

INDEPENDENT EXAMINATION OF THE NORTHILL PARISH NEIGHBOURHOOD PLAN

EXAMINER: Patrick Whitehead DipTP (Nott) MRTPI

Mrs Lesley Rowe
Clerk to Northill Parish Council

Mr Tom Price
Central Bedfordshire Council

Examination Ref: 03/PW/NNP

Via email

17 June 2019

Dear Mrs Rowe and Mr Price

NORTHILL PARISH NEIGHBOURHOOD PLAN EXAMINATION

I have identified a concern in relation to Policy NP3: Rural Exception Affordable Homes and associated Policies NP8 – 11 (in Section 5) of the Northill Neighbourhood Plan (the Plan), on which I would like clarification from both Central Bedfordshire Council and Northill Parish Council.

My first question, addressed to Central Bedfordshire Council, is what is the Council's view on whether Policy NP3 is in general conformity with Policy CS8 of the Core Strategy and Development Management Policies Development Plan Document 2009? It would also be helpful to share the Council's view on whether Policy NP3 aligns with the emerging Central Bedfordshire Local Plan Policy H5, albeit I appreciate that is not yet the adopted policy.

My second and third questions are for both Councils. The text at paragraph 4.5.7 of the Plan states "*Rural Exception Sites cannot be allocated*". What is the basis for this proposition? Rather confusingly, having stated this, the five related sites in Policies NP8-11, and their inclusion on the Policy Map as delineated allocations, would seem to run contrary to this proposition. What are the Councils' views on this?

In order that I can progress my report, I request the submission of responses to my questions within **one week** of the date of this letter, although an earlier response would be most welcome.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter is placed on both the Parish Council and the Central Bedfordshire Council websites?

Thank you in advance for your assistance.

Yours sincerely

Patrick Whitehead

Examiner