

North Marston Neighbourhood Plan

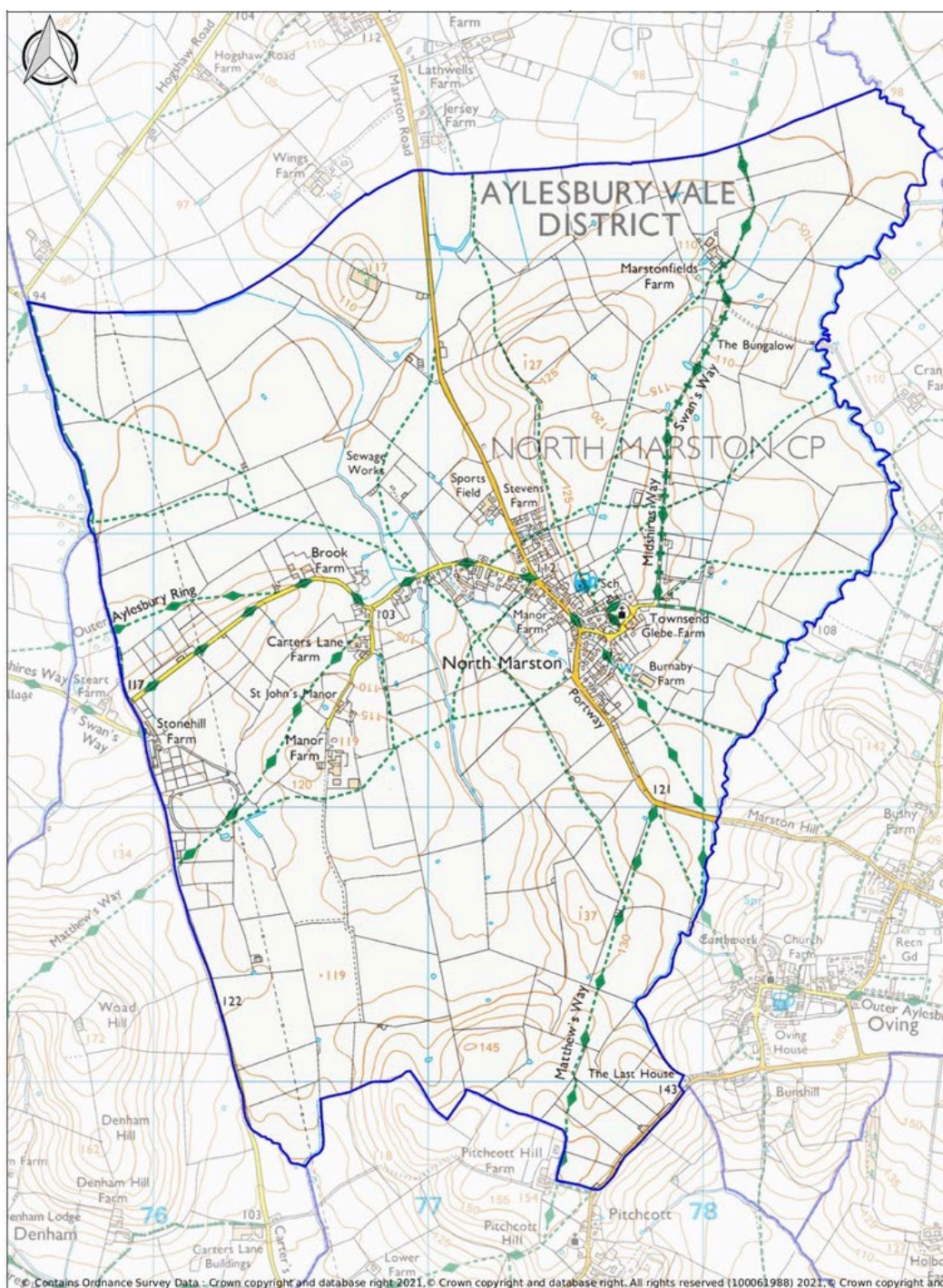
2020 – 2035

Consultation Report

April 2022

Foreword

1. North Marston Parish Council resolved in January 2018 to proceed with making a Neighbourhood Plan and the Neighbourhood Area was approved as being the whole of the Parish on 25th May 2018. A Steering Group was formed to produce the Neighbourhood Plan.
2. Since its formation, the Steering Group has tried to take every opportunity available to engage with the North Marston community despite the significant disruption to the Plan's preparations resulting from the COVID-19 emergency.



North Marston Parish Boundary – the Neighbourhood Area

Introducing the Neighbourhood Plan concept to North Marston

3. Following the Group's formation in April 2018, the concept of a North Marston Neighbourhood Plan was introduced to the community at two annual village events – the Annual Village Meeting and the Church Fete, held in May and June 2018.
4. At the Village Meeting the Neighbourhood Plan was introduced to all representatives of village organisations and youth leaders in a Question-and-Answer session which produced some useful initial indications of the priorities and concerns which would need to be considered.
5. The text of the introduction given by the Steering Group Chair at the Village Meeting in 2018 can be found here:

[www.northmarston.org/?page_id=858/NP Village Meeting Report 150518](http://www.northmarston.org/?page_id=858/NP+Village+Meeting+Report+150518)

6. At the Church Fete, which took place a short time after the Village Meeting and was attended by a wide cross-section of residents, a display was organised to explain the Neighbourhood Plan concept and introduce Group members. The Steering Group was available throughout the Fete to answer any questions and discuss the Plan.
7. The focus of the discussions with residents at the Church Fete was to assess and consider the areas of village life which were of most importance to residents in preparation for a future Open House which was advertised at the Fete, and at which Group members intended to go into more detail with residents about their concerns.
8. The display posters which were used at the Church Fete to introduce the Plan concept can be found here:

