

## Reach 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 clear and concise vision for the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Plan makes excellent use of various high-quality maps and photographs.

Several of the policies are directly underpinned by Appraisals or other studies. This is best practice and provides assurance that the approach taken has been informed by appropriate evidence.

#### ***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 the examination 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:

#### ***Policy RCH1***

In general terms, the policy has been carefully-designed. It sets the scene for the remainder of the Plan.

Paragraph 5.3 of the Plan comments about the way in which the development envelope has been defined. Please could the Parish Council explain the 'recent planning decisions and other changes in circumstances since the Local Plan was published'.

I have read carefully the objections from Claire Haplin and others to the proposed changes to the development envelope insofar as it affects 16 Chapel Lane. Please can the Parish Council (assisted, if necessary, by the District Council) provide me with the details for any planning applications (and associated appeals) relating to this parcel of land.

#### ***Policy RCH3***

The policy reads well.

However, to what extent does it relate (directly or indirectly) to the information about housing need highlighted in paragraph 6.7 of the Plan?

*Policy RCH8*

Does the Parish Council have any comments on the District Council's representation on this matter?

In effect, has the need for the bulk of the policy now been overtaken by the development of national legislation?

*Policy RCH9*

This is a good policy which is underpinned by the Local Green Space Appraisal.

Should the final sentence of the policy be included in the supporting text rather than in the policy itself?

*Policy RCH11*

I am minded to recommend that the order of the paragraphs in the policy is altered so that the third paragraph becomes the first.

Does the Parish Council have any comments on this proposition?

*Policy RCH 12*

This is an excellent policy and local response to Section 12 of the NPPF.

The Design Checklist (Appendix 4) is a very helpful part of the overall approach taken.

*Policy RCH14*

Does the Parish Council have any comments on the District Council's representation on this matter?

**Representations**

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

Some of the representations comment about the proposed revision to the Development Envelope insofar as it affects 16 Chapel Lane. It would be helpful if the Parish Council responded to those representations.

Similarly, some of those representations comment about the way in which the Parish Council engaged with the community as the Plan was being prepared and responded to the comments made. It would be helpful if the Parish Council also responded to those representations (including where necessary drawing my attention to specific elements of the submitted Consultation Statement).

The District Council proposes a series of revisions to certain policies in the Plan. Does the Parish Council have any comments on the suggested revisions beyond those already highlighted in this note?

***Protocol for responses***

I would be grateful for responses to the questions raised by 12 October 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 would be 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 District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

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8 September 2023