



Directorate for Planning, Growth & Sustainability

Corporate Director: Ian Thompson

Buckinghamshire Council

The Gateway

Gatehouse Road

Aylesbury

HP19 8FF

nina.merritt@buckinghamshire.gov.uk

neighbourhoodplanning@buckinghamshire.gov.uk

01494 475741

www.buckinghamshire.gov.uk

16th June 2022

Ref: North Marston NDP Reg 16

Dear Sir/Madam,

**North Marston Neighbourhood Plan – Regulation 16 Submission Consultation
Town and County Planning (England) Neighbourhood Planning (General) Regulations 2012 (as amended)**

Buckinghamshire Council have reviewed the submission version of the North Marston Neighbourhood Development Plan; the Basic Conditions Statement and the Consultation Statement. To assist the examiner, the council's comments are divided into two; comments that relate to the basic conditions and comments that help to improve and update the plan.

Should any of the comments be unclear or, if you would like further information in relation to points raised please contact us using the contact details at the top of the letter.

Yours sincerely,

Nina Merritt
Senior Planning Policy Officer
Buckinghamshire Council

Comments relating to Basic Conditions

<u>Policy or paragraph</u>	<u>Page</u>	<u>Comments</u>	<u>Modifications</u>
Paragraph 1.2	5	Where reference is made to the Neighbourhood Planning Regulations 2012, the following should be included after '(as Amended). This is ensure the text is referencing the most recent amendments to the legislation and is therefore demonstrating compliance with the basic conditions.	After 'Neighbourhood Planning Regulations 2012', add '(as amended)
Policy SP4 – Provision of energy efficient building	40	Slight adjustment to the wording of this policy may be required. As it reads, the second paragraph could apply to both the development of new dwellings and for householder applications of existing dwellings. This policy will be difficult to apply to householder applications without impacting on the viability of the scheme. For example requiring on site renewable energy for a large extension may make the scheme unviable.	Propose to alter the start of the second paragraph to the following; 'All new build development should be...'
Policy TT1: Car Parking	51	Although the council are supportive of neighbourhood plans encouraging electric charging points to be provided within new developments, policy T8 of the Vale of Aylesbury Local Plan sets the Electric Vehicle Charging requirements. The second sentence as currently worded goes beyond the requirements of policy T8 of the VALP.	Suggest replacing the wording of the second sentence to; ' <i>Electric charging points for care should be provided in line with policy T8 of the Vale of Aylesbury Local Plan.</i> '

		<p>The NP policy requires electric charging points to be provided in every building in new developments.</p> <p>Table 19 within policy T8 of the VALP sets the requirements for the provision and does not require all buildings to require electric charging points. For example, for houses, one electric vehicle dedicated charging point per house with a garage or driveway. It does not require houses without a drive or garage to have an electric charging point. In addition, the requirements for other development (both less than and greater than 50 parking bays) set a percentage of the bays. It is not based on the number of buildings being built.</p>	
Annex 2	67	The description of each Local Green Space designation and why it meets the NPPF definition of justifying a Local Green Space is minimal. Further explanation may be required. For example further description on what make tranquillity special at Church Spinney.	Suggest further explanation is required to justify the significance of the proposed local green space designations.

Comments to improve and update the plan

<u>Policy or paragraph</u>	<u>Page</u>	<u>Comments</u>	<u>Modifications</u>
Paragraph 2.1	7	The NPPF was first published in 2012. It has seen a number of updates, the latest being in July 2021. As it currently reads, it seems to suggest it was first	Remove the word 'version' and replace the word 'published' with 'updated'

		published in 2021. Suggest slight change of wording to reflect this.	
Section 3 – Parish Description	8	Under Parish Description, biodiversity has been missed out. It may be useful to include a section on biodiversity that could be found within North Marston and refer back to the wildlife record data search. North Marston is rich in habitats and species.	Consider including a section on Biodiversity under Parish Description.
Paragraph 3.6	8	Heritage England should be amended to Historic England	Replace ‘Heritage England’ with ‘Historic England’
Paragraph 4.23	17	The text currently includes an email address. It may be better to remove the email address to ensure GDPR compliance	Suggest removing the email address within the text
Paragraph 2.29	17	The link to the Facebook page does not work.	Either correct the link to the Facebook page or remove it from the text if the page no longer exists.
Objectives – Historic Environment	19	Consider amending the words ‘protect and conserve’ to ‘protect and enhance’ so it is consistent with paragraph 206 of the NPPF and S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.	Within the first two objectives under Historic Environment, replace the words ‘protect and conserve’ with ‘protect and enhance’ In the third objective under Historic Environment, replace the word ‘maintain and conserve’ with ‘maintain and enhance’
Objectives – Environment Objectives	19	Consider broadening the Environment Objectives to include ‘historic landscapes’ in addition to historic structures and their setting, as this would also include the conservation area and all other historic landscapes. For example, the second objective could be amended to read as <i>‘To protect and conserve the nationally important ridge and furrow landscape and other historic landscapes and their features’</i>	Consider amending the second objective under Historic Environment to ‘To protect and enhance the nationally important ridge and furrow landscape and other historic landscapes and their features’

