

## **Worlington 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 WTN1***

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

##### ***Policy WTN3***

This policy responds positively to the relationship between the village and its landscape setting. The policy itself is helpfully underpinned by the submitted Landscape Assessment.

##### ***Policy WTN5***

The approach to local green spaces (LGSs) reflects the contents of Section 8 of the NPPF. It is also helpfully underpinned by the submitted LGS Appraisal.

The County Council objects to the proposed designation of LGS 2, 8 and 9. Please can the Parish Council comment on these objections and provide further information about the way in which these three green spaces relate to the requirements of paragraph 106b of the NPPF.

##### ***Policy WTN6***

I looked at the proposed Special Character Area carefully during the visit. Both its character and its significance were self-evident.

##### ***Policy WTN7***

This is an important policy in the Plan. It is underpinned by the Design Guidance 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 WTN10*

The first sentence of the policy comments about a preference for dark skies. However, is a 'preference' capable of being implemented through the development management process?

*Policy WTN12*

As submitted the intentions of the second part of the policy are unclear. Please can the Parish Council expand on its thinking.

Is a 'preference' capable of being implemented through the development management process? Are there activities other than employment or community uses which would be acceptable for redundant, traditional farm buildings?

*Policy WTN13*

This is a good policy which helpfully identifies recreational facilities to which Policy DM42 of the Joint Development Management Policies Local Plan document would apply.

**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:

- Suffolk Wildlife Trust;
- Upton Suffolk Farms; and
- Suffolk County Council.

West Suffolk Council proposes a series of revisions to certain policies and the supporting text in the Plan. The Parish Council's comments on the suggested revisions would also be helpful.

**Protocol for responses**

I would be grateful for responses and the information requested by 22 March 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.

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Independent Examiner

Worlington Neighbourhood Development Plan

29 February 2024