

Castlethorpe Neighbourhood Development Plan Review

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 Parish Council's ambition to review the Plan reflects national guidance and associated best practice. The Plan provides a clear vision for the neighbourhood area. The review addresses a balanced range of issues. It is underpinned by an appropriate evidence base.

The presentation of the Plan is good. The maps are generally effective.

The package of submission documents is proportionate to the neighbourhood area in general, and to the review of the Plan in particular.

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. There are also two questions for Milton Keynes 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 the review of the Plan to ensure that it meets the basic conditions. I set out specific clarification points below in the order in which the policies concerned appear in the submitted Plan.

Clarification matters for the Parish Council

Policy CAS2/paragraph 4.2.3

The modified text draws attention to the adjacent Paddock Close scheme. I saw on the visit that it would provide an appropriate design inspiration for the allocated site.

However, is the language used in the modified text too prescriptive? In particular might it serve to prevent the development of an equally-attractive scheme?

Policy CAS8

Based on the representation received from Keynes Investments Limited would I be correct to assume that the organisation of the CCTV survey was not discussed and agreed with the landowner?

To what extent does the Parish Council consider that the level of recorded activity is materially different to that which would take place in relation to other similar parcels of land on the edge the village or of a similarly-sized rural settlement which include a public footpath?

What are the respective sizes of the Castle Field and the Recreation Ground local green spaces in the 'made' Plan?

Clarification matters for Milton Keynes Council

Is there any planning history on the proposed Malting Field housing site as proposed in Policy CAS3 of the Plan?

Please can I be provided with a copy of the interim position briefing note as highlighted in paragraph 4.3.1 of the Plan.

Representations

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

Does the Parish Council wish to comment on the representation about the proposed designation of Gobbey's Field as a local green space by Keynes Investments Limited in particular?

Protocol for responses

I would be grateful for responses and the information requested by 14 August 2020. Please let me know if this timetable may be challenging to achieve.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis.

Irrespective of how the information is assembled please could it all come to me directly from the Milton Keynes Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Castlethorpe Neighbourhood Development Plan Review

28 July 2020