

Tysoe Neighbourhood Development Plan

Independent Examiner's Clarification Note

Context

This note sets out my initial comments on the submitted Regulation 17A Plan. It also sets out areas where it would be helpful to have some further clarification.

Initial Comments

The Plan follows the very well-presented format of the original submitted Plan. The quality of the photographs and the maps is very good. It results in a very readable and interesting document. The distinction between the policies and the supporting text is very clear.

I have read the submitted Regulation 17A documents and the representations made. I have also visited the neighbourhood area. I am now in a position to raise some issues for clarification. They are predominantly for the Parish Council. There are also specific questions for the District Council.

The responses to the various questions 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 for the Parish Council

Strategic Gap – Geographic Area

I can see the way in which the Plan now proposes to define a Strategic Gap to the west of Meadow Lane and Red Horse Close by way of reference to natural boundaries and features.

To what extent did the Parish Council balance the importance of securing this objective on the one hand with the risk of extending the proposed geographic boundary of the proposed Gap to the west on the other hand?

Does the area now identified for a Strategic Gap continue to run the risk that it incorporates a disproportionately large area for a such a planning policy tool (albeit a different area to that proposed in the submitted Plan of 2019)?

Strategic Gap – Policy Wording

I can see that the proposed wording of Natural Environment Policy 6 follows the recommended modification in my report of 14 February 2020. This approach continues in the 'Explanation' (8.7.01/8.7.02). However, that wording was intended to be for a general policy within a Plan which did not specifically include a geographically-defined Strategic Gap in the event that the recommended modifications were accepted.

Please can the Parish Council clarify its intention on this matter?

In particular does it intend that the second part of the policy should apply only within the proposed Strategic Gap?

Reserve Housing Sites

To what extent has the eventual delivery of the Herbert's Farm proposed reserve site now changed from the position that existed in February 2020?

Points for Clarification for the District Council

What is the current programme for the adoption of the emerging Site Allocations Plan?

Please can I be provided with the technical evaluation work on all 'amber' Reserve Housing sites within the Site Allocations Plan as highlighted in the 'Justification for amendment' heading in the table of proposed amendments.

Representations made to the Plan

Does the Parish Council have any comments on the representations made to the proposed Regulation 17A Plan?

In particular does it have any comments on the representations made by:

- Loxton Developments; and
- The White Family/Lone Star?

Protocol for responses

I would be grateful for comments on the various questions by 16 March 2021. 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 would be 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 the District Council and make direct reference to the policy/issue concerned.

Andrew Ashcroft

Independent Examiner

Tysoe Neighbourhood Development Plan (Regulation 17A)

24 February 2021