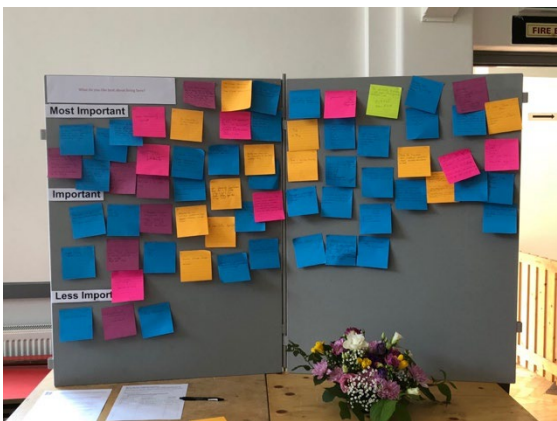
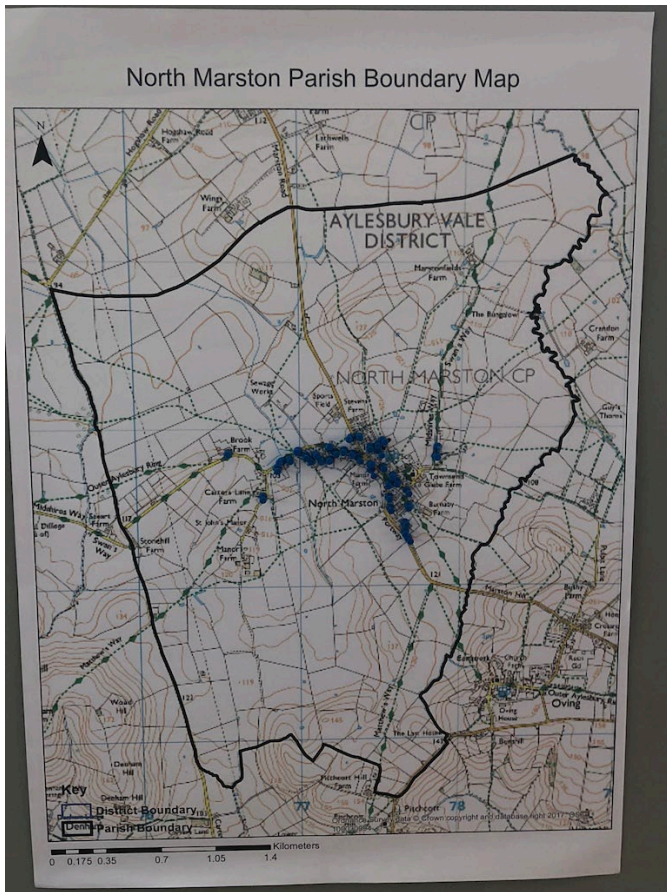
[www.northmarston.org/?page_id=858/Church Fete Presentation 2018](http://www.northmarston.org/?page_id=858/Church+Fete+Presentation+2018)

9. For those residents unable to attend either event, a further document was placed on the Parish Council website entitled "Introducing the North Marston Neighbourhood Plan":

[www.northmarston.org/?page_id=858/INTRODUCING THE NORTH MARSTON NEIGHBOURHOOD PLAN](http://www.northmarston.org/?page_id=858/INTRODUCING+THE+NORTH+MARSTON+NEIGHBOURHOOD+PLAN)

Open House

10. Within a month of the Church Fete, in July 2018, the Steering Group held an Open House in the Memorial Hall which was devised as an opportunity for all members of the community to make their individual views known anonymously, and so provide the Group with more detailed information to use when producing a Parish Questionnaire.
11. The Open House was advertised widely in North Marston, with leaflets being distributed to every household as well as being displayed prominently on all noticeboards and public spaces in the village. Advertisements were also placed in the Village Magazine and online.
12. The leaflet distributed to all households can be found here:
[www.northmarston.org/?page_id=858/Open House flyer July 2018](http://www.northmarston.org/?page_id=858/Open+House+flyer+July+2018)
13. In order to simplify matters yet at the same time gather as much information as possible, attendees were asked to consider three questions which had been formulated by the Steering Group following their discussions with residents:
 - What do you like best about living here?
 - What are your biggest concerns at the moment and for the future?
 - What progress and changes would you like to see in the future?
14. Everyone who attended the Open House was encouraged to post written responses to each of these questions on notes attached to the appropriate whiteboard.
15. In an attempt to discover whether there were specific matters or opinions particularly relevant to different areas of the parish, responses were divided by asking residents from the different streets in the village to record their replies on appropriate colour-coded notes.
16. The Open House was attended by over 70 residents from all around the parish, and over 200 responses were posted. A map was displayed on which participants were asked to show the position of their homes so that the Group could ensure that responses did come from throughout the village.
17. The responses were carefully analysed by Group members and summarised in a published report. This analysis became a key source for the focused and detailed Parish Questionnaire, which was produced as the next, and most important, stage in the Plan's development.
18. The analysis of responses at the Open House can be found here:
[www.northmarston.org/?page_id=858/Results of Open House July 7 2018 \(1\)](http://www.northmarston.org/?page_id=858/Results+of+Open+House+July+7+2018+(1))



Pictures from the Steering Group Open House held at the Memorial Hall on July 7th, 2018

Parish Questionnaire

19. After considering all the information gathered at these 3 public events, a comprehensive Parish Questionnaire was prepared to give every resident the chance to provide information and express extended views on a wide variety of topics relating to North Marston.
20. With the agreement of the Parish Council, it was decided that the opportunity the Questionnaire provided should be used to obtain as detailed an understanding as possible of the community's views on North Marston life in the round. As a result, the Questionnaire contains questions which are not strictly relevant to the Neighbourhood Plan process.
21. An invitation was issued to other community-led organisations to include sections of questions which would be particularly relevant to their concerns, and the Parish Council and Community Shop both took up this invitation. The Parish Council submitted questions relating to a new Village Playground project, and the Community Shop was eager to discover residents' views on the existing services provided.
22. Responses to these sections were used by both bodies in their future planning, and, in particular, the residents' views on the proposed playground played a very significant role in the development of the new North Marston Playground, which is now in use, and which was formally opened in September 2021 and has been named "The Park".



*Formal opening of "The Park" by Buckingham MP, Greg Smith,
on September 4th, 2021*

23. The final Parish Questionnaire contained a total of 118 questions split between the following sections:

- About You
- Living in North Marston
- Housing Development
- Local Economy
- Communication
- Local Infrastructure
- Traffic and Transport
- Social Infrastructure (including Playground and Community Shop)
- Green Environment
- History and Heritage
- Additional Comments

24. A printed copy of the Questionnaire was delivered to every residence in the parish during November 2018, and a virtual version was made available on Survey Monkey at the same time. The link to the virtual version was clearly described in the printed version.

25. Residents were able to complete either the printed or virtual version, and a copy of the printed document was placed on the village website to enable further copies to be downloaded. It was strongly emphasised that the Questionnaire should be answered by individuals, and not by households. All replies would be anonymous.