Objectives – Natural Environment	19	The term ‘green’ is rarely applied when describing the environment. It is recommended to keep describing the environment as ‘natural’.	Replace the word ‘green’ with the word ‘natural’ within the objective under Natural Environment
Paragraph 7.8	23	The NPPF (2021) have been amended since 2018. The paragraph numbering should be updated accordingly, for example paragraphs 194-208	Amend the reference to the NPPF to reflect the updated version published In July 2021
Paragraph 7.21	27	As above the paragraph numbers should be updated to reflect the updated NPPF (2021). These paragraph numbers should be 194-208.	Amend the reference to the NPPF to reflect the updated version published In July 2021
Section 9	31	It may be useful to set out a few of these protected sites and species from BMERC within the description of section 9 to give a sense of biodiversity richness within the parish.	Consider mentioning a few protected sites and species to highlight the biodiversity richness within the parish
Paragraph 9.4	31	Section 9.4 states: <i>“Any new scheme for development within North Marston should demonstrate that reference has been made to the complete record of BMERC designated sites to ensure full conformity with Policy NE2 below, and development on or adjacent to these sites should be avoided”</i> . The above statement is not reflected within the provided policy NE2.	Consider reflecting this statement within policy NE2.
9.6	31	Priority orchard habitat has been picked up within the data search.	Recommend mentioning priority orchard habitat within section 9.6 when mentioning habitats within the parish
9.10	32	It may be worth mentioning in terms of planting native species that the species are to be sourced locally to enhance the current local biodiversity.	Recommend mentioning ‘local provenance’ which entails the native species to be sourced locally and planned in appropriate areas.

Policy NE2: Biodiversity	32	<p>NE2 states: “<i>New development will be required to protect and enhance existing natural features of sites</i>”. There is a potential to have impacts to protected species and habitats which are nearby and adjacent to the development’s sites and so therefore it is recommended to replace the word ‘sites’ to ‘<i>local, adjacent and application sites</i>’.</p> <p>It is also recommended to be in accordance with NE1 by including include the word ‘measurable’ when discussing 10% biodiversity net gains.</p> <p>Similar to the previous point in relation to planting native species, this should also state of ‘local provenance’.</p> <p>When discussing wildlife corridors it is also worth mentioning that without these corridors habitat fragmentation and isolation will occur. It is recommended to mention where a fence or boundary is required, wildlife corridors such as a hedgehog hole shall be implemented within the policy.</p> <p>There is no mention of protected specials and habitats</p>	<p>Recommend replacing the word ‘sites’ to ‘local, adjacent and application sites.’</p> <p>Recommend including the word ‘measureable’ when discussing 10% biodiversity net gains.</p> <p>Recommend mentioning ‘local provenance’ which entails the native species to be sourced locally and planned in appropriate areas.</p> <p>Consider mentioning the need for wildlife corridors such as a hedgehog hole to be included within the policy</p> <p>Also recommend mentioning that development should follow the mitigation hierarchy and standard ecological guidelines with regards to protected species or habitats.</p>
Pictures of Trees and Wildlife	33	It is recommended due to potential copyright issues, to provide the owners name/title of the images.	Insert the owner name and title of the pictures
SD1: Development within the Settlement Boundary	35	Consider making direct reference to the map showing the settlement boundary within the policy. This will provide a direct policy link to the drawn up boundary	Consider inserting the following wording after the words ‘Settlement Boundary’ in the first sentence; ‘(as shown in policy map 5)’

Policy SD3: High Quality Design	39	Consider including the design code as an appendix to the neighbourhood plan. This will make it easier for the reader to find and use	Insert the design code as an appendix
Policy C1: Community Facilities	45	In the third paragraph, there is a full stop in the middle of a sentence. This should be replaced with a comma	Replace the full stop with a comma.
Policy E3: Protecting and enhancing local heritage assets	27	<p>Consider adding reference to the map directly into the policy.</p> <p>As the policy currently reads, it only applies to the Local Heritage Assets identified by the NP. It could be broadened to include the designated and on-designated heritage assets and their settings located throughout the parish. Including both 'Local Heritage Assets' and 'Heritage Assets' and their settings within policy E3 would ensure a more holistic approach to assessing the impact of proposals on all heritage assets within North Marston.</p> <p>It may also be useful to reference the need for a balanced judgement and a need to consider the benefits that may outweigh any harm, including less than substantial harm, caused to a non-designated heritage asset. This would ensure the policy is consistent with paragraph 203 of the NPPF and policy BE1 of the VALP.</p>	<p>Add a reference to the map within the policy</p> <p>Consider broadening the policy to include the designated and non-designated heritage assets and their settings located throughout the parish.</p> <p>Consider making reference for the need of a balanced judgement and a need to consider the benefits that may outweigh any harm.</p>
Annex 1 – Map 3	60	It may be helpful to show all heritage assets (designated and local heritage assets) on a map. This would assist with considering the impact of	Considering adding the heritage assets on map 3

		development on all assets and their setting, as outlined above.	
Annex 1 - Map 8	Page 65	Map 8 only shows the taxon of non-sensitive protected species. It does not include protected sites as suggested within paragraph 9.3	Suggest amending the map to include the protected sites within the parish as suggested within paragraph 9.3
Hyperlinks	Throughout	There are some inconsistencies with the hyperlinks. Some are highlighted as hyperlinks and some are not.	For ease to the reader, consider making all website links hyperlinks.

