

West Row 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 and concise vision for the neighbourhood area. It is underpinned by a series of background documents which directly inform some of the policies. This is best practice.

The presentation of the Plan is excellent. The difference between the policies and the supporting text is very clear. In addition, the Plan makes good use of various high-quality maps and photographs.

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 able to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending 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:

Policy WRNP1

As its title suggests this policy establishes a clear spatial strategy for the neighbourhood area.

Policy WRNP6

This is a very comprehensive and detailed policy. It is helpfully underpinned by the Appraisal of Views.

Policy WRNP7

This is an excellent policy which is underpinned by the Local Green Spaces Appraisal. The policy takes the matter-of-fact approach in 1208 of the NPPF

There is an opportunity later in this Note for the Parish Council to respond to the representation from the County Council on the proposed designation of the [Local Green Space at](#)

Policy WRNP8

This is an important policy in the Plan. It is underpinned by the Design Guidance and Codes and the Development Design Checklist. In addition, the criteria in the policy are locally-distinctive. In the round the approach taken is a first-class response to Section 12 of the NPPF.

Policy WRNP10

I looked at the identified community facilities carefully during the visit and I noted that the Shed Community Garden is particularly innovative and community-driven.

This is an excellent policy which highlights the importance of community facilities in the neighbourhood area. The approach taken also acknowledges that the use and/or viability of the identified facilities may change in the Plan period.

Community Actions

The Actions are very distinctive to the neighbourhood area. This is best practice.

Representations

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

I would find it helpful if the Parish Council commented on the representations from the County Council on the proposed designation of Local Green Space 8 (Church Green) and Local Green Space 12 (Wide verge at The Green).

West Suffolk Council suggests a series of refinements to the Plan. The Parish Council's comments on these suggestions would be helpful.

Protocol for responses

I would be grateful for responses and the information requested by 26 January 2026. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from West Suffolk Council. In addition, please can all responses make direct reference to the policy concerned.

Andrew Ashcroft

Independent Examiner

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5 January 2026