

## **Wing 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 distinctive vision for the neighbourhood area.

The presentation of the Plan is good. The difference between the policies and the supporting text is clear. The Plan addresses a range of issues in a comprehensive fashion and is underpinned by a series of informative appendices

### **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:

#### *General*

The County Council comments that several of the policies in the Plan add little value beyond the policies in the development plan. It would be helpful if the Parish Council advised about the way in which it has developed the Plan to be complementary to the existing development plan.

#### *Policies HBE2/3*

I looked carefully at the proposed housing allocation and the reserve site during the visit.

How has the mix of housing types on the two sites been determined and do they have the support of the site owners?

#### *Policy ENV1*

I looked carefully at the proposed local green spaces

In the round this is a very good policy which is underpinned by Appendix 5

#### *Policy ENV6*

Bullet points 3/4/5 properly address the important issue of dark skies. However, could this issue be handled more generally and with the technical details then being repositioned into the supporting text?

#### *Policy ENV14*

I am minded to recommend the deletion of criterion b) as it conflicts with national policy (NPPF 158). Does the Parish Council have any comments on this proposition?

The second part of the policy makes a very sweeping statement. Please can the Parish Council advise about the way in which it developed the policy and the way in which it has regard to national policy

Should the third part of the policy (on agricultural development) acknowledge that several of the elements of agricultural development is permitted development (and therefore will not be directly affected by the policy)?

#### *Policy CF1*

I saw the importance of the facilities during the visit. The Maze is very distinctive to the neighbourhood area (and challenging to resolve). The policy takes a very thorough approach to this important matter.

#### *Policy E4*

As I understand the second part of the policy, the Parish Council is seeking to influence the operation of the housing market. Is this correct? If so, is it a lands use planning matter?

#### *Policy E5*

The need for the part a) of the policy has now been overtaken by the introduction of Part R of the Building Regulation in December 2022. In these circumstances I will be recommending the deletion of the policy. I am satisfied that the supporting text can provide an update about the Building Regulations.

#### *Policy T1*

Is the policy intended to be applied proportionately based on the scale, nature, and location of individual development proposals?

#### *Monitoring and Review*

Section 8 of the Plan positively addresses this important matter in a comprehensive way.

I can see that this section acknowledges that national and local planning policies may change within the Plan period. In this context I am minded to recommend the inclusion of an additional sentence on this point to indicate that the Parish Council would consider the need or otherwise for a partial or full review of the Plan within six months after the adoption of the emerging Local Plan. Does the Parish Council have any comments on this proposition?

### ***Representations***

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

The County Council makes a series of detailed suggestions about the way some of the Plan's policies should be modified to ensure that the Plan meets the basic conditions. I would also find it helpful to have the Parish Council's comments on these matters.

***Protocol for responses***

I would be grateful for responses and the information requested by 20 September 2023. 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 County Council.

In addition, please can all responses make direct reference to the policy or the matter concerned.

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Independent Examiner

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22 August 2023