

Lound with Ashby, Herringfleet and Somerleyton Neighbourhood Plan

Neighbourhood Development Plan

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. In general terms it is a very readable and interesting document. The Masterplanning and Design Guidelines is a particularly helpful and informative document.

The Plan provides a clear and distinctive vision for the neighbourhood area and has focused on appropriate and distinctive matters. In particular it seeks to add value to the contents of the development plan.

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 clarification issues with the parish councils and with East Suffolk 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 of clarification for the parish councils

Policy LAHS1

The policy reads as a preference for certain development rather than as a policy.

Is its approach to the development of smaller houses underpinned by specific evidence in addition to the feedback from the questionnaire?

Is the approach intended to apply to the development of the sites in the Local Plan which are allocated for housing purposes?

Policy LAHS2/LAHS4

As highlighted earlier, the Masterplanning and Design Guidelines is an excellent document. However, is there an inherent risk that requiring new development to comply with its findings will restrict the ability of developers to come up with imaginative solutions and/or fail to take account of site-specific issues which arise as planning applications are determined?

Does the third paragraph of Policy LAHS 4 identify the important elements of the Design Guidelines with which new development should comply?

Is Policy LAHS4 intended to apply to the allocated Local Plan housing sites in addition to the specific requirements of Policy LAHS2?

Policy LAHS7

From my reading of paragraph 9.3.1 and the map on page 10 I have concluded that the proposed community centre would be located in the eastern part of the overall recreation area. Is this correct?

Policy LAHS9

As drafted and submitted, the policy could allow different types of business and tourism uses to come forward which would be contrary to local and national planning policy.

Could the parish councils explain their thinking and approach to this matter? Are there any specific local circumstances which would justify such an approach?

Points of clarification for East Suffolk Council

Does the Council have a timetable for the determination of the current planning application at The Old Forge, Somerleyton (21/3593/FUL)?

Representations

Do the parish councils wish to comment on any of the representations received on the Plan?

In particular do they wish to comment on the representations from:

- East Suffolk Council;
- The Broads Authority; and
- Somerleyton Estate.

Protocol for responses

I would be grateful for responses to the various questions by 23 November 2021. Please let me know if this timetable may be challenging to achieve. It reflects the factual basis of the questions raised.

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 East Suffolk Council and make direct reference to the policy/issue concerned.

Andrew Ashcroft

Independent Examiner

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8 November 2021