26. Completed Questionnaires were requested in December 2018, with paper copies being collected by Group members, or deposited in the community post-box at the Community Shop.

27. After the Questionnaire had been distributed, a leaflet was delivered to every household in the parish encouraging completion of the Questionnaire. This leaflet can be found here:

[www.northmarston.org/?page_id=858/Parish Questionnaire flyer](http://www.northmarston.org/?page_id=858/Parish%20Questionnaire%20flyer)

28. A total of 157 Questionnaires were completed in both formats.

29. The complete North Marston Parish Questionnaire can be found at the following address:

[www.northmarston.org/?page_id=858/NMNP PARISH QUESTIONNAIRE](http://www.northmarston.org/?page_id=858/NMNP%20PARISH%20QUESTIONNAIRE)

Analysis and Communication of Questionnaire Results

30. The raw data from every questionnaire respondent was transferred online by a Steering Group member for analysis by the Survey Monkey website. From this analysis, a report detailing the replies to every question was produced and posted on the Neighbourhood Plan page of the village website as a Powerpoint presentation. To provide extra clarity, all raw data, including every individual response to “open-ended” questions was published alongside the report.
31. The raw data from the Questionnaire responses and the Powerpoint presentation containing the final analysis of all replies can be found at the following addresses:
[www.northmarston.org/?page_id=858/Final Questionnaire analysis](http://www.northmarston.org/?page_id=858/Final%20Questionnaire%20analysis)
[www.northmarston.org/?page_id=858/All Questionnaire raw data](http://www.northmarston.org/?page_id=858/All%20Questionnaire%20raw%20data)
32. To coincide with the publication of the raw data and final analysis report, a summary presentation concentrating on the most important trends within the responses was also prepared and presented to both the Parish Council and residents at the Annual Village Meeting in May 2019. All residents were invited, and questions welcomed. This summary Powerpoint presentation has also been posted on the village website:
[www.northmarston.org/?page_id=858/Village Meeting presentation](http://www.northmarston.org/?page_id=858/Village%20Meeting%20presentation)
33. The information gathered from the Parish Questionnaire has been used by the Group as the driving force behind the development of Objectives and Policies in this Plan. Details of Questionnaire responses and specific contents of the analysis reports are referenced in relevant sections of the Plan’s text.

HISTORY AND HERITAGE

- 98% of respondents feel that it is important to conserve the parish’s history and heritage.
- There was a very strong feeling that all older buildings throughout the village should be retained and conserved.
- Several replies mentioned the need to retain significant landscape features as part of conservation.
- The buildings mentioned most frequently were St Mary’s Church, Schorne Well, the Village Hall, the Wesley Centre, and The Pilgrim.
- 77% believe it is important to preserve the medieval ridge and furrow landscape around the village.
- 63% agree it is important to promote our history and heritage to encourage more visitors.
- The question of re-examining the Conservation Area was unresolved.
- Other individual observations included:
 - The need for the village to make much more of the John Schorne story and medieval pilgrims
 - The need for consultation with the History Club
 - Suggestions for a village war memorial, and the conservation of the private Roman burial site

*A page from the Village Meeting presentation made by the
Steering Group in May 2019*

Consultations with Parish Organisations

34. Whenever possible, members of the Steering Group have held discussions with other village organisations during the course of the Plan's development, and the Group has been grateful for their co-operation and expertise.
35. North Marston Parish Council have supported the Steering Group's work throughout a long and complicated process and have been patient in the face of many alterations to an expected timetable, which has necessarily been delayed on a number of occasions as a result of the national situation. Monthly updates to Parish Council meetings have kept the council informed of progress, and these updates have been published in the Minutes of the Parish Council.
36. Many village organisations have contributed knowledge and expertise to the Plan, but the following, in particular, have played important parts in the Plan's production:

- **North Marston History Club Executive Committee** – A Group representative attended several Executive Committee meetings by invitation at different stages of the Plan's development to explain the Plan's progress, and to discuss the significance of History and Heritage to the parish's past, present, and, importantly, future.

The History Club, and especially its Chairman, have also been an invaluable source of information, and have provided much background detail for the Plan and Design Code.

- **North Marston Primary School and youth organisation leaders** – Meetings were arranged with leaders from the school and other youth organisations to try and discover the concerns of the younger members of the community who will play an important part in the parish's future.

The aim of producing a short and simple set of questions for leaders to discuss and distribute to their members had almost been completed when national lockdown intervened. It has not proved possible to carry out this survey, but the leaders' insights into the views and opinions of the village's younger members have been used by the Group in preparing the Plan.

The Young Person's Questionnaire which was circulated, but, unfortunately, never completed has been posted on the Parish Council's village website for information:

[www.northmarston.org/?page_id=858/Young Persons' Survey](http://www.northmarston.org/?page_id=858/Young%20Persons%27%20Survey)

Keeping the Community Informed

37. The primary means by which the wider North Marston community has been kept informed of the Plan's progress has been through editorial updates in the North Marston and Granborough Magazine, which was specified as being the most popular source of local information in the Questionnaire.
38. These editorials have appeared at regular intervals throughout the process and have also been used as a means of advertising approaching events and deadlines. They do, inevitably, bear witness to the uncertainty of the past 2 years, and often reflect the vain hopes entertained by the Group at the different stages of the pandemic! Each update includes the contact email address for the Group (chair.nmnp.sg@gmail.com).
39. For convenience, the magazine editorials have all been assembled into one folder on the village website:
[http://www.northmarston.org/?page_id=858/NP Magazine Editorials](http://www.northmarston.org/?page_id=858/NP+Magazine+Editorials)
40. The Parish Council has also received a monthly report of the Plan's progress, and the relevant sections of these reports have appeared in the published Minutes of Parish Council meetings.
41. Detailed progress reports were made to the Annual Village Meetings in 2018 and 2019, when everyone attending was encouraged to ask questions and express concerns. The meeting in 2019 enabled the Group to go through the summary report of Questionnaire findings in detail with interested residents and gauge responses. The links to these reports can be found in the relevant sections above.
42. Online reports only were possible in 2020 and 2021 and the links to these are:
[www.northmarston.org/?page_id=858/Annual Report 2019/20 NP Report](http://www.northmarston.org/?page_id=858/Annual+Report+2019/20+NP+Report)
[www.northmarston.org/?page_id=858/NP Village Meeting Report 170521](http://www.northmarston.org/?page_id=858/NP+Village+Meeting+Report+170521)
43. Publicity leaflets were distributed to every household in the parish advertising the following major Plan events:
 - Open House (July 2018)
 - Parish Questionnaire (November/December 2018)

