

Brancaster Neighbourhood Development Plan Review

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 Review of the Plan provides a clear and distinctive vision for the neighbourhood area. In particular it addresses a series of important issues in a positive and effective fashion.

The layout and presentation of the Plan is good. The various maps and photographs 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 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:

General approach taken

The approach to the review of the Plan is very comprehensive.

The format and approach in the comparison of the relevant policies from page 66 onwards is particularly effective.

In addition, the various reviewed policies are generally well-written.

Policy 1

What is the First Homes Policy?

Whilst I can see the reference to its wider context in paragraph 3.12 no specific details are provided.

Is the First Homes Policy already incorporated within a development plan document?

Policy 4

The second sentence of the first paragraph of the policy comments that communal parking spaces may be acceptable in appropriate locations.

For development management purposes this approach does not provide clarity either to developers or to the Borough Council.

Does the Parish Council have any factors in mind which would clarify how 'may' and the 'appropriate' would be applied in the development management process?

Policies 6 and 7

Both policies set out to 'encourage' certain types of development.

I acknowledge that in both cases the language used follows on from that in the 'made' Plan. However, 'encouraged' offers little clarity in the development management process.

Does the Parish Council have any observations on this comment?

In particular does it have any comments on a potential recommended modification to the policy which would offer 'support' to the types of development identified in the two policies?

Policy 9

Plainly this policy addresses an important local issue.

However, does the proposed policy add any distinctive local value to the Borough-wide approach/policy on this matter?

Representations

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

In particular does it have any comments on the representations made by:

- Fleur Homes; and
- Borough Council of King's Lynn and West Norfolk

Protocol for responses

I would be grateful for comments from the Parish Council by 16 December 2020. 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 Borough Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Brancaster Neighbourhood Development Plan Review.

2 December 2020