

## **Ixworth and Ixworth Thorpe 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 very good. 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 both 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 IXW1***

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

In Part A of the policy what is meant by further site allocations?

Should Part B of the policy be applied proportionately to the scale of the development proposed?

In element b of Part B is the reference to a footbridge over the A143 too prescriptive both in general, and given the contents of the submitted Local Plan?

##### ***Policy IXW2***

Should Part A of the policy be applied proportionately to the scale of the development proposed?

##### ***Policy IXW3***

This is an important policy in the Plan and the criteria are locally-distinctive. In the round, the approach taken is a very good response to Section 12 of the NPPF.

##### ***Policy IXW5***

In Part A of the policy, is criterion a needed? The supporting text has explained the current position, and all concerned would not proceed with any redevelopment proposals if they were not viable.

In Part A of the policy would criterion e realistically be achievable by sites adjacent to the settlement boundary?

What discussions have taken place with the County Council on the delivery of future library facilities (Part B)?

The commentary that 'the replacement library provision may need to support enhancement of the library service as a result of growth in the Neighbourhood Plan area and its surrounding area' does not have the clarity required by the NPPF. How will a potential developer know if enhancement of the services will be required and, if so, to what extent?

*Policy IXW6*

As I read the policy, Parts B and C are criteria associated with Part A. Was this the Parish Council's intention?

*Policy IXW7*

Part B reads as supporting text. I am minded to recommend that it is repositioned into the supporting text. Does the Parish Council have any comments on this proposition?

*Policy IXW8*

Is Part D of the policy intended to support any proposals for a footbridge which may come forward based on the commentary in paragraph 7.10 of the Plan?

*Policy IXW9*

Does this policy bring any added value beyond existing and emerging local plan policies and/or the application of the County Council's parking standards?

*Policy IXW10*

This is a very good policy which is underpinned by the Local Green Spaces justification.

I am minded to recommend that Part B of the policy is modified so that it follows the matter-of-fact approach in paragraph 107 of the NPPF. Does the Parish Council have any comments on this proposition?

*Policy IXW11*

Parts B and C read as supporting text. I am minded to recommend that they are repositioned into the supporting text. Does the Parish Council have any comments on this proposition?

**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 received from:

- Persimmon Homes Suffolk Limited
- Pigeon Investment Management Limited
- The Jiggins Memorial Hall and Playing Field Trust
- Suffolk County Council
- SW Cross and Sons

***Protocol for responses***

I would be grateful for responses and the information requested by 15 November 2024. 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 or the matter concerned.

Andrew Ashcroft

Independent Examiner

Ixworth and Ixworth Thorpe Neighbourhood Development Plan

25 October 2024