# **Elkesley Neighbourhood Development Plan Review**

## 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 review of the Plan has been carefully considered in the context of recent updates to

national and local planning policy. The Statement of the extent and nature of the review

helpfully identifies which policies are new and which are amendments of those in the made

Plan.

The Plan provides a distinctive vision for the neighbourhood area. Its presentation is good

and the difference between the policies and the supporting text is very clear.

## 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 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 1

The policy is well-considered and will focus new development within the defined

Development Boundary.

Given the criteria in the first part of the policy and the contents of the third part of the policy

is there any need for the use of ‘only’ in the first part of the policy?

#### **Elkesley Neighbourhood Development Plan Team –** No, the word ‘only’ can be removed

### Policy 2

I looked at the landscape character of the neighbourhood area (and the key views) carefully

during the visit.

As submitted, the policy begins with a negative approach. Was this deliberate? Otherwise,

could the first part of the policy become the fourth part (after parts 2/3/4 as submitted)?

#### **Elkesley Neighbourhood Development Plan Team –** Not deliberate, happy for the order to be amended as suggested (effectively 2,3,4,1)

### Policy 3

I looked at the proposed Local Green Spaces (LGSs) carefully during the visit.

What are the sizes of proposed LGSs 3 and 4?

#### **Elkesley Neighbourhood Development Plan Team –** LGS 3 = 2.69 Ha / LGS 4 = 2.1 Ha

### Policy 4

There appear to be missing words in the third part of the policy. It would be helpful if the

Parish Council clarified its intentions for this element of the policy.

#### **Elkesley Neighbourhood Development Plan Team –** In the 3rd point we were trying to add 'paragraph 85' into the policy

### Policy 5

Is the intention of the first part of the policy to support development proposals which would

improve or extend the walking and cycling routes across the parish?

#### **Elkesley Neighbourhood Development Plan Team –** Yes

### Policy 6

The policy has been carefully updated to take account of Section 12 of the NPPF. It is

helpfully underpinned by the Design Guidance and Codes.

#### **Elkesley Neighbourhood Development Plan Team –** Noted

### Policy 7a

I note that the policy is underpinned by the Housing Needs Assessment and that the first

part of the policy is worded so that it can be applied in a proportionate way. However, does

the policy need to include the detailed percentage figures? Plainly the figures are very

specific and may be impracticable to apply on a site-specific basis.

#### **Elkesley Neighbourhood Development Plan Team –** We agree to the remove of the percentages but would like to maintain overall reference to Housing Needs Assessment

### Policy 7b

Does the policy bring any added value to national and local planning policies on housing

tenure and affordable housing?

#### **Elkesley Neighbourhood Development Plan Team –** We were trying to re-enforce the requirement in the village for affordable housing.

### Policy 8

The policy takes a positive approach to the development of the Yew Tree Road site. Given

that it allocates land for development and includes a series of criteria/development

principles, is there any need for ‘only’ in the first part?

#### **Elkesley Neighbourhood Development Plan Team –** No, the word ‘only’ can be removed

### Policy 10

The policy has been carefully updated to reflect national and local planning policies on

economic development.

I note the comments in paragraph 165 of the Plan. Nevertheless, is the fourth part of the

policy needed as broadband access to new buildings is now administered national through

the Building Regulations?

#### **Elkesley Neighbourhood Development Plan Team –** Not necessarily, we wanted to make sure this was included just in case the requirement is removed from Building Regulations in the future

### Policy 11

I noted the importance of the community facilities during the visit. The policy takes a very

positive approach towards such facilities. The third part of the policy properly acknowledges

that the viability and/or use of community facilities may change during the Plan period.

#### **Elkesley Neighbourhood Development Plan Team –** Noted, thank you.

### Policy 12

The policy provides a well-rounded local iteration of Section 14 of the NPPF.

#### **Elkesley Neighbourhood Development Plan Team –** Noted, thank you.

### Policy 13

The policy provides a well-rounded local iteration of the national approach towards the use

of brownfield land.

#### **Elkesley Neighbourhood Development Plan Team –** Noted, thank you.

## Representations

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

I would find it helpful to receive the Parish Council’s comments on the representations made

by the District Council.

#### **Elkesley Neighbourhood Development Plan Team –** Comments from the Parish Council were provided, noted by the team, and included in the responses provided above.

## Protocol for responses

I would be grateful for responses to this Note by 4 June 2025. 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.

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Independent Examiner

Elkesley Neighbourhood Development Plan Review

13 May 2025