Date: 23 June 2022
Our ref: 391631
Your ref: North Marston Neighbourhood Plan – REG 16



Planning Policy Team
Buckinghamshire County Council
County Hall
Walton Street
Aylesbury
Buckinghamshire HP20 1UA

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY - Neighbourhoodplanning@buckinghamshire.gov.uk

Dear Sir or Madam

North Marston Neighbourhood Plan – Publication of Regulation 16

Thank you for your consultation request on the above dated and received by Natural England on 12th May 2022.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..

Natural England does not have any specific comments on this draft neighbourhood plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk

Yours faithfully

Sharon Jenkins
Operations Delivery
Consultations Team
Natural England

Response ID ANON-51BU-V9TC-3

Submitted to North Marston Neighbourhood Plan submission consultation
Submitted on 2022-06-22 19:19:05

About you

What is your interest in this consultation?

Resident

Contact details

What is your full name?

Name:
Mary Tuckett

What is your address?

Address line 1:
[REDACTED]

Address line 2:

Village, town or city:
North Marston

Full postcode:
MK18 [REDACTED]

Would you like to be notified of future progress with the Neighbourhood Plan?

Yes

What is your email address?

Email:
[REDACTED]

Your views

Please indicate whether you support or object to the submitted Neighbourhood Plan.

I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes

Your comments

Please provide your comments, suggested changes or reasons for objecting.

Comments:

Ms Rachael Riach Buckinghamshire Council
By email: neighbourhoodplanning@buckinghamshire.gov.uk
Reference Boundary of settlement area on Marstonfields Road.

Dear Ms Riach,

We wish to ask consideration be given to our wish for the proposed settlement line to be changed. I have also attached some documents / maps that may assist.

The "verge" along Marstonfields Road was "dedicated for ever as a public highway the land in the parish of North Marston adjoining the road and containing 1860 square yards" in a deed dated 5th October 1936. This includes the land from the public bridleway path to Oving all the way to the Bungalow at no. 6 (but not including Infront of that bungalow). It also includes the land on the other side of the road at the bottom of the graveyard. (Map attached Document 1). I believe this should be the extent of the proposed green space and hence included within the village settlement line. There should also be taken out of this green space the access points for all the houses, properties and land along this road. This should include our long-established access to the orchard and field beyond. (Document 2).

My second request is that the village settlement boundary should include the orchard. This was originally the other half of the orchard at no. 4. As an orchard it has a different designation to agricultural land. It would also be sensible to draw the settlement line straight from the rear of no. 6 to the rear of no.4. to include this orchard designation. (Document 3)

My third request is that the settlement line is moved to encompass Winter's End Barn as well as our field behind the orchard. Changing this settlement line would have no detrimental effect on anyone. If the fear is that it would encourage development, it must be remembered that any application has to

stand up to scrutiny on its own merits and go through the formal planning process. (Document 4).

We apologise that this request has come in at the eleventh hour but has only just been brought to our attention. We replied to the survey on the neighbourhood plan and were re-assured by the information we were given at that time. What has been drawn on the map is not what we anticipated the outcome to be from those conversations.

Yours truly,
Mary Tuckett

Please may we ask for this to be acknowledged as received.

This request was sent via email to the dedicated email box neighbourhoodplanning@buckinghamshire.gov.uk on 15th June 2022 at 11.34 and we have received no response as to receipt. The email includes the maps which I have been unable to upload here.

Marstonfields Farm
North Marston
Buckingham
Bucks
MK18 3PG

Email: [REDACTED]
07860 818467

15th June 2022

Ms Rachael Riach
Buckinghamshire Council
By email: neighbourhoodplanning@buckinghamshire.gov.uk

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Yours truly,

Mary Tuckett

Mary Tuckett

Please may we ask for this to be acknowledged as received.

DOCUMENT 1-

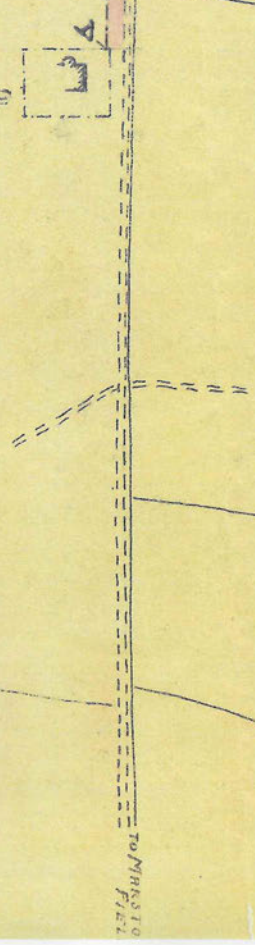
Town's End
Field.



BUCKS COUNTY COUNCIL.

MARSTON FIELDS ROAD 429.

Scale:- 1/2500 or 208.53 feet to one inch.



Owner:- Trustees of Miss F.M. BIGGS.

Approx. Area 1860 Sq. Yds.

