

Rampton and Woodbeck 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 clear.

The various submission and evidence-based documents are comprehensive and well-considered. In particular the Character Assessment and the Site Options and Assessment documents are very impressive.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I am now in a position to raise general issues for clarification with the Parish Council.

Given the current circumstances faced by the country I have not yet visited the neighbourhood area. I will make a decision in due course with the District and the Parish Council on the need or otherwise for a visit to the neighbourhood area before I finalise my report.

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.

Policies 1-7 General

I understand the relationship of the proposed yield of the various sites to existing commitments and to the strategic growth targets included in the emerging Local Plan. However:

- are the indicated yields directly related to the characteristics and the likely capacity of the sites concerned?
- are the details in each policy about the maximum yields necessary given the interplay between Sections C/D/E of Policy ST2 of the emerging Local Plan?
- Is each site viable and deliverable in the Plan period?

As the Parish Council acknowledges in the Basic Conditions Statement the submitted Plan will ultimately be assessed against the basic conditions on the basis of the current development plan. In this context how has the Parish Council assessed these policies against Policy CS8 of the adopted Bassetlaw Core Strategy?

Policy 1

As submitted, it is not a policy. Instead it is a list of proposed allocations.

I am minded to recommend a modification so that the policy supports the development of the component sites (as detailed in later policies).

Does the Parish Council have any comments on this proposition?

Policy 5 (NP07)

This site is different to other proposed allocated sites in terms of its relationship to the existing built up part of Rampton.

In what way has the Parish Council assessed its suitability and location to accommodate new development?

Does the Parish Council have any views on the District Council comments (within the supporting text) about its development in relation to nearby committed sites?

Policy 8

I understand the role and purpose of this policy.

However please can the Parish Council comment on the following observations:

- Part 1 reads as a double negative policy. As I read this part of the policy it offers support to new development inside the development boundary subject to design and amenity considerations. Is this the Parish Council's intention?
- Is Part 2 of the policy necessary? In effect is it the reverse of criteria a) and c) of Part 1 of the policy?
- Part 3 does not read as a policy. Is its intention to support small scale development immediately adjacent to the development boundaries?

Policies 9/10

These two policies are excellent in their approach and wording.

Policy 11

Has the Parish Council undertaken any detailed assessment of the proposed local green spaces (LGSs)?

I can see from electronic maps that the LGSs in Woodbeck reflect the very special circumstances of that settlement. Nevertheless, is it appropriate for LGSs to overlap with residential curtilages (as in proposed LGS 8/9)?

Policy 13

Should the policy take account of commercial viability given that several of the identified amenities are commercial organisations (2/6/7)?

Should there be a number 1 on either Map 9 or 10?

Policy 14

I can see that this is a general policy. However, it includes a mixture of policy and supporting text. I am minded to recommend a modification so that the supporting text element is relocated to that part of the Plan.

Does the Parish Council have any comments on this proposition?

In addition, the policy merely requires a developer to 'give consideration' to such matters. As drafted, this could have unintended consequences. I am minded to recommend a modification so that development proposals are required to 'take account of' the issues addressed in the policy

Does the Parish Council have any comments on this proposition?

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 representations from:

- Foljambe Estate;
- Nottinghamshire County Council Highways; and
- Severn Trent Water?

Protocol for responses

I would be grateful for responses and the information requested by 1 May 2020. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination. The period is longer than might otherwise be the case. It takes account of the current situation with Covid:19.

For clarity there is no need for the Parish Council to meet physically to discuss and agree its response. I recommend those who have been involved in the preparation of the Plan consider this Note electronically.

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

Rampton and Woodbeck Neighbourhood Development Plan.

2 April 2020