

## **Grasby and Searby cum Owmbly 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 doubt, matters of clarification are entirely normal at this early stage of the examination process.

#### ***Initial Comments***

The Plan provides a positive vision for the neighbourhood area.

The presentation of the Plan is very good. The difference between the policies and the supporting text is clear. The Plan includes a package high quality maps and photographs. The various supporting documents and the supporting text helpfully underpin the policies.

#### ***Points for Clarification***

I have read the submitted documents and the representations made to the Plan. I have visited the neighbourhood area and am now able 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 the policies appear in the submitted Plan:

##### ***Policy 1***

The policy provides a good local interpretation of sustainable development and sets the scene for the remainder of the Plan's policies.

##### ***Policy 2***

I looked carefully at the proposed Significant Green Wedges during the visit. I noted their relationship with the Viking Way.

Based on my observations and the wider reading of the Plan, two questions arise:

- to what extent does the first part of Policy 2 bring any added value beyond the final part of Policy 1?
- the northern edge of the Significant Green Wedges is defined by the Brigg Road (A1084). However, in several cases, the southern boundary appears to cut across fields. How did the Parish Council approach the definition of the southern boundary?

##### ***Policy 3***

In general terms, the policy takes a positive approach to the natural environment and has regard to Section 15 of the NPPF.

I am minded to recommend that parts 2, 3 and 6 are repositioned into the supporting text as they comment about other policies/documents (parts 2 and 3) or describe a free-standing process (part 6). Does the Parish Council have any comments on this proposition?

*Policy 4*

This policy takes a positive approach to flooding and has regard to Section 14 of the NPPF. Nevertheless, and in this context, the first part of the policy restates national policy. As such I am minded to recommend its deletion and its repositioning into an expanded supporting text. Does the Parish Council have any comments on this proposition?

*Policy 5*

I looked carefully at the proposed Local Green Spaces during the visit. The policy is helpfully underpinned by the details in Annex D.

*Policy 7a*

This is an excellent policy which provides a very distinctive local response to Section 12 of the NPPF. It is supported by the Design Codes and Guidance.

Part 3 of the policy has been appropriately worded so that it can be applied in a proportionate way through the development management process.

*Policy 8a*

Has the policy's requirement for houses to be constructed to Part M4 (2) of the Building Regulations been assessed for commercial viability?

*Policy 8b*

I note the commentary in paragraphs 164 to 167 of the Plan. Nevertheless, does the policy bring any added value beyond Policy S4 of the Central Lincolnshire Local Plan?

*Policy 10*

I saw the importance of the identified community facilities during the visit. The policy takes a positive approach to this matter and makes careful use of Policy S50 of the Central Lincolnshire Local Plan.

*The proposed site allocations*

The policies associated with the three proposed housing allocations are well-designed and locally-distinctive. In addition, they make good reference to the Design Codes and Guidance.

*Policy 13C*

Does the site area of 1.76 ha relate to the site identified for residential use or to the wider site (including the proposed open space)?

Does the development of a maximum number of six dwellings represent the best use of land in accordance with Section 11 of the NPPF?

What type of open space provision does the Parish Council anticipate for the development of the site?

I note the planning history in the Site Assessment document. Is the Parish Council satisfied that the reasons for the refusal of the previous applications on the site have been addressed in general terms, and that an appropriate vehicular access can be secured into the site?

### *Community Aspirations*

Annex B includes a good series of Aspirations with proposed actions.

### **Representations**

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

It would be helpful if the Parish Council responded to the representations made by Lincolnshire County Council.

The District Council makes a series of representations on the policies and the supporting text. It would be helpful if the Parish Council commented on that representation.

### **Protocol for responses**

I would be grateful for responses to the questions raised in this Note by 10 July 2026. 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 the District Council and make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Grasby and Searby cum Owmbly Neighbourhood Development Plan.

18 June 2026