

## **Drayton Parslow 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 wider package has been prepared and presented in a very professional and effective manner. The Plan is distinctive to the parish and provides a clear and compelling vision for the neighbourhood area. The policies are very distinctive to the neighbourhood area. The Plan is commendably short and concise.

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

In the round, the Plan balances opportunities for sensitive, well-designed development with strong environmental and community aspirations. The connections between the vision, the objectives and the policies are very clear.

#### ***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 the examination report and in recommending any modifications that may be necessary to 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:

##### ***General***

In the round the policies are clear. However, in some cases the criteria are presented in a different text to the main element of the policy. I will be recommending that the full extent of each policy is presented in a clear and consistent way.

##### ***Policy DP1***

In general terms the policy has been well-considered. However, it is wide-ranging.

Might it read better if it was subdivided into theme-based sections (such as housing and employment uses)?

It would be helpful if the Parish Council commented on the representation about the way in which the settlement boundary has been drawn for 9a Church End.

##### ***Policy DP2***

In general terms the policy has been well-considered. However, should its focus be on the matters which development proposals should address (and as set out in the criteria) rather than anticipating the outcomes of planning applications?

Appendix A shows the boundaries of the conservation area. Whilst the policy suggests that non-designated heritage assets are shown in the appendix this is not the case.

Does a schedule of such assets exist? If not, how would Buckinghamshire Council be able to interpret this part of the policy in a consistent way?

*Policy DP3*

The opening element of the policy (as currently shown in bold text) includes matters which would more logically sit with the other criteria. I am minded to recommend modifications to address this issue. Does the Parish Council have any comments on this proposition?

*Policy DP4*

As submitted the policy is partly a statement and partly a policy.

Am I correct to read the policy as offering support to improvements to existing community facilities and for the development of additional facilities?

*Policy DP6*

The purpose of this policy is clear. However, it reads slightly out of context within the wider Plan. Could it be combined with Policy DP1 to provide a broader spatial strategy for the Plan?

**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 Buckinghamshire Council Planning Policy team/Highways team/Heritage team's suggested changes to certain policies.

**Protocol for responses**

I would be grateful for responses to the questions raised by 19 February 2024. 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 Buckinghamshire Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

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Independent Examiner

Drayton Parslow Neighbourhood Development Plan.

24 January 2024