Scale 1/2500

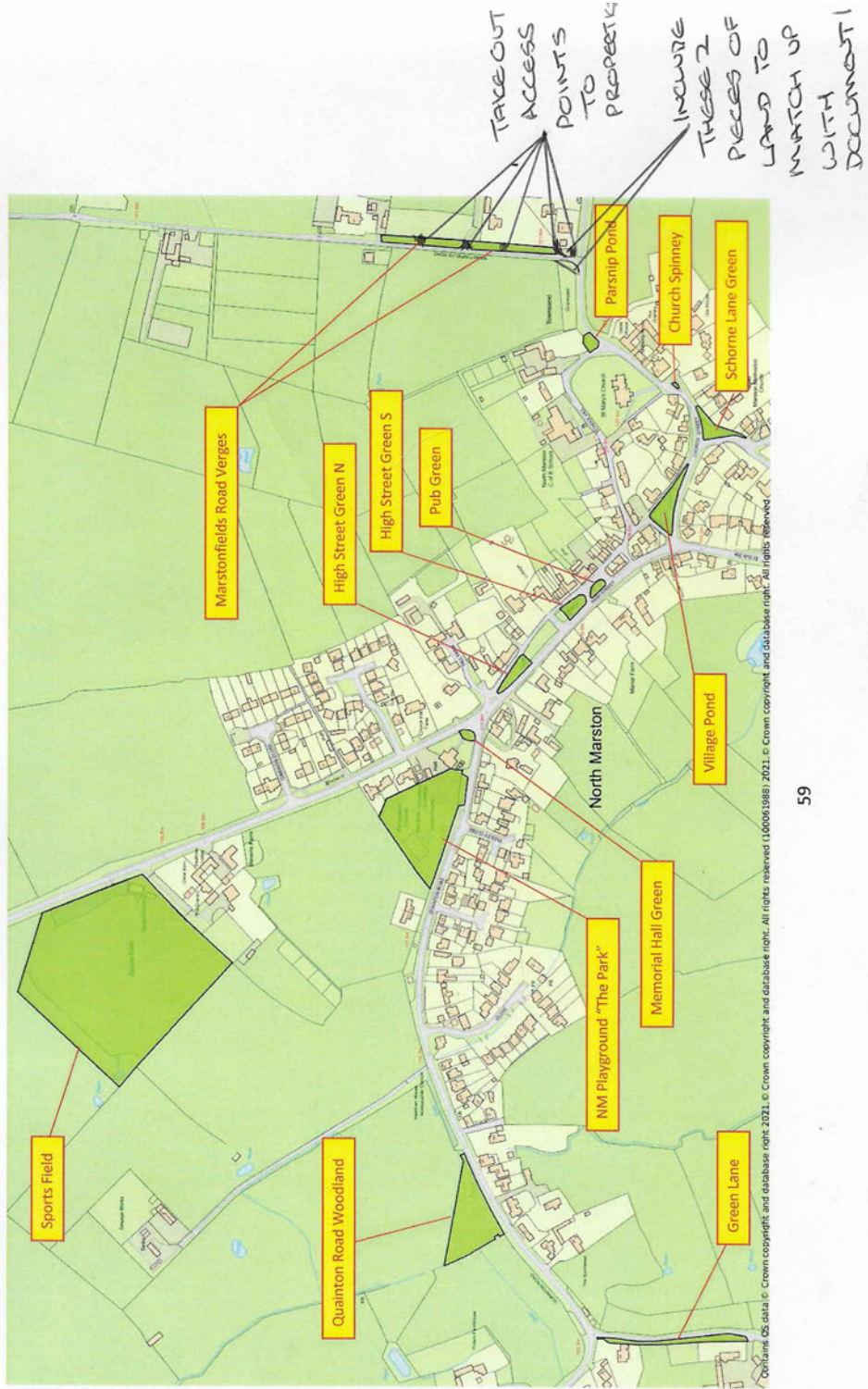
NORTH MARSTON
ROAD No 429.

Parish of North Marston.

