

Marshland St James 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 comprehensive vision for the neighbourhood area, and is underpinned by the defined Key Issues.

The presentation of the Plan is good. The difference between the policies and the supporting text is clear. In addition, the maps have been well-prepared.

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 MSJ1

In Parts A and C respectively do 'will be welcomed' and 'will be viewed favourably' mean 'will be supported'? I raise this issue as neither 'will be welcomed' nor 'will be viewed favourably' would have any effective weight in the development management process.

Policy MSJ2

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

Should the policy refer to the relevant Local Plan policy for decision-making purposes?

Policy MSJ3

This is a good policy.

Policy MSJ5

This is an excellent policy which is underpinned by the Design Guidance and Codes.

In the round the approach taken is an excellent local interpretation of Section 12 of the NPPF.

Policy MSJ7

I note the contents of the policy. Nevertheless, does it bring any added value beyond the contents of national or local planning policies?

Representations

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

Protocol for responses

I would be grateful for responses to the questions by 8 July 2025. 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 Borough Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

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20 June 2025