

Wooburn and Bourne End 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 vision for the neighbourhood area. The relationship between the vision of the Plan and the policies is very clear.

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

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 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 PD1

Is the policy necessary as it largely restates national and local policies?

Policy PD2

This policy is an excellent local response to Section 12 of the NPPF.

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 most 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 PD3

Is the policy necessary as it largely restates national and local policies?

Policy PD4

Does the Parish Council have any specific comments on the representation from Buckinghamshire Council Highways?

Policy PD6

Has the Parish Council assessed the potential for this policy to impact on the development of the two housing allocations (BE1 and BE2) in the neighbourhood area in the Wycombe Local Plan?

Policy PD8

As I read the first paragraph of the policy it is supporting text rather than policy. Does the Parish Council have any comments on this observation?

As submitted, both part 2 and part 3 of the policy propose the designation of local green spaces (LGSs). Please can the Parish Council expand on the approach it has taken? In addition, please can the Parish Council comment on the basis on which it has sought to use LGS designations to secure the separation of settlements? In what way does this approach correspond with the criteria for LGS designation in paragraph 102 of the NPPF?

The policy acknowledges that some of the proposed LGSs are in the Green Belt. Has the Parish Council undertaken a separate assessment on the added value of LGS designation for green spaces in the Green Belt?

I can see the information in Appendix 1 on the proposed LGSs 1-17. However, in several cases the particular significance of the green spaces is unclear. Is there a risk that including a range of small incidental highways-related open spaces will devalue the importance of other LGSs?

Maps 7.2 (Slade Meadow) and 7.3 (Holland Farm)

I understand the intention of the policy approach. However, are the issues addressed strategic matters to be dealt with by the development of the two sites arising from their allocation in the Local Plan?

Policy HF1

As I read the policy it is intending to set out detailed guidance for the development of the Holland Farm site rather than being a policy which adds value to the associated Local Plan policy (BE2).

Please can the Parish Council explain its thinking on this matter?

Policy SM2

As I read the policy it is intending to set out detailed guidance for the development of the Slate Meadow site rather than being a policy which adds value to the associated Local Plan policy (BE1).

Please can the Parish Council explain its thinking on this matter?

Policy HH1

I can see the intentions underpinning the policy. However, I am minded to recommend a modification to the first part of the policy so that it would read in a positive fashion (what can be developed) rather than in a negative fashion (what cannot be developed).

Does the Parish Council have any observations on this proposition?

Joint Clarification Point for the Parish Council and Buckinghamshire Council

I would appreciate comments on the response of Natural England to the screening exercise (on HRA) and as reinforced in the more recent representation to the submitted Plan?

Representations

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

I would appreciate the Parish Council's comments on the following representations:

- Mr and Mrs Lunnon (via Arrow Planning);
- Catesby Estates;
- IM Land;
- Capreon; and
- Buckinghamshire Council.

Protocol for responses

I would be grateful for responses by 23 January 2023. 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.

Andrew Ashcroft

Independent Examiner

Wooburn and Bourne End Neighbourhood Development Plan.

20 December 2022