

Former Land Settlement Association's Estate at Great Abington Neighbourhood Development Plan

Independent Examiner's Clarification Note

Context

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 is very well-presented. The Plan provides a clear and distinctive vision for the neighbourhood plan area. Its focus on future residential extensions and new residential development is both appropriate and distinctive to the neighbourhood area.

I can see that the submitted Plan has taken account of the comments made as part of the health check process.

Points for Clarification for Parish Council

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 some initial issues for clarification. They are designed primarily for the Parish Council. The comments that are made on these points will be used to assist in the preparation of my report. They will also inform any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

Policy 2

In criterion 5 how would any resulting building be assessed to be 'an asset to the area'? Is this approach clear? In a more matter of fact way is the policy expecting that high-quality building materials should be used?

In criterion 8 how was the 'build line boundary' defined? I can see its intention. However, in some areas it follows recognisable boundaries and in other cases does not do so.

The Basic Conditions Statement identifies that the policy is in conflict with Policy DP/7 of the adopted Core Strategy and Development Control Policies DPD. It also identifies that the policy is in general conformity with policy S/7 (as proposed to be modified by the District Council) of the emerging Local Plan.

As such do you have any observations on the relationship between the examination of the emerging Local Plan and that of the submitted neighbourhood plan? Are there any pressing reasons why the completion of the examination of the neighbourhood plan cannot wait until the emerging Local Plan has been adopted?

Policy 3

As I read the combination of the policy itself and paragraph 6.35 I conclude that few if any development proposals that may arise as a result of Policies 1 and/or 2 would generate the need for Policy 3 to have effect. Is this correct?

If so what other types of development are anticipated in the Plan period which have generated the inclusion of this policy in the submitted Plan?

Points for Clarification for the District Council

What is the current position with regards to the examination of the emerging Local Plan? In particular when is the inspectors' report anticipated? Thereafter what is the anticipated timetable for the adoption of that Plan?

Representations made to the Plan

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

Protocol for responses

I would be grateful for comments by Wednesday 4 July 2018. Please let me know if this timetable may be challenging to achieve. It reflects the factual basis of the questions raised.

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 can all responses be sent to me by South Cambridgeshire District Council and make direct reference to the policy/issue concerned.

Andrew Ashcroft

Independent Examiner

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19 June 2018