

## North Marston 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 and concise vision for the neighbourhood area. The relationship between the vision and objectives of the Plan, and the policies is very clear. This matter is simply but effectively captured in the tables in Section 5 of the Plan. They provide a robust structure for the Plan.

The North Marston Design Code is a very effective local response to the national design agenda.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Plan makes good use of high-quality maps and photographs.

Section 13 sets out a clear series of non-land use aspirations and comments on the implementation of the Plan to very good effect. In combination, these matters demonstrate that the Parish Council sees the Plan as an important local tool to deliver change and improvement in the parish. This is best practice.

#### ***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 issues for clarification with the Parish Council and Buckinghamshire 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.

#### ***Clarification points for the Parish Council***

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

##### ***Policy E3***

Is the reference to 'initially' in the second part of the policy related to the contents of paragraph 7.23?

I am minded to reverse the order of the two sections of the policy. Does the Parish Council have any comments on this proposition?

##### ***Policy SD1***

In the second part of the policy what was the purpose of the inclusion of the second bullet point (on community support)? Has the Parish Council considered how such an approach would overlap with Buckinghamshire Council's responsibility to determine applications in accordance with the development plan?

### *Policy SD3*

This policy is an excellent local response to Section 12 of the NPPF. The Design Code is a first-class document.

As submitted, the policy would apply in a universal way. In these circumstances, many of its elements would not apply to the minor and domestic applications which will continue to represent the majority of development proposals which come forward in the parish.

As such, I am minded to recommend that the policy would apply in a proportionate way to take account of the scale and nature of proposals. Does the Parish Council have any observations on this proposition?

### *Policy SD5*

This is a very comprehensive policy

As submitted, it would apply in a universal way. In these circumstances, many of its elements would not apply to the minor and domestic applications which will continue to represent the majority of development proposals which come forward in the parish.

As such, I am minded to recommend that the policy would apply in a proportionate way to take account of the scale and nature of proposals. Does the Parish Council have any observations on this proposition?

### *Policy C1*

This is a very effective policy. It properly captures the importance of community facilities to the parish. It also takes account of viability issues.

### *Policy C2*

This is another effective policy. It is helpfully underpinned by the details in Annex 2.

### *Policy TT2*

The second part of the policy reads as a statement of intent rather than a land use policy. Is the intention that new development should respect the existing footpath network and that the creation of any new footpaths would be supported?

### *Aspirations*

The aspirations are both well-considered and distinctive to the parish.

### *Clarification points for the Buckinghamshire Council*

What is the anticipated timetable for a decision on the application for permission in principle for six dwellings at 49 Portway (21/04041/PIP)?

***Representations***

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

In particular does it wish to comment on the following representations:

- Mary Tuckett; and
- Robert Webb Developments Limited.

Buckinghamshire Council's representation on the Plan suggests changes to certain policies. Does the Parish Council have any comments on its suggestions?

***Protocol for responses***

I would be grateful for responses by 26 August 2022. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

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

Andrew Ashcroft

Independent Examiner

North Marston Neighbourhood Development Plan.

29 July 2022