

## **Carlby 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 clear and distinctive vision for the neighbourhood area. In particular it addresses precisely the type of issues that would be expected to be considered in a rural neighbourhood area.

The layout and presentation of the Plan is good. The various maps add to its depth and interest. The differences 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 and have visited the neighbourhood area. I am now in a position to raise initial 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:

##### *PO Pollution Control*

Am I correct in assuming that the approach in this policy is primarily focused on amenity rather than pollution? I ask as the former is primarily a planning consideration whereas the latter is primarily controlled by other legislation.

I propose that the second part of the policy becomes supporting text (as it addresses other legislation).

##### *Policy E2*

Does this policy address proposals for new paddocks?

##### *Policy E3*

What is the purpose of this policy? As I read it the intention is to safeguard existing facilities in the countryside.

##### *Policies T1/T2/T3*

I saw the importance of the A6121 when I visited the neighbourhood area. However, what is the significance of the need for development to have a direct access to this road?

##### *Policies D1/D2*

I can see the supporting text on page 14. However how has the 35% figure been determined?

What harm would be caused by development that would occupy more than 35% of any plot?

#### Policy D3.1

Does this policy suggest that sites above 7 dwellings cannot be developed in their own right but would need to be developed with other schemes?

If so, why is this important to the future of residential development in the village and how would that approach relate to national and local planning policies?

#### Policy D3.6

As I read the policy there is a degree of flexibility between the house types. Is the 20% flexibility 20% of 25% (that is from 20-30% in total for each category)?

#### Policy D4.2

How would the policy define 'substantial benefit to the village'?

How could it be applied or interpreted consistently by developers, investors and the District Council alike?

#### ***Protocol for responses***

I would be grateful for comments from the Parish Council by 4 October 2018. 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 concerned.

Andrew Ashcroft,

Independent Examiner

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20 September 2018