

Christian Malford Neighbourhood Plan

Independent 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. It provides a clear and distinctive vision for the neighbourhood plan area. It addresses an important series of issues and includes a comprehensive suite of policies.

In addition, it is clear that there has been a close overlap between the evolution of the Neighbourhood Plan and its consultation and evidence base.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the Plan area. I am now in a position to raise some initial issues for clarification. They are designed mainly for the Parish Council. Wiltshire Council is also invited to comment on the point of clarification on Policy CP2 if it so wishes.

The comments that are made on these points will be used to assist in the preparation of my report and 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.

General Policy clarification

Policy CP2 – I can see the differing viewpoints of the Parish Council and of Wiltshire Council as the land owner (ID reference 16).

From what date has the Parish Council maintained the proposed Local Green Space?

What was the additional significance of the Community Asset Transfer in March 2016?

Do the current arrangements run until the end of the Plan period?

Policy CP3 – Relating the final paragraph of the supporting text to the policy is it the intention to redevelop the village hall roughly on its existing footprint with the land to the east being used as an extended car park?

Is the Parish Council satisfied that the policy can be delivered within the Plan period?

Policy HE1 – I can see the supporting text with this policy and its thought process. Has the policy been assessed to the extent that it has regard to national policy as set out in paragraphs 126-141 of the NPPF?

Policy HP2 – I can see the supporting text in relation to the issue of adding a second storey to bungalows. Has this part of the policy been tested with estate agents and others involved in the local housing market?

Is it the intention that this part of the policy would apply to the conversion of existing loft spaces to liveable accommodation in addition to more substantial proposals that would physically convert a bungalow into a two-storey house?

Policy D1

Does the Parish Council consider that the policy has sufficient clarity to be applied consistently by Wiltshire Council?

Does the policy provide sufficient guidance for developers?

Policy HSP1

How realistic will it be for the six sites to be developed in the two phases set out in the policy?

Will the phasing approach as proposed boost significantly the supply of housing land in the Plan area (NPPF paragraph 47)?

Policies SSHS1-6

Are the sub components criteria to the six policies rather than policies in their own rights?

What process has been followed to identify the maximum delivery on each of the sites?

Policy SSHS1

In HS1d does the 'building closest to the entrance to the village' mean the house that would be on the eastern boundary of the proposed housing site?

Would the combined effect of HS1a-d be that the development would be single plot in depth?

Protocol for responses

I would be grateful for comments by Thursday 26 October 2017. Please let me know if this timetable may be challenging to achieve. It is intended to maintain momentum on 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 can all responses be sent to me by Wiltshire Council and make direct reference to the policy concerned. Where necessary the responses should identify from which organisation they originate.

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Independent Examiner

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