



## F9 Councils response to Q89-90 general matters – October 2020

### INSPECTORS' QUESTION 89

Paragraph 16 includes requirements that plans should 'serve a clear purpose' and 'contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals'. In this regard we note that a number of the policies in the Plan appear mainly or partly to set out general Council aspirations or objectives rather than to provide a clear indication of how a decision maker should react to a development proposal. Can the Council comment on this approach?

It is noted that the wording in parts of some policies is ambiguous and may not set out clear direction for the decision maker in the consideration of development proposals. The Council considers that with the suggested modification set out in the proposed Main Modifications (**F9A**) and Additional Modifications (**F9B**) tables a decision maker would have clear direction as to how to react to a development proposal.

### INSPECTORS' QUESTION 90

The site allocation policies state that 'Development proposals should consider the following:...' and then provide criteria on the amount and type of development and the development principles for each site. Can the Council clarify whether these are policy requirements rather than just considerations and if not, explain how a decision maker would apply such policies to development proposals.

The Council can confirm that the criteria listed in the site policies are policy requirements and considers that with the suggested modification set out in the proposed Main Modifications (**F9A**) and Additional Modifications (**F9B**) tables, a decision maker would be able to clearly apply the policies to development proposals.