

Saxilby with Ingleby Neighbourhood Development Plan Review

Examiner's Clarification Note

Purpose

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 presentation of the Plan is very good. The initial chapters set the scene for the remainder of the Plan and its policies. The quality of photographs in the Plan is first-class

The package of submission documents is proportionate to the neighbourhood area. The maps are effectively presented

The Vision and Objectives of the Plan are both clear and locally-distinctive.

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 my report and in recommending any modifications that may be necessary to the review of 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 1

This is a very comprehensive which sets the scene for the wider Plan.

Should its final element cross-relate to the Policy 2 of the Plan?

Yes, this should cross-reference to the Local Plan

Policy 2

I looked carefully at the land off Sykes Lane during the visit.

Is the policy wording about the 'allocation' of the site correct given that it is already allocated in the Central Lincolnshire Local Plan (Policy WL/SAXI/004)? This is acknowledged in paragraph 38 of the Plan.

Is the purpose of the policy to consolidate the approach already taken in the Local Plan?

Yes, this should be consolidated to the same approach that is in the adopted Local Plan. Some of the criterion (I, J, L) in the policy go a bit further to provide more local context. There is a concern from nearby local resident on the impact(s) this development could have on the existing community.

Policy 3

This is a very good policy which will help to ensure high-quality design in the parish. In the round it is an excellent local response to Section 12 NPPF.

Should the third part of the policy be supporting text (describing what details should accompany planning applications) rather than in the policy itself? Similarly, should the wording relate only to proposals which require the submission of a design and access statement?

Agreed that the third part of the policy could be within the supporting text and is not necessary to be within policy.

Policy 6

I saw the importance of the community facilities in the village during the visit.

Is the primary purpose of the policy to identify local community facilities to which Local Plan policies would apply? If so, I am minded to recommend that it is recast to achieve this purpose. Does the Parish Council have any comments on this proposition?

The Parish Council would support this proposition.

Policy 7

I saw the importance of the employment sites in the parish during the visit.

The third part of the policy is very commendable. However, is it capable of being implemented through the development management process given that any applicant is unlikely to own any of the land concerned as shown on Figure 7 (in red)? Otherwise, is it intended that development proposals would contribute towards an overall scheme? If this is the case, how would that scheme be managed and delivered)?

Maybe a modification to the wording from 'must' to 'should'? this would encourage developers to consider this as part of their scheme to identify whether it is practicable or not.

Policy 11

I saw the importance of the Waterfront Area and its relationship with the commercial uses in Bridge Street.

This is a very positive policy designed to bring forward sensitive regeneration in the Waterfront Area.

Policy 15

I looked carefully at the proposed Local Green Spaces during the visit.

This is another excellent local policy which is underpinned by the details in Appendix C. In addition, it follows the matter-of-fact approach used in the NPPF.

Representations

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

I would find it helpful if the Parish Council commented on the representations submitted by:

- Anglian Water;
- Canal and River Trust; and
- Truelove Property and Construction.

The District Council makes a series of comments on the Plan. I would find it helpful if the Parish Council responded to the various comments and the suggested revisions.

The Parish Council has incorporated as many of the comments from WLDC into the submitted Plan. This is detailed within the Consultation Statement.

Protocol for responses

I would be grateful for responses to the questions in this note by 10 December 2025. 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 concerned.

Andrew Ashcroft

Independent Examiner

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19 November 2025