

Newport Pagnell Neighbourhood Development Plan Second 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 Town Council's ambition to review the Plan responds positively to national guidance and associated best practice. The Plan continues to provide a clear vision for the neighbourhood area. The review addresses a balanced range of issues. It is underpinned by an appropriate evidence base and properly takes account of the elements of the Plan which have been implemented since the first review was undertaken.

The presentation of the Plan is very good. The package of submission documents is proportionate to the neighbourhood area. In combination the documents helpfully identify the aspects of the Plan which have been updated.

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 Town Council. They relate to the policies which have been substantially modified from those in the first review of the Plan.

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 second 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:

Policy NP1

The policy takes a positive approach to the delivery of new homes in the town.

The City Council has helpfully provided me with a copy of the recent appeal decision on the former Police Station site.

Policy NP3

In general terms, the policy takes a very positive approach towards new homes in the town centre.

It would be helpful to receive the Town Council's comments on the City Council's concerns about the deliverability of the Library Site (Item B) and 1 Station Road (Item C).

Policy NP4

The policy takes a positive approach towards the natural environment and biodiversity net gain.

Is Part C of the policy now needed given that key elements of the Environment Act are now in place?

I note that elements of the policy are underpinned by the Future Nature WTC ecology report (Appendix 2). To what extent did the findings of that report take account of any engagement with the owners of the sites concerned (as specified in parts E and F of the policy)?

Policy NP5

In general terms the policy reads well and the criteria are locally-distinctive.

The proposed allocated site is currently in use as allotments. Has the Town Council undertaken any study to assess the implications of the loss of the allotments and/or the overall capacity of other allotments in the town to meet the recreational needs of its residents?

Representations

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

I would find it helpful if the Town Council commented on the representations from:

- Anglian Water; and
- The Society of Merchant Venturers.

The City Council raises a series of comments on the Plan. It would also be helpful to receive the Town Council's comments on the points raised (in addition to those already raised in this note on a policy-by-policy basis).

Protocol for responses

I would be grateful for responses to the questions by 5 June 2024. Please let me know if this timetable may be challenging to achieve.

If 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 Milton Keynes City Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Newport Pagnell Neighbourhood Development Plan Second Review

14 May 2024