Online publicity

44. A page dedicated to the Neighbourhood Plan was set up on the village website at the beginning of the process and has been used throughout the period of the Plan's preparation to publish reports and analyses relating to the Plan's development (www.northmarston.org/?page=858).
45. Minutes of many Steering Group meetings were published online until the COVID-19 emergency effectively deprived the Group of a Secretary's services. These minutes from meetings before the pandemic have been placed on the Neighbourhood Plan page in a single folder:
[www.northmarston.org/?page_id=858/NP Pre-Covid Minutes](http://www.northmarston.org/?page_id=858/NP+Pre-Covid+Minutes)
46. In some other respects the online presence of the Steering Group has been badly affected by the COVID-19 emergency and the lack of a Secretary's services.
 - The Group established a Facebook page to publicise Plan events and to give interested residents an opportunity to comment on the Neighbourhood Plan which was maintained by the Group Secretary prior to the COVID-19 emergency. Unfortunately, this page is no longer visible.
 - At the Open House in July 2018 residents were given the opportunity to join an email group in order to receive updates and information from the Group Secretary prior to the COVID-19 emergency, but this, too, has necessarily fallen into disuse.

Pre-Submission Consultation

47. For an extended period, complicated by the onset of the COVID-19 pandemic and its imposed restrictions, the Steering Group worked remotely in order to produce a Draft Neighbourhood Plan for the consideration of North Marston Parish Council.
48. After going through a number of versions within the Group, a Final Draft Neighbourhood Plan was submitted and endorsed at the North Marston Parish Council Meeting in December 2021.
49. This endorsement began the period of Pre-Submission Consultation which ran for a period of 8 weeks from December 15th 2021 to February 9th 2022.
50. To ensure maximum accessibility to the Draft Neighbourhood Plan and its associated documents for residents and all interested parties, a new page was created on the village website where all relevant documents, including the Draft Neighbourhood Plan and Draft Design Code, were placed:
www.northmarston.org/?page_id=2028
51. Printed copies of the Draft Plan and the Draft Design Code were also deposited in community facilities around the village.
52. The availability of the Draft Plan for consultation was publicised to all residents by means of a leaflet which was distributed to every household, placed on public noticeboards, and published on both the village website and Facebook page. The leaflet contained full details of the consultation period, and information about how to make representations for consideration. It can be found here:
[www.northmarston.org/?page_id=2028/NMNP Consultation leaflet](http://www.northmarston.org/?page_id=2028/NMNP%20Consultation%20leaflet)
53. To publicise the consultation period to third parties, two alternative methods were followed.
54. Where email addresses were available, parties were contacted online and provided with full details. This preferred method was used for all neighbouring parish councils, local businesses and organisations, and all entities which had expressed an interest in viewing the Draft Plan during its preparation.
55. Copies of the Draft Neighbourhood Plan and Draft Design Code were also sent by email to the relevant departments at Buckinghamshire Council for their comments and appraisal.
56. If email addresses were unavailable, then organisations were contacted by letter. A list of statutory consultees was compiled, and a template letter was sent containing relevant details. This method was followed primarily for national and regional bodies and the text of the letter can be found on the following page.
57. ALL residents and other consultees were encouraged to use electronic means to read the plan and submit comments to a dedicated email address in the interests of efficiency and the environment, and a Comment Sheet was devised to facilitate this process, although representations were accepted by all methods, including email and post:
[www.northmarston.org/?page_id=2028/NMNP Comment Sheet](http://www.northmarston.org/?page_id=2028/NMNP%20Comment%20Sheet)

TEXT OF TEMPLATE LETTER SENT TO STATUTORY CONSULTEES

16th December 2021

Dear Sirs,

North Marston Parish Council is preparing a Neighbourhood Plan covering the whole Parish. Over the past three years, the Neighbourhood Plan Steering Group has undertaken initial consultation and gathered background evidence. It has now completed both a draft Neighbourhood Plan and a draft Design Code.

In accordance with the 2012 Neighbourhood Planning (General) Regulations (Regulation 14), the Draft Neighbourhood Plan is **out to formal consultation for a period of eight weeks from December 15th, 2021, to February 9th, 2022.**

Following any revisions required to reflect consultation responses, it is intended that both the Neighbourhood Plan and Design Code will be submitted to Buckinghamshire Council in March 2022. An independent examination is expected in mid 2022 and it is anticipated that a local referendum will follow later in the year.

In the meantime, it is important that as many people and organisations as possible comment on the draft Plan and the draft Design Code during the consultation period.

To try and ensure maximum engagement, the Parish Council wishes to obtain the views of statutory bodies and other interested organisations at each stage of the Plan in addition to consulting residents, community organisations and businesses in the Parish. Your comments are, therefore, invited on both the draft Plan and the draft Design Code.

It is hoped that as many consultees as possible will use electronic means to read the plan and submit comments in the interests of efficiency and the environment.

The draft Plan, draft Design Code, and other accompanying documents including a Comment Sheet can be found on the Neighbourhood Plan Consultation page of the Parish Council's website:

www.northmarston.org/?page_id=2028

The email address for all online comments, including those using the Comment Sheet, is:

nmnp.representations@gmail.com

You can, of course, also send comments by letter to the following address:

**North Marston Neighbourhood Plan, % The Shop, Granborough Road,
North Marston, Buckingham, MK18 3PN**

The parish clerk, Rachel Callander, is managing the process on behalf of the Parish Council and, if necessary, she can be contacted by email at this address: **clerk@northmarston.org**.

The Steering Group and Parish Council look forward to hearing from you by the close of the consultation.

