

Great Addington 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 doubt, matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan has been prepared and presented in a very professional and effective manner. The photographs and the maps are excellent.

In addition, the Plan is supported by a good package of supporting documents. In several cases they directly underpin the relevant policies.

The Vision Statement is very clear.

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 assist in the preparation of my report and in recommending any modifications that may be necessary to ensure that the Plan meets the basic conditions.

Policy GA10

The policy is carefully underpinned by the Design Guide.

In the round, the policy and the Design Guide represent an excellent local response to Section 12 of the NPPF.

Policy GA11

I looked carefully at the proposed local green space during the visit. Its significance to the local community was self-evident.

The policy takes the matter-of-fact approach applied in paragraph 107 of the NPPF.

Policy GA12

Paragraphs 8.18 and 8.19 highlight the importance of internet connectivity to modern living. Nevertheless, is the policy necessary as internet connections for new residential and commercial premises is now administered through the Building Regulations?

Policy GA13

I noted the importance of the identified community facilities during the visit.

Policy GA17

I looked carefully at the proposed housing allocation during the visit. I noted its relationship with the built elements of the village.

I note the representation from Headland Developments Limited advising that the site is available and deliverable.

The criteria in the policy are both appropriate and locally distinctive

In part D is it necessary to mention the role of Natural England given that North Northamptonshire Council will liaise with Natural England and other organisations as part of the determination of planning applications on the site?

Policy GA18

The policy refers both to housing sizes and meeting the needs of older people. For clarity, does the policy require that proposals for five or more homes address both the issues?

Policies GA20/GA21

The policies take a positive approach to the future of rural buildings. The supporting text for Policy GA20 helpfully identifies the flexibilities provided by Class Q of the Use Classes Order.

Policy GA22

This is another good policy. Given that paragraph 10.7 comments about the flexibility for people to work from home, I am minded to recommend that it is expanded to advise that the policy only applies to such proposals which would represent a material change of use of the premises concerned. Does the Parish Council have any comments on this proposition?

Representations

Does the Parish Council have any comments on the representations received?

Protocol for responses

I would be grateful for responses by 10 April 2025. Please let me know if this timetable will be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from North Northamptonshire Council and make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Great Addington Neighbourhood Development Plan.

20 March 2025