

Moreton-in-Marsh 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 distinctive vision for the neighbourhood area. The presentation of the Plan is effective and the difference between the policies and the supporting text is clear. The Plan relates its policies to the objectives as shown on the Policies and Objectives matrix. This is best practice.

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 Town Council. I also have separate questions for the District 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 that may be necessary to the Plan to ensure that it meets the basic conditions.

Questions for the Town Council

I set out specific policy clarification points below in the order in which they appear in the submitted Plan:

Appendices F, G and H

Whilst appendices F, G, and H are referenced in the Plan, they are not included with the other appendices.

Please can the Town Council provide the documents. Once they are available, I will discuss with the District Council about the need for consultation on their contents.

Policy 1

In general terms the policy takes a positive approach to climate change and energy efficiency.

In a) should 'are encouraged' read 'will be supported' so that it can be applied through the development management process?

Given that EV charging is now controlled nationally through the Building Regulations is part e) necessary?

Policy 2

The approach taken in the policy is entirely appropriate. However, does it bring any added or locally-distinctive value beyond Sections 5 and 8 of the NPPF?

Policy 3

The details of this policy overlap with the missing Appendix H (see above)

Policy 4

The details of this policy overlap with the missing Appendix H (see above). In addition, does part b) of the policy have regard to national policy and take account of the District Council's role as the local housing authority?

Policy 5

This is an excellent policy that is underpinned by the Design Statement (Appendix A).

I am minded to recommend that part c) is applied where it is practicable to do so. Does the Town Council have any comments on this proposition?

Policy 6

In c) is the roof space intended to be within the garage or the associated house?

Is d) practicable or realistic (especially for small developments)? Similarly, how could on-street visitor parking be provided and enforced?

Policy 7

The approach taken in the policy is entirely appropriate. However, does it bring any added or locally-distinctive value beyond Section 11 of the NPPF?

Policy 8

Part e) is supporting text not policy. As such I am minded to recommend that it is repositioned to the supporting text. Does the Town Council have any comments on this proposition?

Policy 10

On the one hand, the policy follows the format of equivalent policies in neighbourhood plans elsewhere. However, on the other hand, the information provided to support the policy is both limited, and applicable to the District as a whole.

In this context, does the Town Council have any information that relates specifically to the neighbourhood area and its effect on the operation of the local housing market?

In addition, does the Town Council anticipate that the policy would apply to any strategic housing allocations that may be included in the emerging Local Plan within the neighbourhood area?

Policy 15

The policy proposes an extensive range of local green spaces (LGSs). It is underpinned by the information in the supporting text and the Policies Maps.

The proposed designation of the Glebe Field (LGS19) has attracted objections from local residents, both generally, and given the earlier discussions that have taken place about the site providing revised car parking arrangements for the town centre.

The Town Council's comments would be appreciated on the proposed designation and the current status (if any) of discussion about the use of the Glebe Field for car parking. In this context I would particularly appreciate the Town Council's comments on the extent to which the proposed designation would satisfy the requirements of Section 106 of the NPPF.

Parts a-c) of the policy go well beyond the matter-of-fact approach taken in paragraph 108 of the NPPF. I am minded to recommend that the policy is modified so that it has regard to national policy. Does the Town Council have any comments on this proposition?

Policy 16

How did the Town Council assess the proposed assets, and is there are record of this work?

The policy does not set out the implication of the identification of the proposed assets. As such I am minded to link the designations to the approach in paragraph 216 of the NPPF. Does the Town Council have any comments on this proposition?

Policy 18

The purpose of part b) of the policy is clear.

The purpose of part c) is less clear. Please can the Town Council comment on the purpose of part c) and the extent to which it is necessary?

Policy 19

Does part a) of the policy bring any added value beyond the contents of the adopted Local Plan?

What is the purpose of part b) of the policy? How would the Town Council expect the District Council to apply the 'significantly more' element of the policy? Plainly this element of the policy will no longer apply once the emerging Local Plan has been adopted.

Policy 20

I noted the traffic and parking issues in the town during the visit.

The policy sets out a positive package of active travel measures. However, does the Town Council have any proposals for the implementation of such initiatives beyond the application of the policy to development proposals within the Plan period?

I note that Community Aspiration 3 relates to the policy. Are there any detailed proposals for the delivery of a transport hub in the town?

Monitoring and Review

I note that the Monitoring and Review section comments that in all cases, the Town Council and its partners will undertake a partial review of the Neighbourhood Plan within five years of it being made. However, this section also draws attention to the emerging Local Plan.

In this context I am minded to recommend that the Plan advises that the Town Council will assess the need or otherwise for a partial or full review of the neighbourhood plan within six months of the adoption of the emerging Local Plan. Does the Town Council have any observations on this proposition?

Questions for the District Council

Is the Council continuing to work to the timetable for the preparation of the Cotswold Local Plan 2043 as set out in the Local Development Scheme (October 2025)?

Is there a timetable for the determination of planning application 25/04041/OUT as mentioned in the representation from Catesby Estates?

Representations

Does the Town Council wish to respond to any of the representations made to the Plan?

I would find it helpful if the Town Council responded to the representations from:

- Catesby Estates (Representation 13);
- Gloucestershire County Council (Representation 20); and
- Cotswold District Council (Representation 22).

Protocol for responses

I would be grateful for responses and the information requested by 12 October 2026. 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 am 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 District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Moreton-in-Marsh Neighbourhood Development Plan.

21 September 2026