

Rushmere St Andrew 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 very well-presented. The distinction between the policies and the supporting text is very clear. Photographs produced to a high quality reinforce the issues included in the Plan. In combination these matters result in a very interesting document. The Appraisal of Local Green Spaces, the Design Guidelines, the Assessment of Important Views and the Landscape Appraisal are particularly helpful and informative supporting documents.

The Plan provides a clear and distinctive vision for the neighbourhood area 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 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 and other comments on the policies

Policy RSA1

The policy sets an effective overall planning strategy for the parish.

Policy RSA2

The policy makes a distinctive contribution to the development of the strategic growth site.

Policy RSA3

The policy properly addresses the sensitivity of the local landscape and is underpinned by a proportionate evidence base.

Would the second element of the policy be more appropriately-worded if it required development proposals to respond positively to the identified important views rather than to avoid any detrimental impact?

Policy RSA5

The policy sensitively captures the importance of the settlement gaps.

Policy RSA6

The policy is helpfully underpinned by the excellent Local Green Spaces Appraisal. I looked at the proposed local green spaces carefully during the visit.

Should the wording used include commentary about the policy implications of local green space designation?

Policy RSA8

The policy takes a distinctive and positive approach to this increasingly-important national issue. It helpfully incorporates the approach incorporated in Section 12 of the NPPF. The policy is very well-developed in the way in which it addresses the identified character area. The details in Appendices 1 and 2 are equally-effective.

Policy RSA9

This policy continues the approach taken in Policy RSA8.

The second paragraph of the policy correctly takes a proportionate approach. Is this approach also intended to apply to the application of the various criteria in the third part of the policy?

Policy RSA10

Is the added value of this policy intended to be the identification of the services and facilities in the neighbourhood area to which Policy SCL8.1 of the Local Plan would apply?

Policy RSA11

The policy addresses a wide range of matters in a comprehensive fashion.

Would the final element of the policy be more positively-worded if it required development proposals for floodlighting to safeguard/ take account of any adjacent residential development rather than commenting on a specific outcome in the development management process?

Representations

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

In particular does it wish to comment on the representations from:

- East Suffolk Council;
- Ipswich School;
- Kesgrave Town Council; and
- Suffolk Wildlife Trust?

Protocol for responses

I would be grateful for responses to the various questions by 2 August 2022. 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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5 July 2022