

INDEPENDENT EXAMINATION OF THE AWSWORTH NEIGHBOURHOOD DEVELOPMENT PLAN

INDEPENDENT EXAMINER:
Christopher Collison BA(Hons) MBA MRTPI MIED MCMi IHBC

To Broxtowe Borough Council and Awsworth Parish Council

By email to [REDACTED]
[REDACTED]

Dated 17 December 2020

Dear [REDACTED]

Awsworth Neighbourhood Development Plan Independent Examination - Examiner Letter Seeking Clarification of Matters

Further to my initial letter of 23 November 2020 I am writing to seek clarification of the following matters:

Policy H4

1. Please direct me to the explanation of the term “small-scale”
2. Please explain how this policy relates to the parts of the NPPF that relate to the protection of Green Belt Land and paragraph 79 which states planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of stated circumstances apply. Is it intended the policy should only apply within the Key Settlement boundary within the Neighbourhood Area shown on Figure 5?

Policy BED3

3. Please direct me to the explanation of the term “where applicable” that appears in the final sentence.

Policy GI1

4. The policy includes the term “shown indicatively”. Paragraph 16 of the NPPF requires policies to be clearly written and unambiguous, so it is evident how a decision maker should react to development proposals. I am inviting comment on the possible use of the term “shown” which would meet this requirement.

Policy GI2

5. Are the boundaries of the landscape character areas identified in the Neighbourhood Plan identical to those set out in the Greater Nottingham

Landscape Character Assessment and those referred to in Appendix 7 of the Broxtowe Part 2 Local Plan? If there are variations between the boundaries where is the justification for those variations set out?

6. In what way does Policy GI2 provide an additional level of detail or distinct local approach to that set out in Policy 30 of the Broxtowe Part 2 Local Plan?
7. In commenting on the representations of other parties I have noted the Parish Council suggest the supporting text “might usefully be expanded to cross-refer to Policy E1 and explain the practical implications of Policy GI2”. In that supporting text must not introduce elements of policy I am inviting comment on the possibility that Policy GI2 could itself include a provision that recognises that development proposals on existing employment use sites identified on the policies map may only offer limited potential to contribute to the quality and local distinctiveness of the landscape.

Policy TT2

8. There are references to “in Awsworth village” and “in the village”. Could you please confirm the intended spatial application of the policy?

I request any response to these requests for clarification is agreed as a joint response of the Parish and Borough Councils wherever possible. This request for clarification and any response should be published on the Borough Council website.

In order to maintain the momentum of the Independent Examination I would be grateful if any reply could be sent to me by 12.00 Noon on Tuesday 5 January 2021. An earlier reply would be acceptable.

As the Independent Examination progresses, I may seek clarification with respect to other matters. For the avoidance of doubt recommendations of modification of the Neighbourhood Plan that may be contained in my report of Independent Examination will not be limited to those matters in respect of which I have requested clarification.

I should be grateful if the Borough Council and the Parish Council could acknowledge receipt of this email.

Best regards



Independent Examiner
Planning and Management Ltd