

Clyst Honiton Neighbourhood Plan Examination

Questions of clarification from the Examiner to the Parish Council and EDDC

Having completed my initial review of the Neighbourhood Plan (the Plan), I would be grateful if both Councils (as appropriate) could kindly assist me as appropriate in answering the following questions which either relate to matters of fact or are areas in which I seek clarification or further information. Please do not send or direct me to evidence that is not already publicly available.

1. Please could the Parish Council confirm whether it wishes to make any comments on all or any of the representations received at Regulation 16 stage and send any such comments to me as part of its response to this stage of the examination.

I would particularly welcome comments on the representations from EDAL in relation to **Policies E3 and SAL1** and on the representation from EDDC including on the non-policy specific comments.

2. **Policy DS6: Storage Spaces** sets a standard for two bike spaces; please could a little more explanation be given as to the thinking behind the two spaces requirement?

3. **Policy SA1: Slate and Tile Site.**

- a) Is there landowner support for the proposed allocation?
- b) Is it the intention to provide affordable housing as well as market housing?
- c) Have any initial design studies been done to show that the site can satisfactorily accommodate nine dwellings given the topography and flood zone constraints?
- d) What implications, if any, arise should the River Clyst Park proposal (subject of Policy NE3) not be deliverable?

4. **Policy NE3: River Clyst Park.**

- a) Please could any update be given as to the current position with this site? Do EDDC remain supportive of this policy?
- b) I would welcome and invite comments from the Parish Council and EDDC on the representation from Lichfields on behalf of the land owner.
- c) There seem to be some missing words in the policy (last paragraph); please could the Parish Council advise?

5. **Policy NE4: Local Green Spaces.** Three areas of verge are shown on Figure 50 on page 122 of the Plan with a fourth area partially shown. Please confirm which verges are proposed for inclusion. If the partially shown verge is proposed for inclusion, please provide me with a new plan showing the area in its entirety.

6. **Policy AC3: Active Travel.**

- a) I invite the Parish Council to comment on the representations made by EDDC and the Devon Countryside Access Forum and to put forward amended text for this policy for consideration.

- b) Are the references in the policy to Figures 49 and 55 correct?
- c) Please could the annotated map EDDC offers in its representation be provided to me for information purposes.

7. Page 135 of the Plan refers to monitoring to be undertaken by EDDC. Does EDDC have a view on this?

It may be the case that on receipt of your anticipated assistance on these matters that I may need to ask for further clarification or that further queries will occur as the examination progresses. These queries are raised without prejudice to the outcome of the examination. Where I have invited changes to be suggested, this is entirely without prejudice to my consideration of the issue.

Please note that this list of clarification questions is a public document and that your answers will also be in the public domain. Both my questions and your responses should be placed on the Councils' websites as appropriate.

With many thanks,

Ann Skippers MRTPI
Independent Examiner
19 July 2024