Yours faithfully

Michael Lane

North Marston Neighbourhood Plan Steering Group Chair

58. The Steering Group were also keen to provide residents and other local interested parties with the opportunity to meet with Group members during the pre-submission consultation period to examine the Draft Plan and discuss its contents prior to making representations for comment and consideration.
59. Two “drop-in sessions” were, therefore, arranged at different community facilities and full details were contained in the leaflet distributed to every household, and in the emails sent to local interested third parties.
60. Unfortunately, because of an upsurge in COVID-19 cases in and around North Marston, the first “drop-in session” had to be cancelled, and residents were informed of this in a leaflet distributed to every household and posted on the village Facebook page.
61. In an attempt to minimise the disruption to the consultation process caused by this enforced cancellation, additional individual contact details of Group members were provided in this leaflet to enable consultees and residents to communicate personally with the Steering Group to discuss their concerns and possible representations:
- [www.northmarston.org/?page_id=2028/Drop-in cancellation leaflet](http://www.northmarston.org/?page_id=2028/Drop-in+cancellation+leaflet)
62. The second “drop-in session”, however, did take place and, despite the restrictions in place, and a very cold evening, a small number of residents provided the Steering Group with several interesting and interested comments which they were encouraged to transmit formally by representation, and which the Group considered carefully.
63. Several copies of both the Draft Neighbourhood Plan and the Draft Design Code were available to view throughout the session, together with enlargements of specific important parts of the Plan, including the Settlement Boundary.



Preparation

*February 3rd 2022
A socially distanced “drop-in
session” at the Wesley Centre*

Discussion



64. During the course of the consultation period all representations received from residents and consultees were recorded in detail on a Representations Spreadsheet by a nominated Steering Group member. Respondents were assigned an identifier code to ensure that personal details could be hidden while all relevant individual representations were clearly recognised.
65. A total of 65 specific representations were received from 11 different respondents.
66. Following the closing of the pre-submission consultation period, the Steering Group carefully considered all representations received in the light of the overall philosophy and structure of the Draft Plan and the requirements and wishes of residents as expressed to them throughout the extended process of the Plan's preparations.
67. These considerations led the Steering Group to make a number of changes to the Draft Plan, which were recorded in detail on the Representations Spreadsheet.
68. Other representations did not require alterations to be made to the Plan or were rejected.
69. The complete Representations Spreadsheet with details of all representations received and the Steering Group's responses and comments can be found in the Annexe 2 of this document.
70. At the conclusion of the Steering Group's considerations, a final redrafted version of the North Marston Neighbourhood Plan containing the changes made was forwarded to all councillors on North Marston Parish Council for their examination and comment together with the Representations Spreadsheet.
71. No further comments were received from councillors and the redrafted Plan was accepted at the April 2022 meeting of the North Marston Parish Council as the North Marston Submission Neighbourhood Plan to be submitted to Buckinghamshire Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 as amended.
72. The North Marston Submission Neighbourhood Plan was forwarded to Buckinghamshire Council, together with all other relevant documents and the North Marston Design Code, on April 20th 2022.

ANNEX 1: Details of statutory consultees contacted in pre-submission

consultation period

- ANGLIAN WATER
Anglian Water
PO Box 4994
Lancing
BN11 9AL
- BRITISH TELECOM
BT Group PLC
BT Centre
81 Newgate Street
London
EC14 7AJ
- BUCKINGHAM AND RIVER OUZEL INTERNAL DRAINAGE BOARD
Bedford Group of Internal Drainage Boards
Vale House
Broadmead Road
Stewartby
Bedfordshire
MK43 9ND
- BUCKINGHAMSHIRE COUNCIL
Planning Policy
Buckinghamshire Council
King George V House
King George V Road
Amersham
Bucks
HP6 5AW
- BUCKINGHAMSHIRE LOCAL ENTERPRISE PARTNERSHIP
Claydon House
1 Edison Road
Rabans Lane Industrial Area
Aylesbury
HP19 8TE
info@buckstviep.co.uk
- BUCKINGHAMSHIRE NHS PRIMARY CARE TRUST
3rd Floor Rapid House
40 Oxford Road
High Wycombe
Buckinghamshire
HP11 2EE
Teresa.donnelly@nhs.net

- ENVIRONMENT AGENCY
Red Kite House
Howberry Park
Wallingford
Oxfordshire
OX10 8BD
Planning-wallingford@environment-agency.gov.uk
- GIGACLEAR
Gigaclear Ltd
Wyndyke Furlong
Abingdon
Oxfordshire
OX14 1UV
- THE HIGHWAYS AGENCY
Wing 1A, Federated House
London Road
Dorking
Surrey
RH4 1SZ
planning@highways.gsi.gov.uk
- HISTORIC ENGLAND
Eastgate Court
195-205 High Street
Guildford
Surrey
GU1 3EH
e-seast@historicengland.co.uk
- THE HOMES AND COMMUNITY AGENCY
7th Floor Maple House
14a Tottenham Court Road
London
W1T 7BU
mail@homesandcommunities.co.uk
- NATURAL ENGLAND
Consultation Service
Hornbean House Electra Way
Crewe Business Park
Crewe
Cheshire
CW1 6GJ
consultation@naturalengland.org.uk

- NETWORK RAIL
Square One
4 Travis Street
Manchester
M1 2NY
TownPlanningLNW@networkrail.co.uk
- OXFORD DIOCESE
Church House Oxford
Langford Locks
Kidlington
Oxford
OX5 1GF
- SOUTH EAST MIDLANDS LOCAL ENTERPRISE PARTNERSHIP (SEMLEP)
Cranfield Innovation Centre
University Way
Cranfield
Bedfordshire
MK43 0BT
- WESTERN POWER
Western Power Distribution Ltd.
Avon Bank
Feeder Road
Bristol BS2 0TB

Text of letter sent to statutory consultees

All letters addressed to: Neighbourhood Plan Office @ statutory consultee

16th December 2021

Dear Sirs,

North Marston Parish Council is preparing a Neighbourhood Plan covering the whole Parish. Over the past three years, the Neighbourhood Plan Steering Group has undertaken initial consultation and gathered background evidence. It has now completed both a draft Neighbourhood Plan and a draft Design Code.

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In the meantime, it is important that as many people and organisations as possible comment on the draft Plan and the draft Design Code during the consultation period.

To try and ensure maximum engagement, the Parish Council wishes to obtain the views of statutory bodies and other interested organisations at each stage of the Plan in addition to consulting residents, community organisations and businesses in the Parish. Your comments are, therefore, invited on both the draft Plan and the draft Design Code.

It is hoped that as many consultees as possible will use electronic means to read the plan and submit comments in the interests of efficiency and the environment.

The draft Plan, draft Design Code, and other accompanying documents including a Comment Sheet can be found on the Neighbourhood Plan Consultation page of the Parish Council's website:

www.northmarston.org/?page_id=2028

The email address for all online comments, including those using the Comment Sheet, is:

nmnp.representations@gmail.com

You can, of course, also send comments by letter to the following address:

**North Marston Neighbourhood Plan, % The Shop, Granborough Road,
North Marston, Buckingham, MK18 3PN**

The parish clerk, Rachel Callander, is managing the process on behalf of the Parish Council and, if necessary, she can be contacted by email at this address: **clerk@northmarston.org**.

