

Morton 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.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Plan makes good use of various maps produced to a high quality.

The various background reports helpfully underpin the policies in the Plan. The Character Report is particularly informative.

A key element of the Plan is the way in which its vision and objectives inform and underpin the resulting policies. The summary on page 21 of the relationship between the policies and the objectives demonstrates this matter very clearly. The approach taken provides assurance to all concerned that the Plan has addressed key local issues.

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 in a position 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 my report and in recommending any modifications that may be necessary to ensure that the Plan meets the basic conditions.

I set out specific clarification points below in the order in which they appear in the submitted Plan.

MNP2

Plainly flood risk issues are very important within the parish. As such a policy on this matter is entirely appropriate.

However as submitted the policy overlaps with elements of both MNP1 and MNP3.

Was this intentional? Would the policy better meet the basic conditions and bring the clarity required by the NPPF if it related exclusively to flood risk matters?

MNP3

Should the policy's reference to 'small-scale infill' development be more closely aligned to the contents of Policy LP2 (Section- 5 Medium Villages) of the Central Lincolnshire Local Plan?

MNP4-5

These policies have been very well-developed. They will ensure that new development properly takes account of the character of the village.

MNP6

I acknowledge that views are unaffected by administrative boundaries and I saw the extensive views across the River Trent and to the north of the neighbourhood area during my visit. Nevertheless, should the policy or the justification comment that a neighbourhood plan cannot comment about development outside its designated area?

MNP7-9

As with MNP 4-5 these policies have been very well-developed.

MNP10

This policy is underpinned by the Character Study (and the assessment of the proposed local green spaces) in a very comprehensive fashion.

MNP11

This is another very comprehensive policy.

MNP14

The approach in the submitted policy is entirely appropriate.

However, is it more of a community action than a land use policy particular as its focus is on collaborative work which the Parish Council is intending to undertake with the District Council and the County Council?

Representations

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

In particular does it wish to comment on the comments from the District Council on the source of several of the views in MNP 6?

Protocol for responses

I would be grateful for responses and the information requested by 16 February 2021. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

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 could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Morton Neighbourhood Development Plan.

1 February 2021