

Burton Overy 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 is very well-presented and written. It provides a clear and distinctive vision for the neighbourhood area. In particular it addresses precisely the type of issues that would be expected to be considered in a neighbourhood area with a rich built heritage.

The layout and presentation of the Plan is excellent. The various maps add to its depth and interest. It inspires confidence that it has been professionally prepared and can eventually become a part of the development plan in Harborough District.

Points for Clarification

I have read the submitted documents and the representations made to the Plan and have visited the neighbourhood area. I am now in a position to raise initial 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 in the order in which they appear in the submitted Plan:

Policies H2/H3

Are these policies intended to apply to all development or exclusively to housing proposals?

Policy DBE1

I see that development proposals are encouraged to have regard to the series of design principles. Is it also the Plan's intention that proposals which have regard to the principles are 'supported' in policy and development management terms?

Policy ENV1

What are the respective sizes of Fish ponds field, Spring Field and Banks Field?

Policy ENV5

As submitted the policy is not a policy. Rather it sets out the balancing act between the key material planning considerations. Did the Parish Council have a particular intention in mind for a policy-based approach? In particular is that approach the one set out in the paragraph of supporting text immediately preceding the submitted policy?

Policy ENV6

The supporting text indicates that the views have been identified using fieldwork. Have the results of that exercise been published at any time in the Plan making process?

Are the views to be respected those in the directions of the various lines flowing out of the numbered circles?

Linking the two points above on what basis would the policy expect the District Council to come to a view on what might constitute ‘an unacceptably detrimental impact’?

Policy ENV8

Is the policy necessary to achieve the objective it has in mind? Is it addressed by other development plan policies?

Is it underpinned by any assessment of landscape sensitivity?

In any event is it deliverable given that Community Action ENV3 identifies a need for a corresponding area to be designated in Great Glen outside the neighbourhood area?

Policy ENV9

How is ‘appropriate scale’ to be defined? Is there any evidence that different types of development have contributed disproportionately to flooding incidents?

Policy CF1

Does the policy apply exclusively to the four facilities listed on page 56/57 of the Plan?

Policy E2

How was the ‘30-megabyte’ speed component of the first part of the policy chosen? Is there a risk (as implied in the policy) that it will quickly become out of date?

Protocol for responses

I would be grateful for comments from the Parish Council by 30 July 2018. 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 concerned.

Andrew Ashcroft,

Independent Examiner

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16 July 2018