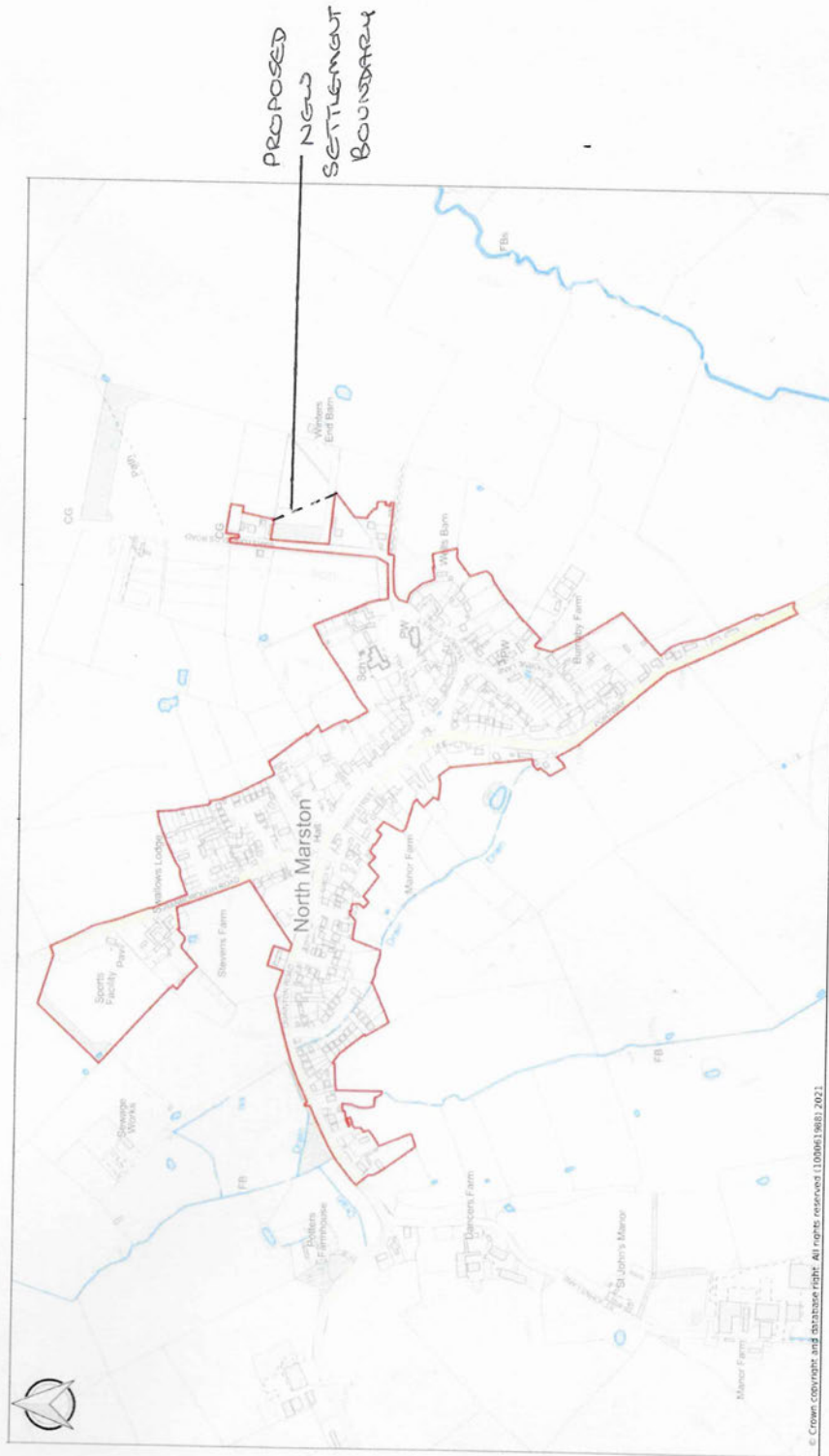
To MARSTON
FIELD

DOCUMENT 2.