The Steering Group and Parish Council look forward to hearing from you by the close of the consultation.

Yours faithfully

Michael Lane
North Marston Neighbourhood Plan Steering Group Chair

ANNEX 2: NORTH MARSTON DRAFT NEIGHBOURHOOD PLAN AND DESIGN CODE REPRESENTATIONS

NMNP REFERENCE					DESIGN CODE	RESPONDENT DETAILS	NP ACTIONS		
Paragraph	Policy	Vision	Objectives	General	Page	Identifier	Comment summary	NP response	Change NP?
				NP DRAFT FINAL		R1.1	Very positive feedback. well written and detailed	Noted, thank you	NO
Para 10.6	Policy Map 1					R1.2	Suggest additional local view west of Stevens farm-delightful views across to Claydons especially at sunset	Agreed - added to list of Key Views and Policy Map 1	YES
Para 3.9 - line 2 word 1						R1.3	Para 3.9 Line 2 Word 1 should be "it" and not "them".	Respondents drew attention to ambiguity in meaning of sentence - Para 3.9 reworded to remove ambiguity	YES
Para 7.26 bullet 3 word 3						R1.4	Para 7.26 Bullet 3 Word 3 "a" should read "an".	Agreed - text changed in relevant paragraph (now 7.27)	YES
Para 11 line 2						R1.5	Para 11.13 Line 2 "resident" should read residents	Agreed - text of paragraph 11.13 changed	YES
				NP DRAFT Final		R2	The 2018 Questionnaire showed that residents agree a need for housing and enhanced infrastructure. Limiting housing to a tightly drawn settlement boundary and not allocating sites for development closes the door for new housing and infrastructure. It should be possible to take forwards an attractive scheme which does not blight the village.	Whilst it is recognised that some small scale development could bring forward infrastructure improvements, the NP allows some infilling, the boundary is not so tightly drawn as to prevent any infilling or redevelopment. The Local Plan does not require any allocations for the village.	NO
	map of settlement boundary			NP DRAFT Final		R3	Village map- suggestion to add information showing the location of pavements to better illustrate the inconsistency	Agreed - explanatory text added to paragraph 12.14 and Policy Map 9 added	YES
				NP DRAFT Final		R4	We do not have any specific comments on your draft plan	Noted	NO
			Housing Objective	NP DRAFT Final		R5.1	Housing objectives restricts development to infill which does not provide contributions towards community facilities or the school. Schemes up to 20 houses should be considered like in other Neighbourhood Plans. For example, allotments could be provided.	Whilst it is recognised that some small scale development could bring forward infrastructure improvements, the NP allows some infilling, the boundary is not so tightly drawn as to prevent any infilling or redevelopment. The Local Plan does not require any allocations for the village.	NO
	Policy E3					R5.2	As long as the heritage asset is being preserved, development located close to the asset should not be prevented	Noted	NO
	Policy NE2					R5.3	Policies on biodiversity are supported	Noted	NO
	Policy SD1					R5.4	Scope for development within the village is too limited. Comments under the policy are too subjective, what does 'overshadowing' mean? Para 10.9 is subjective and should be removed, other medium villages have had development without formal allocations, the NP could allocate sites.	The NP does not allocate sites, there is no requirement to do so. Do not agree that para 10.9 should be removed. The criteria in the policy give a set of issues against which a planning application can be assessed. A certain amount of judgement on the part of the decision maker will have to be exercised, as is normal in the development management process.	NO
	Policy SD2					R5.5	Agree a mix of houses in accordance with AVDC's HEDNA (as part of VALP) which gives a percentage of sizes of homes required.	Noted	NO
				North Marston Community Statement		R5.6	There is a requirement to allow allotments within the boundary but the boundary is too tight for this. Small infill schemes will not provide for improvements to infrastructure and public services, nor affordable housing.	It is agreed that small scale infill proposals will be unlikely to provide infrastructure, public service improvements and affordable housing but the NP does not allocate sites. The provision of allotments is an aspiration, not a requirement.	NO
				Improvements		R5.7	Promotes a site off Quainton Road for a small scale scheme of 10 houses including 3 affordable homes, a footpath link to existing sportsground and a further acre of land for sports or allotments	The NP does not allocate sites.	NO

