

Allerthorpe 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 distinctive vision for the neighbourhood area.

The presentation of the Plan is good. The difference between the policies and the supporting text is very clear. The maps are very effective. The use of colour is helpful to the layout of the Plan. The photographs are particularly helpful and well-chosen

The summary section (Section 5) is very helpful for examination purposes

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. There is also a separate question for the East Riding of Yorkshire 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 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.

Questions for the Parish Council

Policy ANP03

I understand the role and purpose of the policy. However, it appears to restate national policy on flood risk issues.

On this basis is the policy necessary? To what extent does it add local value to national policy?

Policy ANP07

The submitted policy appears to take a more restrictive approach than that of Policy EC2 of the East Riding of Yorkshire Strategy Document 2016.

Was this an explicit approach? In particular to what extent does it relate to the background to the Park Leisure development in paragraph 5.5.5 and the Parish Council's wider commentary on the range of holiday accommodation in the parish in paragraph 5.5.6 of the Plan?

What is the purpose of criterion (iii)? Is it a planning matter? How would the East Riding of Yorkshire Council apply this criterion clearly and consistently during the Plan period?

Policy ANP08

Is this a policy that supports physical improvements to cycle and pedestrian routes or one which would support general development which would extend cycle and pedestrian access in the neighbourhood area?

If it is intended to be the latter could its implementation have unintended consequences? In particular would a policy of this type conflict with the wider development plan in general, and Policy AN02 of the submitted Plan in particular?

Policy AN09

The wording of this policy is slightly unclear. Am I correct to conclude that it supports proposals for the development of new facilities and for the modification/extension of existing facilities?

Similarly, am I correct to conclude that it would not support proposals that would result in the loss of community facilities?

What is the purpose of the word 'generally' in this part of the policy? Are there circumstances where the loss of existing facilities might secure support?

Policy ANP11

This policy reads as though there are separate Design Guides included within the Plan.

Am I correct in concluding that the 'design guides' are captured in paragraphs 6.1.1 to 6.1.8 (residential) and paragraph 6.2.1 (commercial)?

Question for East Riding of Yorkshire Council

I can see that there is a current planning application at the Allerthorpe Park Golf Club, Melbourne Road (19/00586/STPLF).

What is the anticipated timetable for the determination of the planning application?

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan in general, and to those from Park Leisure in particular?

The Park Leisure representation suggests a series of changes to Policy ANP 07 (Sections 14 and 15 - Pages 69 to 88 of the main representation).

The comments of the Parish Council on the suggested changes would be particularly appreciated.

Protocol for responses

I would be grateful for responses and the information requested by 12 July 2019. 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 all come to me directly from the East Riding of Yorkshire Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

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Independent Examiner

Allerthorpe Neighbourhood Development Plan.

25 June 2019