**Wallington 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 vision for the neighbourhood area. The presentation of the Plan is good. The difference between the policies and the supporting text is clear. It makes good use of various high-quality maps and photographs.

The Plan is helpfully underpinned by the Design Guidelines and Codes and the Housing Needs Assessment.

***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 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 the examination 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:

*Policy W1*

The overall approach taken in the policy is very good.

However, is part C necessary given the contents of parts A and B? In addition, how would it be implemented and would the sequential testing approach be either reasonable or practicable?

*Policy W2*

Does part A of the policy bring any added local value beyond the contents of the Local Plan?

*Policy W4*

This is an excellent policy which is underpinned by the Design Guidance and Codes.

In the round it is a very good local response to Section 12 of the NPPF.

*Policy W5*

The selection of non-designated heritage assets has been carefully considered.

Please can the Parish Council advise about the way in which it considers that part B of the policy has regard to national policy?

Is part C of the policy intended to apply to designated and non-designated heritage assets?

*Policy W6*

This is a very positive and forward-looking policy.

*Policy W9*

In the round this is a good policy and is underpinned by the details in Appendix D.

Does the Parish Council have any comments on the representation made by the District Council about the proposed designation of LGS 1 and LGS6?

*Policy W10*

This policy is a very positive local approach to Section 6 of the NPPF.

***Representations***

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

The District Council proposes a series of revisions to certain policies and the supporting text in the Plan. Does the Parish Council have any comments on the suggested revisions?

***Protocol for responses***

I would be grateful for responses to the questions raised by 24 November 2023. 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. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Wallington Neighbourhood Development Plan

3 November 2023