

Gayton and Gayton Thorpe 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 sets out a distinctive vision for the neighbourhood area. It is also very comprehensive.

The presentation of the Plan is good. The carefully-chosen photographs help to explain what the Plan is seeking to achieve. The difference between the policies and the supporting text is clear.

The initial sections of the Plan set the scene for the policies. The Vision and Objectives are very clear and distinctive. They also underpin the Plan's key policy themes. This relationship is helpfully set out in paragraph 5.2 of the Plan.

The Plan is healthily supported by detailed appendices.

The 'Policy in a Nutshell' is an innovative and helpful concept. It provides advice to the casual reader about the purpose of each policy.

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:

Policies G2/G3

These policies provide a good context for the delivery of local and distinctive design in the parish.

Policy G7

This is a good policy.

Is the final paragraph supporting text rather than a land use policy?

Policy G8

I understand the purpose of the policy.

Nevertheless, is it supporting text rather than a land use policy?

Policies G10/G11

I understand the purpose of the policy

However, to what extent do these policies bring added value beyond national and local policies?

Policy G14

The first part of the policy has now been overtaken by Part R of the Building Regulations. As such, I am minded to recommend its deletion and to address the issues in the supporting text.

Policy G15

I looked at the proposed Local Green Spaces (LGSs) very carefully during the visit.

The Local Green Spaces Report is very comprehensive and it is clear that engagement has taken place with the owners of the proposed LGSs.

What are the sizes of LGSs 1,13 and 14?

Policy G16

To what extent does this policy bring added value beyond the content of Local Plan policy DM16?

Policy G18

This is a good policy.

Policy G19

Is this policy intended to be applied proportionately? Plainly individual proposals will have different impacts on the landscape in the parish.

Policy G22

I understand the thinking behind the middle section of the policy.

However, it reads as supporting text and not as a land use policy as it speculates about circumstances which may not arise (and in any event which would need to be determined on its own merit). Please can the Parish Council comment about its thinking on this matter?

Policies G26-G28

These are good policies.

Policy G29

This is also a good policy which proposes an innovative concept.

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

For my part, it would be helpful to receive the Parish Council's comments on the representations received from the Estate Office, Gayton Hall (David Marsham) (ID: various) and from the E Ward Trust (ID:2).

Protocol for responses

I would be grateful for responses and the information requested by 27 June 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 Borough Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Gayton and Gayton Thorpe Neighbourhood Development Plan

31 May 2023