

## **Thorpe St Andrew 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 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.

The Plan addresses a series of issues which are very distinctive to the neighbourhood area.

The relationships between the Vision, the objectives and the policies are very clear.

#### ***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 Town 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 1***

The proposed local green spaces (LGSs) are helpfully underpinned by the information in Appendix B.

The Appendix addresses the size of the proposed Belmore Plantation, Brown's Plantation, Cary's Meadow, St George Morse Park, Fitzmaurice Park, and Thorpe Ridge LGSs. Does the Town Council have any comments on the extent to which they are 'local in character and not extensive tracts of land' beyond the various commentaries in the right-hand column?

To what extent has the Town Council assessed the additional local benefit which would be brought to the proposed LGSs which are in the Conservation Area (as required by Planning Practice Guidance ID: 37-011-20140306)?

How did the Town Council engage with the owners of the proposed LGSs as the Plan was being prepared?

Does the Town Council have any comments on the representation from Anglian Water on the proposed Belmore Plantation LGS?

Does the Town Council have any specific comments on the objections raised by CA Trott (Plant Hire) (about LGS16 Weston Wood) and by Berleit Ltd (about LGS15 Thorpe Ridge) ?

### *Policy 2*

The policy takes a good approach to design and character. It is helpfully underpinned by Appendix A. In the round, it is a good local response to Section 12 of the NPPF.

Is it intended to be applied on a proportionate basis?

The policy uses the word 'encouraged'. Please can the Town Council explain its approach given that 'encouraged' has little weight in a planning policy context.

### *Policy 3*

The policy uses the word 'encouraged'. Please can the Town Council explain its approach given that encouraged has little weight in a planning policy context.

### *Policy 4*

As submitted the second part of the policy reads as a list of material considerations. In this context does it bring any added value beyond the application of existing local planning policies?

### *Policy 6*

The first part of the policy reads in a confusing way. Is it intended to safeguard existing commercial uses on the identified sites?

### *Policy 7*

The policy addresses a series of important issues. However as submitted its format is somewhat confused. I am minded to recommend that it has two separate parts. The first would relate to existing community facilities (largely the second and fourth parts of the policy). The second would be a requirement for other development to support community infrastructure (largely the first part of the policy). Does the Town Council have any comments on this proposition?

The third part of the submitted policy appears to address both land use planning matters and non-planning matters (such as interior furnishing). Please can the Town Council elaborate on its approach on this matter.

### *Policy 8*

Does this policy bring any value beyond national and local planning policies on the historic environment?

If so, does the policy have regard to national policy?

Could its focus be on the identification of the non-designated heritage assets listed in Appendix C and the promotion of a policy for their protection in the broader context of national policy?

***Representations***

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

It would be helpful if the Town Council responded to the following representations:

- The Broads Authority;
- Norfolk County Council

The District Council proposes a series of revisions to certain policies in the Plan. It would be helpful if the Town Council commented on the suggested revisions.

***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.

Andrew Ashcroft

Independent Examiner

Thorpe St Andrew Neighbourhood Development Plan

8 September 2023