

Great Glen Neighbourhood Development Plan Review

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 well-presented. The quality of the photographs and maps is very good. It results in a very readable and interesting document. The submitted Plan properly captures the character and appearance of Great Glen.

The Plan provides a clear and distinctive vision for the neighbourhood area. It is also clear that the production of the Plan has focused on appropriate matters. The distinction between the policies and the supporting text is very clear.

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 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 potential modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

Points for Clarification

Policy GG1

Does the proposed allocated site already have outline planning permission for residential use? If so, please can I have its application number.

Policy GG2

Is the main driver for this policy the decision of the District Council not to continue with the use of 'Limits to Development' in its emerging Local Plan?

Policy GG12

Section 1 of the Plan comments that GG/LGS/02 St Cuthbert's churchyard has been added to the LGSs in the made Plan. Should this be GG/LGS/04 as set out in Policy GG12?

Policy GG14

In some cases, there is an overlap between the sites listed in GG12 and GG14. How would the two policies work in practice on the sites concerned when the policies are different?

Policy GG17

As the supporting text comments, the proposed Historic Landscape Character Area incorporates several environmental matters already captured in the Plan. The defined area is already affected by Local Green Space designation (GG12) and by the policy on ridge and furrow (GG13) and Figure 7.

On this basis why does the Parish Council consider that the additional layer of protection proposed in Policy GG17 is required?

In addition, how would the decision-maker know which policy to apply for any given development proposal that falls within the area included in Figure 12?

Representations

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

In particular please can it comment on the District Council's representation to Policy GG2 and the relationship between Policies GG2/GG3.

Protocol for responses

I would be grateful for responses to the various questions by 14 August 2019. Please let me know if this timetable may be challenging to achieve.

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 Harborough District Council and make direct reference to the policy/issue concerned.

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Independent Examiner

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26 July 2019