

Nether Langwith 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.

Note from the Parish Council:

Thank you for your comprehensive examination of the Nether Langwith Neighbourhood Plan and for providing your initial comments and points for clarification. The PC appreciates your acknowledgment of the Plan's distinctive vision and clear presentation.

Regarding your points, the PC is in overall agreement with your observations and appreciate your positive remarks on the effectiveness of the policies. Specifically, it supports the suggested amendment to Policy HBE4 and agree that it enhances the overall appropriateness of the policy.

The PC acknowledges the gap in policy numbering between ENV8 and ENV11 and confirms that this is an error. The PC can confirm that all intended environment policies are included in the submission version of the Plan.

In response to your questions regarding Policy E1, the PC agrees to the deletion of the reference to the Bassetlaw Local Plan and supports retaining the remainder of the paragraph to highlight the criteria applicable in the Parish for further employment development.

For Policy E5, the PC appreciates your thorough analysis and confirm its willingness to broaden the scope of tourism facilities beyond those listed in the paragraph before the policy. Additionally, it is open to considering the inclusion of the 'benefits to the local community' criterion in the initial part of the policy for clarity.

In summary, the Parish Council is pleased to receive your positive comments on the Nether Langwith Neighbourhood Plan. It is positive about the Plan and appreciates your insightful observations and recommendations.

The specific, additional comments below, in red, are those of the Neighbourhood Plan Advisory Committee. The PC endorse these comments.

Thank you for your thorough examination and guidance

Initial Comments

The Plan provides a distinctive vision for the neighbourhood area. The presentation of the Plan is good. The difference between the policies and the supporting text is very clear.

The Plan is impressively underpinned by a package of appendices. The Design Guide and Code (Appendix 4), the Environmental Inventory (Appendix 5), the Local Green Spaces Evidence Base (Appendix 6), and the assessment of Important Views (Appendix 7) have been very influential in the overall development of the Plan.

Noted, and thank you.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also

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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 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 HBE1

This is a very effective policy. It establishes a spatial strategy for the parish.

Thank you.

Policy HBE4

The overall effect of this policy is very appropriate.

Nevertheless, I am minded to recommend that the initial part of the policy refers to development within the settlement boundary (rather than the settlement boundary being a criterion within the wider context set by the policy).

Does the Parish Council have any comments on this proposition?

We consider this to be a sensible amendment.

Policy HBE5

This is an excellent policy. It is effectively underpinned by the Design Guide and Codes. In combination, the overall effect is a well-crafted local response to Section 12 of the NPPF.

Thank you.

Policy ENV1

This is a good policy which is underpinned by Appendix 6.

Thank you.

Policy ENV2

The policy recognises the importance of the various open spaces to the character of the neighbourhood area. It is underpinned by Appendix 6 and complements the approach taken in Policy ENV1 (on local green spaces).

Thank you.

ENV Policies

There is a gap in policy numbering between ENV8 and ENV11.

Does this reflect the removal of policies from the pre-submission version of the Plan (rather than omission of policies from the submitted Plan by error)?

We do not know how this error has come about, but can confirm that all intended environment policies are included in the submission version of the Plan.

Policy CF1

This is a good policy which takes account of viability and potential changes which may arise
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within the Plan period (such as the provision of alternative or replacement facilities).

Thank you.

Policy E1

In general terms, the policy takes a positive approach to employment-related development and has regard to Section 6 of the NPPF.

Nevertheless, is the second part of the policy necessary as it requires compliance with policies in the emerging Local Plan and with a range of amenity and parking issues which are already captured in other development plan policies?

We are content for the reference to the Bassetlaw Local Plan to be deleted. We would prefer for the remainder of the paragraph to be retained to draw attention to the criteria that needs to be applied in the Parish for further employment development to be supported.

Policy E5

As with Policy E1, this policy takes a positive approach to tourism-related development and has regard to Section 6 of the NPPF.

However:

- is the support for tourism related to the uses listed in the paragraph before the policy (based on feedback from the Community Survey)?

We would not wish to limit tourism proposals to just the examples supplied above the policy. This is intended to demonstrate the support shown for such a policy where the provision meets the criteria listed.

- how would the 'benefits to the local community' from any proposed tourism development be defined and applied consistently by the District Council through the development management process?

The benefit to the local community would be demonstrated by the inclusion of employment opportunities and the provision of improved local services, as described in the policy, by increasing the range of facilities available locally and by drawing in people from outside the Parish to support existing local services such as the pub.

- given the significance of the reuse of existing buildings (criterion e) should this matter be incorporated into the initial part of the policy rather than being presented as a criterion?

We would also be supportive of new tourism facilities being provided in new buildings as well as existing buildings as long as the other criteria are met.

Representations

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

The District Council suggests a series of revisions to some of the policies and parts of the general text in the Plan. It would be helpful if the Parish Council responded to the various issues raised.

Other than our response to your points raised above, we do not wish to respond to other issues raised. We feel that our plan represents the priorities of our community.

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Note: The District Council have informed us that they will, as a matter of course, correct all the formatting and section/paragraph numbering issues contained within our draft plan.

Protocol for responses

I would be grateful for responses and the information requested by 16 February 2024. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

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 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

Nether Langwith Neighbourhood Development Plan.

24 January 2024