

Reydon 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. The quality of the photographs and maps is very good. It results in a very readable and interesting document. The distinction between the policies and the supporting text is very clear.

The Plan provides a clear and distinctive vision for the neighbourhood area. The Plan is proportionate to the parish and has focused on appropriate and distinctive matters.

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 issues for clarification. They are for the Parish 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 for Clarification

Policy RNP1

I recognise that this policy addresses an important local matter. The information in paragraphs 4.1 to 4.8 is very helpful. However, on what basis has the Plan selected the 50% figure in the policy?

In addition, the second part of the policy reads as supporting text rather than policy. I am minded to reposition it into Section 4. Does the Parish Council have any comments on this proposition?

Policy RNP2

This policy effectively seeks to impose restrictions on other proposed development in order to secure potential expansion plans for education establishments.

Are there any specific plans to expand educational facilities in the neighbourhood area? If so, does the facility concerned have direct control over the affected land ?

Policies RNP3 and 4

These are very good, evidence-based policies.

Policy RNP5

I looked carefully at the 'most valued parts of the countryside' as part of my visit. I understand the Parish Council's thinking on this issue.

The resultant policy makes a distinction between these areas and the remainder of the neighbourhood area. However, as the whole of the parish is within the AONB is this distinction necessary?

Policy RNP7

I also looked carefully at the proposed local green spaces.

Has the Parish Council undertaken a study of the proposed spaces to justify its assertion in paragraph 6.5 of the Plan that they meet the NPPF criteria? If not, please can one be prepared.

I saw that the proposed spaces fell into two categories – those within the settlement of Reydon and those elsewhere in the parish. For the latter category (LGS 5/6/8) please can the Parish Council comment about the added value of local green space designation beyond that offered by their location in the AONB (see Planning Practice Guidance 37-011-20140306)

Policy RNP8

Does this policy add any distinctive value to national or local policies?

Policy RNP10

This policy is well-developed and is locally distinctive. The associated photographs helpfully demonstrate the range of buildings in the village.

I am minded to recommend a modification to the beginning of the policy so that the design criteria would apply as relevant to the scale, nature and location of the development within the parish. Does the Parish Council have any comments on this proposition?

Representations

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

Protocol for responses

I would be grateful for responses to the various questions by 18 June 2020. 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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3 June 2020