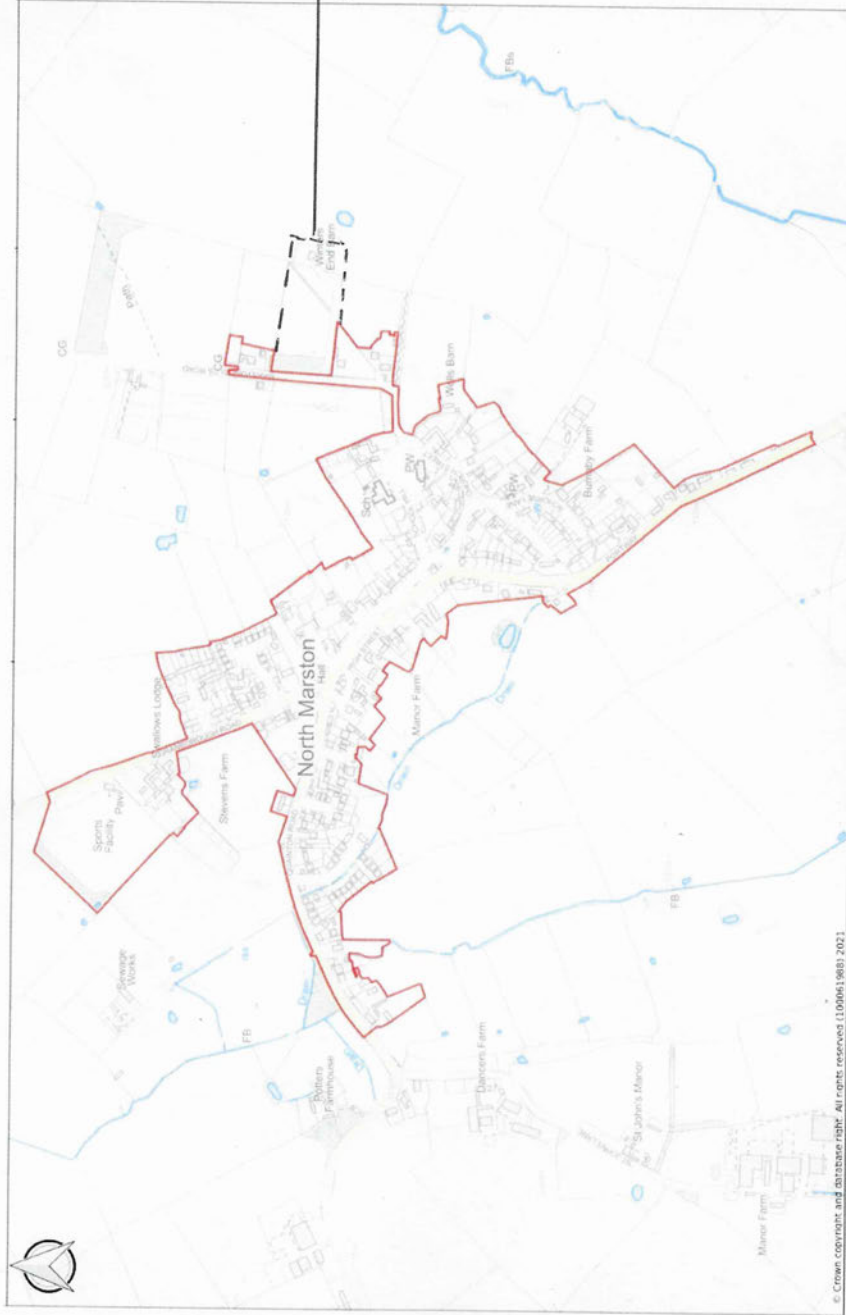
Policy Map 6: Local Green Spaces



Policy Map 5: Settlement Boundary



Policy Map 5: Settlement Boundary



Rachael Riach

From: robert@webb-developments.com
Sent: 10 June 2022 10:33
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] FW: North Marston Neighbourhood Plan-Due Process
Attachments: 220204 North Marston - (SK) Overall Site Plan4Feb2022.pdf; Letter to Buckinghamshire Council 16.05.22.pdf; 220204 North Marston - (SK) Overall Site Plan4Feb2022.pdf; NMNP Comment SheetRWFeb2022.pdf

You don't often get email from robert@webb-developments.com. [Learn why this is important](#)

[Please note this has been sent from an **external source** - treat with caution and **do not open** attachments / use links until you are sure this is a trusted communication see intranet/IT for advice.]

Dear Sirs

Are you able to respond on the letter I sent in on the process that the North Marston Neighbourhood Plan has taken. I attach the letter send for convenience.

I look forward to hearing from you.

Kind Regards

Robert Webb

Robert Webb BSC (Hons) MRICS FAAV

Director



www.webb-developments.com

Robert Webb Developments Limited
Tel: 01525 240843
Mobile: 07919556908
Email: Robert@webb-developments.com

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Robert Webb Developments Limited Registered in England & Wales No 09001364

From: Robert Webb (robert@webb-developments.com) <robert@webb-developments.com>

Sent: 23 May 2022 15:32

To: 'neighbourhoodplanning@buckinghamshire.gov.uk' <neighbourhoodplanning@buckinghamshire.gov.uk>

Subject: North Marston Neighbourhood Plan-Due Process

Dear Sirs

I am acting on behalf of Claire Woodward to raise concerns about how the North Marston Neighbourhood Plan is being progressed and the due process it is following and how the Parish Council and the Neighbourhood Plan are engaging with landowners in the village over promoting land opportunities in the village.

I attach:

1. Letter
2. Consultation comments on the Neighbourhood Plan that were submitted.

Please acknowledge safe receipt of this email.

Regards

Robert Webb

Robert Webb BSC (Hons) MRICS FAAV

Director



www.webb-developments.com

Robert Webb Developments Limited

Tel: 01525 240843

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Email: Robert@webb-developments.com

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If you have received this email in error, please email enquiries@webb-developments.com and delete it from your system.

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Robert Webb Developments Limited Registered in England & Wales No 09001364

NOTES:

ALL SUBJECT TO A DETAILED LINE AND LEVEL SURVEY AND ASSOCIATED CONSULTANTS REPORTS INCLUDING HERITAGE, TREE, DRAINAGE, HIGHWAYS, FIRE, ETC.

NOTE: NO DIMENSIONS TO BE SCALED FOR CONSTRUCTION. DRAWINGS MAY BE SCALED FOR PLANNING PURPOSES ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.

Scale 1:1000



— ASSUMED BOUNDARY LINE - AREA SUBJECT TO SURVEY

existing recreation ground

possible extention of recreation ground [approx.1 acre]

attenuation feature

QUANTON ROAD

listed building

21096 220204
NORTH MARSTON
Overall Site Layout for comments

REV: BY: DATE: DETAILS:



architecture
planning
project management
interior design
graphics

www.colesarchitects.co.uk

Bank House, 2 High Street, Olney, Buckinghamshire, MK46 4YY
t:01234 241758 f:01234 711459 e:proactive@colesarchitects.co.uk



RW/AL/NMarston/160522

16th May 2022

Buckinghamshire Council
Neighbourhood Planning
Gatehouse Road
Aylesbury
HP19 8FF

By Email: neighbourhoodplanning@buckinghamshire.gov.uk

Without Prejudice

Dear Sir or Madam

North Marston Neighbourhood Plan Due Process

I write to confirm over the past year I have been trying to engage with both North Marston Parish Council and North Marston Neighbourhood Plan Steering Group regarding a potential development site proposed in North Marston. I am acting as a Development Consultant on behalf of the landowners who have instructed me to contact you to raise their deep concerns about the due process which has been undertaken preparing the North Marston Neighbourhood Plan.

Since July 2021, I have been seeking to discuss potential development proposals with the Parish and the Steering Group and on all occasions the Parish and the Steering Group have declined my offer for a meeting on the basis, they are working on the Neighbourhood Plan and will only engage when the plan has in effect been made. In December 2021, I received an email from the Chairman of the Neighbourhood Plan Steering Group advising that a Draft Neighbourhood Plan had been prepared and comments were welcome from interested parties before the plan was submitted to Buckinghamshire Council for comment. On reviewing the proposed Neighbourhood Plan, I noted development was restricted in the main to infill developments of one or two dwellings only, the delivery of such schemes due to their size is limited. The very nature of the proposed infill schemes is not sustainable development due to their size. What does a small development of 1 or 2 plots contribute to the village? This seems at odds with the Policy Background that the Neighbourhood Plan is seeking to uphold. The proposed settlement boundary was tightly drawn around existing housing save a small paddock located at 49 Portway, North Marston.

