

Ashbury 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 is a remarkable achievement. In particular it provides a distinctive vision for the neighbourhood area.

The presentation of the Plan is excellent in general, and in the connections made between its policies and the objectives in particular. The difference between the policies and the supporting text is very clear. The maps are very effective. The use of colour and photographs is helpful to the layout of the Plan. The various photographs add clarity and depth to the Plan.

The work on Character Areas is impressive.

The production of the Plan has been underpinned by very well-presented and detailed evidence.

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.

Policies 1&5

Both policies are well-designed. Are they both intended to ensure that (as appropriate to the proposal concerned) new development satisfies all the criteria/factors?

Policy 3

This policy is also well-designed. However, should the detailed technical criteria be located in the supporting text? In addition, how would the policy cope with an update of the technical standards within the Plan period?

Policy 6

I looked at the proposed LGSs in detail. The Evidence Base was helpful.

LGS5 presents inevitable challenges on clarity for development management purposes. Could the policy objective better be achieved by its incorporation into an additional policy (by way of a recommended modification) which offered protection for chalk streams/watercourses?

Policy 7 (Community Facilities)

This policy is another well-considered element of the Plan. I saw the importance of the facilities included in the policy in the neighbourhood area.

However, the policy suggests that there might be other community facilities to which the policy would apply. How would the potential uncertainty on facilities be addressed as part of the development management process?

Policy 7 (Infrastructure)

Should this be Policy 8?

I suggest that the first and third paragraphs are supporting text rather than policy. As such I am proposing to recommend that they are repositioned accordingly. Does the Parish Council have any comments on this proposition?

In the second part of the policy what is meant by 'active support will be given...'? Does it mean that the development highlighted 'will be particularly supported'?

Representations

Does the Parish Council have comments on any of the representations made to the Plan?

Protocol for responses

I would be grateful for responses and the information requested by 22 March 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 all 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

Ashbury Neighbourhood Development Plan.

12 March 2019