 'only' necessary given the remainder of policy's contents?

In b) are the detailed standards necessary given the initial part of the criterion? In any event how have those standards been calculated?

Policy 8

What discussions have taken place with the site owners?

Is the site deliverable?

On what basis has the figure of 53 dwellings been identified as a ceiling?

Should the policy require an appropriate level of affordable housing on the site?

Policy 10

This is an excellent policy

However, in part 2 is there any need for 'across the plan area'?

Policy 12

I recognise that the Planning Practice Guidance does not identify any maximum size for a local green space. However, at 12 ha in size, is proposed local green space e (the Park and Gardens of the former Blyth Hall) 'local in character and not an extensive tract of land'?

Does the Park and Garden enjoy any statutory protection?

Representations

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

In particular does it wish to comment on the representation from Heyford Developments in general terms, and the Sustainability Appraisal and Policy 8 in particular?

Protocol for responses

I would be grateful for responses and the information requested by 8 November 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 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

Blyth Neighbourhood Development Plan.

22 October 2019