I responded to the consultation on the Neighbourhood Plan and enclose my comments for background information. You will note as part of the comments made that my clients are seeking to engage with the Parish Council and the Steering Group to bring forward a scheme of 10 dwellings that would provide the following benefits for the village: -

1. 1 acre of land to expand the land area of the recreation ground and provide some allotments for the village.
2. Provide a footpath link from the Quainton Road to the recreation ground.
3. Provide affordable housing.

My clients are proposing a scheme that would provide benefits for the village as opposed to a scheme of 1 or 2 dwellings which would not be required to make any contributions to the village.

On investigating what planning applications have been made in North Marston, I noted the Chairman of the Parish has submitted a planning application for the development of six houses on land at 49, Portway, North Marston. For information, the application reference is 21/04041/PIP.

This application appears to be at odds with the emerging Neighbourhood Plan and given it is on the Chairman of The Parish Council's land, my clients are concerned that the entire process of developing the Neighbourhood Plan is unsound especially as The Parish Council and The Neighbourhood Plan Steering Group do not wish to engage with any landowner to discuss potential development opportunities and at the same time the Chairman of the Parish Council is progressing a planning application on land that he owns for 6 houses. I am aware that members of the Parish Council have objected to the scheme and share our concerns on the process that has been undertaken

My clients have requested that progress on the Neighbourhood Plan is suspended until the due process by which the plan has been progressed is reviewed. It is most unusual for a Parish Council or a Neighbourhood Plan Steering Group to not engage with landowners and developers prior to a plan being made. My clients wish to engage in the process and have the opportunity to promote their land through the emerging Neighbourhood Plan.

I would be grateful if you could acknowledge safe receipt of this letter and let me know how Buckinghamshire Council is going to process the Draft Neighbourhood Plan submission.

I look forward to hearing from you.

Yours faithfully
For and on behalf of Webb Developments Limited



Robert Webb
Director

Enc

North Marston Neighbourhood Plan and Design Code

Draft Versions Comment Sheet

Please complete a separate Comment Sheet for every section, page, or paragraph you wish to comment on.

Your comments will be made publicly available, but your personal details will remain private as required by current GDPR legislation and will only be used internally by the Neighbourhood Plan Steering Group for reference purposes.

Please be aware that we will not accept comments that are anonymous, irrelevant to the content of the draft Neighbourhood Plan, racist, abusive, or libellous.

Thank you for your comments

Name:	Robert Webb Developments Ltd	
Address:	The Office, Mount Pleasant Farm, Dunton Road, Stewkley, Leighton Buzzard, LU7 0LU	
Email address:	robert@webb-developments.com	
Are you commenting on the draft Neighbourhood Plan or the draft Design Code?	The Draft Neighbourhood Plan	
Which section, page, or paragraph are you commenting on? <i>Please enter General if it is a generalised comment</i>		
<p>A: Please state your comments or concerns <i>Continue overleaf if necessary</i></p> <p>Neighbourhood Plan Objectives</p> <p>Housing</p> <p>I note under the Neighbourhood Plan Objectives under housing that development is limited to small infill schemes. The issue with small infill schemes is they do not provide much benefit to the village in terms of making contributions towards community facilities or helping fund the Primary School by making education contributions as part of obtaining a planning permission for a larger scheme.</p> <p>I believe that consideration should be given to schemes of up to 20 houses which would provide more benefits to the village. I note for example that there is a requirement for an allotment site, a small infill scheme would not be able to provide a benefit such as this example. To enable the Parish Council to control where development is directed in the village it is a shame that some site allocations in the Neighbourhood Plan have not been considered. This exercise been done in other Neighbourhood Plans within the Aylesbury Vale area of Buckinghamshire Council for example at Great Horwood and Stewkley.</p> <p>Policy E3: Local Heritage Assets</p> <p>Development should consider the Heritage Assets and schemes should be designed to mitigate any impact they have on the asset however, as long as the Heritage Asset is being preserved development located close to Heritage Assets should not be prevented.</p> <p>Policy NE2: Biodiversity</p> <p>The policies on biodiversity are supported.</p>		

Policy SD1: Development Within The Settlement Boundary

Map 5 is a plan that outlines only the built form of the village. Scope for development within the village allowing existing residents to move as their family grows or for people to move into the village is too limited. I note non residential development outside the settlement boundary will be supported if there is a community need amongst other stringent criteria. This is too restrictive and will only constrain development and opportunities that some development could provide. Comments under this policy in part are subjective how do you confirm that a development is causing "overshadowing". What does this mean?

Comments under clause 10.9 in relation to the settlement hierarchy are subjective. There are a number of villages within Aylesbury Vale that are classified as medium villages which have had development without a formal allocation been in place. There are potential sites in the village that should be considered instead of been dismissed as they have not been allocated. The Neighbourhood Plan itself could allocated sites.

Policy SD2

I agree that a mix of houses should be provided on schemes being a range of 2, 3 and 4 bedroom houses in accordance with the HEDNA (Housing Economic Demands Assessment) mix published by Aylesbury Value District Council as part of supporting the VALP that was finally adopted last year. The HEDNA provides percentages of houses required and this should be reflected in any planning applications made.

A general comment on the North Marston Community Statement.

There is a requirement to provide allotments within the village settlement boundary. On inspection the boundary is too tight to allow for this.