		NP DRAFT Final	R6	Object to the NP and considers it conflicts with the Local Plan because NM is a 'medium' village which means a greater level of development than windfall sites. The settlement boundary is tight around the village and there is no opportunity for development of the scale envisaged for a medium village. No Housing Needs survey has been done to see if there is housing need, the questionnaire results show that residents recognise a need for housing, it is surprising a site has not been allocated. No affordable houses will be built because there is a threshold of 10 houses in VALP. SD1 should be reworded because does not allow any houses to be built outside the Settlement boundary. Promotes a site for 20 dwellings off Portway including 8 affordable dwellings, the remainder for local people to purchase in 6 months prior to release on the open market.	VALP does not allocate a site in NM. It is a smaller 'medium' village with few facilities and significant constraints due to the Conservation Area and Landscape. Accordingly, the NP seeks to allow development which is small scale infilling and redevelopment within the settlement boundary. There are several opportunities for this. An 'exceptions' site for affordable housing, if a proven need arose, could be granted without a specific policy in the NP (this is why it is called an exception).	NO
Annex 3		NP DRAFT Final	R7.1	I find it a bit difficult to find the specific Objectives / Policies all in one place. In fact I then found them at Annex 3. Suggest, if possible, list these Objectives / Policies right at the beginning of the document (or very near the beginning), possibly as an Executive Summary.	Noted - pointer to Annex 3 added following list of Objectives. Executive Summary not felt to be appropriate.	YES
1.2		NP DRAFT Final	R7.2	Query as to whether the Plan still needs to be compatible with EU regulations now that we are outside the EU? Respondent acknowledges that most EU legislation was simply copied over to be UK legislation – but UK legislation is now applicable.	This point is acknowledged, but there is still the requirement to comply with the EU law. At the current time, the specific UK legislation has not yet been enacted.	NO
3.13		NP DRAFT Final	R7.3	Either in Para 3.13 or 11.10 it might be worth stressing that expansion of the school buildings is probably not viable (and hence expansion of pupil numbers also isn't). Size at its limit after numerous ad hoc expansions in previous years	Noted and agreed - text of Para 11.10 altered to reflect comment	YES
5.1	Vision Statement para 5.1	NP DRAFT Final	R7.4	Just a style point. There are 2 points here, one begins "The plan will promote..." but the other begins "It is vital that NM remains..." Suggest this be revised to read in the first para, the Vision is that "NM continues as a flourishing community-based parish... [etc.]"	Noted, but no change deemed necessary	NO
Section 6		NP DRAFT Final	R7.5	Please clarify what is meant by "development" - is it housing in general, mini businesses for example? its not clear from the text	Development' is a legally defined term which can mean new buildings or structures of any type or even change of use. Definition added to Glossary at Annex 6	YES
11.1		NP DRAFT Final	R7.6	See also comment at Para 3.13. The school is described as being "near capacity". The school has been expanded/added to several times to increase capacity - probably is not ideally suited to any further ad hoc expansion.	Noted and agreed - text of Para 11.10 altered to reflect comment	YES
10.4 Map 5		NP DRAFT Final	R7.7	The extent of the Settlement Boundary as shown in Policy Map 5 is different to the extent of the Settlement considered in the Appeal of a planning application in 1996 (ref 95/1263/AOP; https://publicaccess.aylesburyvaldc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=9501263AOP). See relevant Para 8 from the Appeal- also provided as NMNP Comment Sheet R.8- to limit SB to existing garden for 47 Portway- planning application dismissed on Appeal due to proposed extension of settlement boundary	The Settlement boundary shown in the NP is a new boundary designation and was drawn to reflect current residential uses on the ground. Text of Para 10.4 altered to explicitly state this.	YES
Policy C2		NP DRAFT Final	R8	Please delete proposed inclusion of green verge on St Johns Lane as a designated green space. This area has no known historical significance and we do not think this is appropriate or necessary	Agreed and noted. Policy Map 6, Green Space Audit, and text of Policy C2 altered to remove space	YES
		Design Code Final	28 R9	The statement made regarding Shepperds Close that "Original brick-laid driveways often replaced by gravel" is incorrect. it should be replaced by "Some original gravel driveways have been replaced by brick type"	Agreed and noted. Text of <u>Design Code</u> p28 altered	NO
Map		NP DRAFT Final	R10.1	Please amend the settlement boundary to include the additional land behind our house following recent AVDC approval to add a greenhouse - diagram attached also - see R10.2	Agreed and noted. Policy Map 5 altered to incorporate additional land	YES
		NP DRAFT Final	R10.2	Congratulations to NMNP team- "you have done a great job"	Noted	NO
1. Introduction	Parish Boundary Map	NP DRAFT Final	R11.1	Suggestion to annotate this map to state that the blue line also denotes the neighbourhood area. The neighbourhood plan itself should have a plan in it showing the neighbourhood area.	Noted - Parish Boundary map heading changed	YES

2. Sustainable development principles		R11.2	Suggestion that it might be too strong to say avoid loss of "any amenity" for existing residents. Planning decisions have to consider the issue of residential amenity but it is a balance of harm and does it get to the point that the harm, despite mitigation proposed, is too great or not and so should be refused. Development in proximity to residents usually does involve some loss of amenity for instance a building now where a view used to be, even with high trees as a mitigation, the view is still gone. Change to Significant or material loss of amenity. remove the word "any" from before the word "amenity".	Noted and agreed. Relevant Sustainable Design principle altered to replace "any" with "significant or material".	YES
5. Vision and Objectives		R11.3	Encouraging to note that the rich heritage, distinctive character and setting of N Marston are central to vision and objectives - NO CHANGE Proposed	Noted	NO
5. Plan objectives		R11.4	Current wording could be interpreted to exclude affordable housing. Revise text to state "and affordable housing in the event that the development is required to by Local Plan policy.	Agreed - added 'and' between affordable and market in Housing Objective 2	YES
5. Plan objectives		R11.5	Add words to state that new build housing should be constructed to high energy saving standards in ways which are appropriate to the existing rural environment " <i>and sensitive to the historic setting and context.</i> "	Agreed - wording added to Housing Objective 3	YES
7. Environment	Policy E1. Rural Character	R11.6	Please add reference in each NMNP policy to the relevant strategic policy of the VALP assuming it generally conforms with this VALP policy. for example- Policy E1 would probably conform with Policy BE2 in VALP - but it isn't mentioned in para 1.24	Noted, but when the VALP is superseded by the new Local Plan, this would render the NP policy out of date. Additional references added to appropriate VALP policies following policy text in box.	YES
7. Environment	Policy E1. Rural Character	R11.7	Add cross reference in the policy to which Policy Map denotes the Conservation Area	Noted - added to E2 (E1 is not specific to the Conservation Area)	YES
	All	R11.8	Check that all relevant VALP strategic policies are referenced in NP policies (see para 1.24 of VALP)	Noted - references to conforming VALP policies added below policy text in all relevant case	YES
	Policy E2	R11.9	Consider a further policy which seeks to preserve the character and linear form of the settlement pattern- as well as identified important views into and out of the CA. Also specifically limit "backland" development as a typology in sensitive areas. Policies for protection of the CA should also generally refer to preservation and enhancement of its "special character" as this would reflect national and local policy.	Text of Paragraph 7.1 changed to reflect "backland" recommendation. Reference to "linear form" added to Policy E1, but no new policy required as points mentioned are considered covered by other sections of the Draft. E2 policy expanded to reflect "special character" as suggested	YES
	Policy E2	R11.10	Policy E2 can generally conform with BE1 in VALP so please mention this	Reference added	YES
	Policy E3	R11.11	Add cross reference or link to policy map 3 so people can see where Local Heritage Assets are on a map	The reference is in the supporting text at paragraph 7.22. It is not in the policy because the policy will also cover assets not currently listed in the policy or on the map.	YES
	Policy E3	R11.12	Contact Local Heritage List Project Officer to add to list of locally important heritage assets - these buildings will have some protection under para 203 of NPPF.	Noted, project officer to be contacted	NO
	Policy E3	R11.13	Consider adding other structures eg milestones, Schorne Well, boundary structures etc that should be added to list of proposed local heritage assets	Noted. Schorne Well added to list - text of Policy E3 and Policy Map 3 updated	YES
	Policy E3	R11.14	Care with wording - policy is called Protecting and enhancing local heritage assets but appears to only refer to buildings. Archaeological remains can also be heritage assets - take care with wording of this policy IF it continues to be separate from Policy E4	The policy wording is not restricted to buildings only, but additional text has been added to the supporting text at paragraph 7.22	YES
7.27 Field patterns		R11.15	Add additional paragraph providing a further description of assessment of NM ridge and furrow earthworks assessment from 1995 and also reference Heritage portal for extent of earthworks	Paragraphs 7.30 and 7.31 added to reflect representation	YES
	Policy E4	R11.16	Suggest that E4 policy recommends that development proposals should, as a minimum, consult with the Historic Environment Record (HER)- in accordance with para 194 of the NPPF.	Agreed - suggested wording added to Policy E4	YES
	Policy E4	R11.17	Add reference in policy as to where the archaeological notification areas are shown on the policies map.	It is not necessary to add the reference to Policy Map in the policy because the policy applies to the whole of the Parish, not just the Notification Areas. Paragraph 7.34 added for clarification.	YES

