

Warmington 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 very clear. The maps are very effective. The use of colour is helpful to the layout of the Plan. The photographs are particularly helpful and well-chosen

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 the Plan to ensure that it meets the basic conditions. They are primarily for the Parish Council. However, there is a specific question for the District Council.

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

Questions for the Parish Council

Policy W1

Is this a land-use policy?

Is criterion 5 reasonable?

Policy W2

Policies of this type usually support new development within an identified boundary. On what basis has the submitted policy been prepared?

How is criterion 2 expected to be interpreted within the Plan period when read in conjunction with the emerging Local Plan?

Policy W3

Is the part of the policy relating to the allocated site in the Local Plan actually a policy?

Policy W4

I can see the supporting text at 5.22.

However, does the Plan support the development of such sites?

Paragraph 5.22 is clear that it is for landowner and developer assessments rather than for the decision-making process itself

Policies W7/W8

I can see how the spaces have been differentiated.

However, in practical terms what is the difference between the two policies?

What are the sizes of proposed LGS 8/17/18?

Policy W10

Is this a policy or should it be a Parish Aspiration?

Policy W15

Given its approach in general, and its links with Policy W10 should this policy be a Parish Aspiration?

Policies W9/13/14

These are well-prepared policies

Question for the District Council

Please can I have an update on progress with the determination of the various development proposals as included in the representation from S. Bateman (Mike Sibthorp Planning)?

Representations

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

In particular does it want to comment on the representation made by S. Bateman (Mike Sibthorp Planning)

Protocol for responses

I would be grateful for responses and the information requested by 20 August 2019. 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 District Council.

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

Andrew Ashcroft

Independent Examiner

Warmington Neighbourhood Development Plan.

6 August 2019