There is a requirement to improve infrastructure and public services however, small infill schemes will not be able to contribute to support such improvements. In additional small schemes of 1 or 2 houses will not provide any affordable dwellings.

B: Please tell us how you feel your concerns could be addressed

Continue overleaf if necessary

My concerns could be addressed by:-

1. Enlarging the potential settlement boundary to allow the Parish to have the opportunity of allocating some larger developments of say 20 houses which could provide benefits to the village perhaps by gifting land as part of the development to provide allotments or more land to the existing sports pitch to support recreation in the village.
2. Remove subjective from Policy SD1 regarding overshadowing, loss of privacy and overbearing by a building as these could be challenged.

Delete clause 10.9. The village is classed as a medium size settlement and could accommodate some development. It does not have to have an allocated site to bring land forward for development. I believe some land could be allocated for development through the Neighbourhood Plan allowing the Neighbourhood Plan Group to provide policies and on specific sites and control where development goes in the village.

I am working with a landowner in the village on land off Quainton Road in North Marston. I have been trying to engage with the Neighbourhood Plan Steering Group to present an opportunity to the Parish Council and the Neighbourhood Plan Steering Group but to date I have been told it is "too early to meet". I take this opportunity to enclose an initial concept scheme only where the landowner and myself would like to meet with the Parish Council and the Neighbourhood Steering Group to discuss a proposal for the following:-

1. Providing a scheme of 10 houses of which 3 dwellings would be affordable dwellings.
2. Providing a footpath link to the existing sports ground from the proposed housing scheme and providing 1 acre of land that could be used for additional sports uses or allotments. This would be a small scale development that provides a direct benefit to the village.

I would welcome opportunity to meet to discuss the merits of this scheme and have the opportunity with working with the Neighbourhood Plan Steering Group to allocate this site in the emerging Neighbourhood Plan.

I believe to allow the village to sustainably grow over the plan period 2020 -2035 that a sustainable amount of growth should be around 10% of the existing housing numbers.

C: Do you think there is anything missing from the draft Plan or the draft Design Code?

Continue overleaf if necessary

My comments on the Neighbour Plan have been made above. With regard to the design code, I support the code as provided and agree that any new housing should be in keeping with the existing housing in the village.

For Steering Group use

Continuation sheet

Please use the space below to add any further comments you have about any of your answers

If completing online, please return to: nmnp.representations@gmail.com

Written replies should be sealed and placed in the Parish Council post box at the Community Shop

The consultation period ends on Wednesday February 9th, 2022

Rachael Riach

From: robert@webb-developments.com
Sent: 16 June 2022 08:56
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] North Marston Neighbourhood Plan - Publication of Regulation 16
Attachments: NMNP Comment SheetRWFeb2022.pdf; 220204 North Marston - (SK) Overall Site Plan4Feb2022.pdf; Letter to Buckinghamshire Council 16.05.22.pdf

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Dear Sirs

Thank you for providing us with the opportunity to express further views on the emerging North Marston Neighbourhood Plan. For completeness, I attach the following:

1. Previous comments made in February 2022 including details of a potential scheme of the Quanton Road in North Marston.
2. Letter dated 16th May 2022 regarding concerns on the process the Neighbourhood Plan has undertaken.

In addition to the comments already made; on behalf of Claire Woodward, the landowner of a field off Quanton Road, North Marston, I write to re confirm the following:

1. Policy SD1 – Settlement Boundary

The settlement boundary as drawn is too restrictive and would limit developments for only one or two dwellings. Given the plan period is from 2022 to 2035 the settlement boundary should be more flexible to allow for some slightly larger schemes, i.e., a development of say ten houses which could provide community benefits. With the proposed settlement boundary, and size of the potential schemes being limited to one or two dwellings, we cannot see what benefit such sites will have for the village as they will not be required to contribute anything for the village i.e. contributing towards community facilities.

2. Neighbourhood Plan Steering Group Engagement with Landowners and Developers

We have tried to contact the Neighbourhood Plan Steering Group on a number of occasions to discuss a potential scheme off the Quanton Road. The Steering Group has continually re-butted any approach and will not engage or listen to proposals the landowners wishes to discuss regarding the promotion of the site.

The only opportunity we have to comment is via the formal consultation process such as this. We therefore have concerns about the lack of consultation with regard to potential sites which could come forward which could provide direct community benefits.

3. Settlement Hierarchy

Under the adopted Vale of Aylesbury Local Plan (VALP), North Marston is classified as a medium village, which means it is a moderately sustainable location for development. Under clause 10.9 of the emerging Neighbourhood, it states that as the village does not have any allocated sites in the VALP, then the village 'appears to have been seen as unsuitable for further development in 2017'. This comment is clearly incorrect and North Marston could accommodate some smaller development schemes and indeed there are landowners who wish to make their sites available to fulfil that requirement. Just because a formal allocation has not been

made in the VALP, does not mean the village is not a moderately sustainable location for development. It is not unusual to see medium sized villages accommodating some windfall schemes. The fact that the Neighbourhood Plan Steering Group does not wish to engage on potential opportunities is restricting the promotion of development opportunities coming forward in the village.

The landowner wishes to state her concerns on the process that the Neighbourhood Plan has taken and trusts the Inspector takes this into consideration at the Independent Examination.

Please can you acknowledge safe receipt of this email.

Yours sincerely

Robert Webb

Ann Lock

PA to Robert Webb BSC (Hons) MRICS FAAV



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