	Policy E4	R11.18	Clarify if policy is concerned about all potential archaeological deposits. - ie it does not just apply to the previous notification locations? Make it clear that onus is on developer to prove there are no archaeological deposits that would be lost or unacceptably mitigated against.	Agreed - wording added to Policy E4 to reflect representation.	YES
	Policy NE1	R11.19	Suggestion to also recognise that veteran and notable trees should be protected - not just mature trees as currently noted	Agreed - wording added to policy NE1	YES
	9.3	R11.20	Update to reflect the revised Environmental Act 2021	Reference in paragraph 9.3 updated	YES
	Policy NE2 biodiversity	R11.21	Welcomed reference to black poplar and that 10% net gain is required in this policy. also welcomed to see inclusion of "the incorporation of native species into landscaping schemes."	Noted	NO
	Policy NE2 biodiversity	R11.22	Important to mention in plan the presence of other protected and priority species and habitat found within the area: eg non designated sites in NM including Biodiversity Notification Site Pond near Manor Farm and additionally records of bats, hedgehogs, barn owls and red kites. Contact Bucks and MK Environmental Record Centre to gain data on actual designated sites/habitats in NM. Also note that development on or adjacent to these sites should be avoided.	Agreed to action suggestion. BMERC report for North Marston obtained and will be posted on village website. New paragraphs 9.2 to 9.5 inclusive added to reflect contents of representation, including link to BMERC report. Policy Map 8 added to Annex 1 to show all sites within public domain.	YES
	Policy NE2 biodiversity	R11.23	Add mention about enhancing and restoring wildlife corridors within this policy in accordance with NPPF (2021) 179a to be incorporated and considered within proposed development	Required wording added to Policy NE2	YES
	Policy NE2 biodiversity	R11.24	Advise re this policy that Muntjac deer are not a British mammal and have potential to cause negative impacts on the natural environment by over grazing.	Not necessary to change policy. Muntjac photograph removed, and number of photographs increased to reflect contents of BMERC report above. Page 33 added to show all photographs	YES
10 Sustainable development	SD1- development within the settlement boundary	R11.25	Propose deletion of word "appropriate" regarding whether a development proposal meets the policy. Appropriate is ambiguous word. If intended to limit the land uses within settlement boundary then define whatever permitted land uses should be, as well as housing.	Agreed - "appropriate" deleted from Policy SD1	YES
10 Sustainable development	SD1- development within the settlement boundary	R11.26	Define the term community building used in policy - in supporting text- either name what uses of the building could be or refer to use classes in the Use Classes Order.	Agreed - Use Class F2 reference added to text of Paragraph 10.6	YES
10.16	SD1	R11.27	Suggest rural exception schemes be mentioned in Policy- not just in paragraph 10.16? Would First Homes be considered? These are not required through VALP but may be in a NP.	A rural exceptions scheme would be an 'exception to policy' and therefore does not need to be mentioned in the policy. It is unlikely that First Homes would be constructed unless part of a larger development, so there is no need to reference it in the NP	NO
	SD2	R11.28	Clarify that the word "smaller" be replaced by e.g. 1 and 2 bed- if true in this context	Clarification added to wording of Policy SD2	YES
	SD3	R11.29	Make clearer that the NM Design code is contained in a separate document and is not part of NP	Agreed - clarification added to text of paragraph 10.20	YES
	SD4	R11.30	Strengthen the term "high standard" by reference to any national acceptable standards for energy efficient design or sustainable construction	Noted - Emerging Future Homes standard now referenced in paragraph 10.28	YES
provision of energy efficient buildings	SD4	R11.31	Clarify that retrofit of historic buildings should consider that traditional construction technologies should not be impaired by retrofit. Interventions should be appropriate, sensitive, reversible and respect traditional construction/fabric/ character etc. in most cases this will require formal consents.	Clarification added to text of paragraph 10.30	YES
	Policy C1	R11.32	Clarify what "significant harm to the facility" might cover- to assist planning officers.	Noted - wording of policy C1 amplified and extended to reflect the nature of "significant harm"	YES
	Policy C1	R11.33	Final paragraph - consider enabling development ie some housing tied to restoration or extension of an existing community facility? Does NMNP has a policy position in this regard?	Noted but not accepted - enabling development is not something the NP will currently address	NO
	Policy C2	R11.34	Define the significance of each proposed local green space - what makes it special	Noted - Annex 2 gives the relevant information	NO
	Policy C2	R11.35	Add photographs in Annex of all proposed local green spaces	Agreed - new page 47 added to show pictures of all proposed local green spaces	YES

	TT1	R11.36	Change reference to 'Buckinghamshire parking standards' to more accurately reflect the parking standards in the transport chapter policies of adopted VALP Sept 2021. Note standards exist for all parking needs not just cars	Reference to VALP in Policy TT1 made, and parking standards references amplified and extended	YES
	TT2	R11.37	Need to clarify that only a new development that involves a right of way as part of development can provide specific provision for pedestrians, cyclists and horse riders. measures need to be agreed by local highway authority.	Text clarification added to Policy TT2	YES
Annex 1	Policies Maps	R11.38	Would be helpful to present all together on a consolidated map all the individual maps for local heritage assets, Conservation Area, Settlement Boundary, Tree preservation orders and local green spaces	Noted - single map examined but considered too crowded for clarity	NO