

Buxton with Lamas 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 Plan addresses a series of issues relating to the natural and built environment of the neighbourhood area and its landscape setting. The Plan's policies are locally-distinctive. An important element of the Plan is the way in which several of its policies are directly supported by detailed appendices and assessments.

The Plan has been presented in a very effective and attractive way. It includes a series of excellent maps. Section 4 of the Plan provides a very clear summary of the relationship between the Plan's vision, its objectives, and the resulting policies. This makes the Plan easy to read and to understand.

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:

Policy BUX1

Could the two parts of the policy be combined with the second sentence of the first part of the policy being separated to provide a free-standing element?

Policy BUX4

This is an excellent policy which is underpinned by the Design Guidance and Codes. In the round, it is a first-class response to Section 12 of the NPPF.

Policy BUX5

Is the second part of the policy necessary given that it is the reverse of the first part?

Policy BUX6

This is a positive and locally-distinctive policy.

Policy BUX7

I am minded to recommend that the policy is recast so that it has a positive approach and sets out the requirements for developments in gardens (criteria a-d).

Does the Parish Council have any comments on this proposition?

Policy BUX9

I looked carefully at the two proposed Areas of Separation during the visit.

Are the proposed Areas the minimum size to achieve the objectives of the policy?

Does the Parish Council have any comments on the District Council's suggested changes to the wording of the policy?

Policy BUX10

Is the second part of the policy supporting text (explaining the level of detail required for planning applications) rather than a land use policy?

Policy BUX11

This is a distinctive policy which is underpinned by the information in Appendix 2.

Policy BUX13

Is the first sentence of the first part of the policy necessary given that key elements of the Environment Act are now in place?

Policy BUX14

The third part of the policy repeats national policy. As such is it necessary

Should the fourth part of the policy be supporting text (explaining the level of detail required for planning applications) rather than a land use policy?

Policy BUX15

This is an interesting and distinctive local policy.

Policy BUX16

This is another good policy. It is a very good local interpretation of the national approach on Local Green Spaces.

Policy BUX17

Should the second and third parts of the policy be supporting text (explaining the level of detail required for planning applications) rather than land use policies?

In addition, should the second part be worded so that it can be applied proportionately?

Policy BUX21

The first part of the policy makes general comments. Is it necessary in the Plan and could it be better expressed in the supporting text?

Policy BUX23

I looked at the Bure Valley Business Centre carefully during the visit.

In the second part of the policy is it appropriate for a neighbourhood plan to seek to remove nationally-applied permitted development rights?

The approach taken in the fifth part of the policy is very appropriate. However, should it be addressed in the Plan as supporting text rather than as a land use policy?

Representations

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

It would be helpful if the Parish Council responded to the following representations:

- Norfolk Constabulary;
- Norfolk Wildlife Trust; and
- Norfolk County Council.

Broadland District Council proposes a series of revisions to certain policies in the Plan. It would be helpful if the Parish Council commented on the suggested revisions (beyond the matters already raised in this note on a policy-by-policy basis).

Protocol for responses

I would be grateful for responses to the questions raised by 15 August 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 the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

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Independent Examiner

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8 July 2024