

Langford and Ulting Neighbourhood Development Plan

Independent Examiner's Clarification Note

Purpose

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 concise vision for the neighbourhood area.

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 photographs and graphs/charts.

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 2

As submitted the policy would have a universal effect for all development proposals irrespective on their size or impact.

I am minded to recommend a modification so that it is applied proportionately taking into account the scale and nature of the proposal concerned.

Does the Parish Council have any observations on this proposition?

Policy 4

This policy has a similar approach to that of Policy 2

In this case I am minded to recommend a modification so that it is applied where it is practicable to do so and proportionately taking into account the scale and nature of the proposal concerned.

Does the Parish Council have any observations on this proposition?

Policy 8

This is a very appropriate policy in the Covid-era.

Policies 10 and 11

These policies are well-developed in their own right and reflect the importance of community facilities to the well-being of the neighbourhood area.

Does paragraph 4.57 of the Plan provide a schedule of the community facilities intended to be safeguarded by Policy 11?

Section 6

The three aspirations are appropriately distinguished from the land use policies in the Plan. This is best practice.

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 representation made by CML Microsystems?

Protocol for responses

I would be grateful for responses and the information requested by 16 August 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 or the matter concerned.

Andrew Ashcroft

Independent Examiner

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27 July 2021