

Nash Neighbourhood Development Plan

Examiner's Second 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 has been prepared and presented in a concise and effective manner. Section 5 is particularly effective in the way in which it links a series of key issues, the Vision for the Plan and its objectives.

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 in a position to raise detailed issues for clarification both with the Parish Council and with Buckinghamshire 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.

Points of Clarification for Nash Parish Council

I set out specific clarification points below in the order in which the policies appear in the submitted Plan:

Policy NNP1

This policy sets out a very effective spatial strategy for the Parish.

Policy NNP2

This policy is a good local response to Section 12 of the NPPF.

Policy NNP3

In general terms, the policy reads well.

However, please can the Parish Council comment on the way in which it would define 'the locale' of the conservation areas?

Policy NNP4

The general approach taken by the policy is clear.

However, does the reference to development proposals having 'full regards to the effects' in the policy relate to the supporting text which comments that '(the policy) does not rule out development proposals but requires that they pay special attention to the location, height and massing of buildings and structures so as not to obstruct or harm a view or vista'?

Policy NNP5

Is the intention of the policy to require that development proposals are designed in a way which secures the approach set out? As submitted, the policy makes a general statement rather than identifying how it would be achieved.

Point of Clarification for Buckinghamshire Council

The representation by John Wickson and Susan Raven draws attention to the current appeal against the refusal of planning permission for the proposed development of five homes to the north of All Saints Close (21/02806/APP).

Please can the Council advise on when it is expecting the Planning Inspectorate to come to a decision on the appeal?

Representations

Does the Parish Council wish to make any comments on the representations made to the Plan?

In particular, does it wish to comment on the representations made by:

- Buckinghamshire Council; and
- John Wickson & Susan Raven?

Protocol for responses

I would be grateful for comments by 22 June 2022. Please let me know if this timetable will be challenging to achieve. It is intended to maintain the momentum of the examination.

In the event that the format certain policies can be clarified 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 Buckinghamshire Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Nash Neighbourhood Development Plan.

6 June 2022