

## **Appleton with Eaton 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 very clear ambition for the neighbourhood area. It is underpinned by a very impressive suite of supporting documents.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Plan makes good use of various high-quality maps and photographs. Section 4 very helpfully highlights the relationship between the Plan's vision and objectives and the resulting policies.

#### ***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 ensure that the Plan meets the basic conditions.

I set out specific clarification points below in the order in which they appear in the submitted Plan:

##### ***Policy 1***

This is a good policy which addresses design in a positive fashion. It has an effective and non-prescriptive relationship with the Character Assessment.

##### ***Policy 2***

The Green Space Assessment is a very thorough document.

I saw the significance of the three green spaces in the neighbourhood area during the visit.

Does the Parish Council have any observations on the representation from the District Council on the proposed designation of land at Oaksmere/Fettiplace Close as a local green space?

##### ***Policy 3***

I saw the significance and variety of the various community facilities as identified in paragraph 6.3 of the Plan during the visit.

Does the Parish Council have any observations on the representation from the District Council on the details of the policy wording?

##### ***Policy 5***

I saw way in which the two public houses were responding to the gradual relaxation of Covid restrictions during the visit.

Does the Parish Council have any observations on the representation from the District Council on the details of the policy wording?

*Policy 6*

Does the Parish Council have any observations on the representation from the District Council on the details of the policy wording?

*Policy 7*

I understand the reasoning behind the first part of the policy. However, I am minded to recommend a modification to ensure that it has regard to national policy in general, and the Community Infrastructure Levy Regulations in particular?

Does the Parish Council have any observations on this proposition?

Does the Parish Council have any observations on the representation from the District Council on the details of the policy wording?

***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:

- Mr William Gow (Representation 13);
- A H Cornish (Appleton) Ltd (Representation 14); and
- Vale of White Horse District Council beyond the specific matters already raised on a policy-by-policy basis in this note?

***Protocol for responses***

I would be grateful for responses and the information requested by 9 June 2021. 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 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

Appleton with Eaton Neighbourhood Development Plan.

18 May 2021