

# Abbots Leigh, Ham Green, Pill and Easton-in-Gordano 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 vision for the neighbourhood area. It addresses a comprehensive range of issues. The presentation and layout of the Plan is excellent. Section 4.1 helpfully depicts the organisation of the Plan.

The Plan's focus on four Improvement Areas brings a sharp sense of focus and direction. The wider process is an excellent example of a Plan which has been prepared by various communities and two parish councils.

### 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 in a position to raise issues for clarification with the two parish councils. In addition, there are separate questions for North Somerset 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 to the Plan to ensure that it meets the basic conditions. I set out specific clarification points below in the order in which the policies concerned appear in the submitted Plan.

### Questions for the parish councils

#### General

Several policies identify expectations without commenting about how they will be met in general or their relationship with the development management process in particular. Where necessary I am minded to recommend modifications to the policies concerned to bring the clarity required by the NPPF.

Do the parish councils have any comments on this proposition?

#### The Plan period and its implications

The Plan correctly takes account of the current development plan. In this context it acknowledges its limited Plan period (section 5.6) and positively addresses the need for a review of any 'made' neighbourhood plan once the emerging Local Plan has been adopted (section 2).

However, section 5.5 addresses three scenarios for longer-term development in the neighbourhood area (as detailed in the Housing Background Paper) before any clarity has been achieved on the emerging Local Plan. What status (if any) do the two parish councils intend to give to the three scenarios in general and the preference for Scenario 2 in particular by their inclusion in the submitted Plan?

### Policy HO1

Given the location of residential and commercial premises in the immediate locality of the site did the parish councils consider identifying any specific criteria in the policy to shape its future development?

### Policy HO2

What is the anticipated timetable for the submission of a planning application from the Community Land Trust for the development of the site?

Does the policy bring any added value to national and local policies on exception housing sites and the Green Belt?

### Policy HO5

On what basis do the parish councils consider that developers should be responsible for the maintenance of land adjacent to sites in their control?

Have they considered the way in which the policy would be applied by North Somerset Council and/or the appropriateness of the approach?

### Policy HO6

This reads more as a community action than as a land use policy. In any event it is not a matter which a neighbourhood plan can address as it requires separate action by North Somerset Council. In this context I will recommend that the policy is deleted and replaced by a community action

### Policy T3

This reads more as a process requirement rather than as a planning policy. Please can the parish councils provide clarity on its thinking?

### Policy T5

As Policy T3

### Policy Env3

This reads more as a community action than as a land use policy. In this context I will recommend that the policy is deleted and replaced by a community action.

### Policy Her2

This reads more as a community action than as a land use policy. In any event it is not a matter which a neighbourhood plan can address as it requires separate action by North Somerset Council under separate legislation. In this context I will recommend that the policy is deleted and replaced by a community action

### Policy Emp5

As submitted this policy does not have any clarity on its effects. Please can the parish councils advise if it intended to apply within specific locations?

### Policy CC4

This reads more as a community action than as a land use policy. In this context I will recommend that the policy is deleted and replaced by a community action.

### Questions for North Somerset Council

Please can I have a copy of the earlier planning application/appeal decisions on the Chapel Pill Lane.

Is the Council continuing to work on the North Somerset Plan 2023 to 2038 to the timetable set out in the Local Development Scheme (March 2020)?

### Representations

Do the parish councils wish to comment on any of the representations made to the Plan in general?

In particular do the parish councils wish to make any comments on the following representations:

Baywood Developments Limited;

Brinkgreen Limited;

Ham Green Residents and other supporters;

Persimmon Homes;

Stokes Morgan Planning Limited;

L&Q Estates;

Natural England; and

Trustees of Captain WDH Wills?

### Protocol for responses

I would be grateful for responses and the information requested by 28 April 2021. 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 could it all come to me directly from North Somerset Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Development Plan.

7 April 2021