

Overstone 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. It addresses a range of issues which relate to its character and appearance. The presentation and layout of the Plan is good. The Plan is supported by excellent photographs and maps.

The Plan properly addresses the incorporation of the Northampton North Sustainable Urban Extension within the parish.

Points for Clarification and observations

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.

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 to the Plan to ensure that it meets the basic conditions. I set out specific clarification points for the Parish Council and observations below in the order in which the policies concerned appear in the submitted Plan.

Policies 1 and 2

The effect of both policies is clear. However, I am minded to recommend a modification so that they would be applied proportionately based on the scale, nature and the location of the proposal concerned.

Does the Parish Council have any observations on this proposition?

Policy 3

I am minded to recommend a modification so that the policy would be applied proportionately based on the scale, nature and the location of the proposal concerned and to have regard to the provisions of the Community Infrastructure Levy Regulations.

Does the Parish Council have any observations on this proposition?

Policy 4

The approach relies on the identification of key community facilities. I can see that paragraph 4.4.5 lists the key facilities. Does the policy apply solely to those facilities?

Policy 6

As I read the policy it requires that development proposals meet the relevant criteria (rather than all the criteria, some of which may not relate to the proposal concerned). Is this interpretation of the policy correct?

Policy 8

In respect of LOS1 I saw that access was restricted to the south of the Church and in respect of LOS2 I saw that access was immediately restricted off Sywell Road.

In practical terms how accessible are the proposed local open spaces?

Policy 9

As policies 1 and 2.

Monitoring and Review of the Plan

The Plan addresses these matters in a very detailed and balanced way.

Representations

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

In particular does the Parish Council wish to make any comments on the following representations:

- those which express concern about the proposed LOS1 in Policy 8;
- Mr Bletsoe-Brown (ONP20); and
- Moulton Parish Council (ONP25)?

The representation from Daventry District Council raises several detailed refinements to the Plan and its policies. It would be helpful if the Parish Council would indicate the extent to which it would be content to incorporate the various comments into the Plan.

Protocol for responses

I would be grateful for responses to the matters raised in this Note by 10 June 2021. 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 West Northamptonshire Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Overstone Neighbourhood Development Plan.

21 May 2021